

# Market Snapshot - Feb 2024 vs. Feb 2023



Single Family Homes Year-over-Year February-24 vs. February-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change
Monterey	335	337	-1%	100	102	-2%	\$849,000	\$775,500	9%	\$1,270,917	\$1,191,931	7%	\$127,091,747	\$121,577,018	5%	19	22	-14%	152	159	-4%	100%	99%	1%
San Benito	95	106	-10%	35	31	13%	\$780,000	\$750,000	4%	\$864,405	\$769,789	12%	\$30,254,196	\$23,863,477	27%	39	42	-7%	47	38	24%	99%	97%	2%
San Mateo	295	318	-7%	208	179	16%	\$1,884,444	\$1,950,000	-3%	\$2,328,062	\$2,927,165	-20%	\$484,237,015	\$523,962,713	-8%	10	12	-17%	310	264	17%	105%	100%	5%
Santa Clara	500	599	-17%	447	358	25%	\$1,800,000	\$1,482,500	21%	\$2,074,042	\$1,869,147	11%	\$927,096,833	\$669,154,950	39%	8	10	-20%	740	628	18%	107%	101%	6%
Santa Cruz	182	182	0%	67	58	16%	\$1,215,000	\$1,208,000	1%	\$1,229,635	\$1,289,582	-5%	\$82,385,600	\$74,795,786	10%	15	24	-38%	110	101	9%	101%	99%	2%

Condo/Townhouse Year-over-Year February 2024 vs. February 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change	Feb-24	Feb-23	% Change
Monterey	55	40	38%	13	24	-46%	\$1,087,000	\$642,500	69%	\$1,053,230	\$778,666	35%	\$13,691,990	\$18,688,000	-27%	35	36	-3%	26	27	-4%	98%	98%	0%
San Benito	11	8	38%	2	0	N/A	\$509,500	\$0	N/A	\$509,500	\$0	N/A	\$1,019,000	\$0	N/A	121	0	N/A	1	5	-80%	99%	0%	N/A
San Mateo	167	144	16%	83	72	15%	\$949,000	\$982,500	-3%	\$1,078,064	\$1,023,281	5%	\$89,479,388	\$73,676,290	21%	14	26	-46%	133	105	27%	101%	99%	2%
Santa Clara	288	247	17%	237	186	27%	\$910,000	\$857,500	6%	\$1,002,950	\$927,327	8%	\$237,699,296	\$172,482,936	38%	9	9	0%	336	246	37%	104%	101%	3%
Santa Cruz	53	42	26%	23	14	64%	\$660,000	\$837,500	-21%	\$710,826	\$818,750	-13%	\$16,349,000	\$11,462,500	43%	44	13	238%	29	25	16%	100%	100%	0%



# Market Snapshot - Feb 2024 vs. Jan 2024

Single Family Homes - Current Month vs. Prior Month																								February-24			vs.	January-24		
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received								
	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change						
Monterey	335	324	3%	100	96	4%	\$849,000	\$805,000	5%	\$1,270,917	\$1,133,733	12%	\$127,091,747	\$108,838,393	17%	19	26	-27%	152	137	11%	100%	99%	1%						
San Benito	95	88	8%	35	33	6%	\$780,000	\$760,000	3%	\$864,405	\$789,438	9%	\$30,254,196	\$26,051,486	16%	39	54	-28%	47	43	9%	99%	100%	-1%						
San Mateo	295	287	3%	208	143	45%	\$1,884,444	\$1,845,000	2%	\$2,328,062	\$2,593,590	-10%	\$484,237,015	\$370,883,386	31%	10	18	-44%	310	291	7%	105%	100%	5%						
Santa Clara	500	409	22%	447	358	25%	\$1,800,000	\$1,700,000	6%	\$2,074,042	\$2,048,558	1%	\$927,096,833	\$733,383,947	26%	8	11	-27%	740	553	34%	107%	103%	4%						
Santa Cruz	182	178	2%	67	58	16%	\$1,215,000	\$1,160,000	5%	\$1,229,635	\$1,267,118	-3%	\$82,385,600	\$73,492,900	12%	15	40	-63%	110	94	17%	101%	99%	2%						

Condo/Townhouse - Current Month vs. Prior Month - February 2024 vs. January 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change	Feb-24	Jan-24	% Change
Monterey	55	49	12%	13	19	-32%	\$1,087,000	\$720,000	51%	\$1,053,230	\$941,166	12%	\$13,691,990	\$17,882,170	-23%	35	43	-19%	26	21	24%	98%	99%	-1%
San Benito	11	13	-15%	2	0	N/A	\$509,500	\$0	N/A	\$509,500	\$0	N/A	\$1,019,000	\$0	N/A	121	0	N/A	1	2	-50%	99%	0%	N/A
San Mateo	167	135	24%	83	60	38%	\$949,000	\$772,444	23%	\$1,078,064	\$921,900	17%	\$89,479,388	\$55,314,021	62%	14	44	-68%	133	105	27%	101%	99%	2%
Santa Clara	288	262	10%	237	151	57%	\$910,000	\$920,000	-1.1%	\$1,002,950	\$973,048	3%	\$237,699,296	\$146,930,357	62%	9	28	-68%	336	297	13%	104%	101%	3%
Santa Cruz	53	59	-10%	23	19	21%	\$660,000	\$729,000	-9%	\$710,826	\$797,489	-11%	\$16,349,000	\$15,152,300	8%	44	31	42%	29	31	-6%	100%	98%	2%