

Market Snapshot - July 2024 vs. July 2023



Single Family Homes Year-over-Year July-24 vs. July-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change
Monterey	491	393	25%	145	142	2%	\$945,000	\$944,500	0%	\$1,418,011	\$1,628,546	-13%	\$205,611,598	\$231,253,667	-11%	16	12	33%	211	184	15%	99%	99%	0%
San Benito	136	117	16%	39	33	18%	\$778,000	\$775,000	0%	\$860,703	\$859,238	0%	\$33,567,442	\$28,354,879	18%	23	23	0%	54	52	4%	99%	101%	-2%
San Mateo	443	422	5%	314	279	13%	\$2,003,500	\$1,800,000	11%	\$2,517,195	\$2,351,987	7%	\$790,399,521	\$656,204,488	20%	12	11	9%	360	338	7%	106%	104%	2%
Santa Clara	830	618	34%	798	615	30%	\$1,865,000	\$1,788,000	4%	\$2,290,338	\$2,086,772	10%	\$1,827,690,015	\$1,283,365,261	42%	9	8	13%	863	688	25%	105%	106%	-1%
Santa Cruz	334	290	15%	131	125	5%	\$1,355,000	\$1,300,000	4%	\$1,402,477	\$1,490,218	-6%	\$183,724,577	\$186,277,263	-1%	17	14	21%	196	143	37%	100%	102%	-2%

Condo/Townhouse Year-over-Year July 2024 vs. July 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change	Jul-24	Jul-23	% Change
Monterey	78	36	117%	23	17	35%	\$710,000	\$875,000	-19%	\$940,893	\$967,117	-3%	\$21,640,549	\$16,441,000	32%	21	14	50%	33	18	83%	98%	99%	-1%
San Benito	22	3	633%	1	4	-75%	\$489,000	\$612,000	-20%	\$489,000	\$598,500	-18%	\$489,000	\$2,394,000	-80%	210	11	1809%	10	1	900%	100%	102%	-2%
San Mateo	257	175	47%	100	88	14%	\$1,049,500	\$923,500	14%	\$1,082,775	\$995,073	9%	\$108,277,527	\$87,566,509	24%	17	15	13%	149	116	28%	102%	103%	-1%
Santa Clara	533	314	70%	305	258	18%	\$950,000	\$956,545	-1%	\$1,046,650	\$1,034,551	1%	\$319,228,310	\$266,914,166	20%	14	9	56%	421	361	17%	103%	103%	0%
Santa Cruz	90	65	38%	34	22	55%	\$732,500	\$805,000	-9%	\$786,108	\$792,733	-1%	\$26,727,694	\$17,440,129	53%	14	11	27%	38	51	-25%	100%	101%	-1%

Market Snapshot - July 2024 vs. June 2024



Single Family Homes - Current Month vs. Prior Month July-24 vs. June-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change
Monterey	491	477	3%	145	130	12%	\$945,000	\$1,039,000	-9%	\$1,418,011	\$1,574,353	-10%	\$205,611,598	\$204,665,950	0%	16	10	60%	211	209	1%	99%	100%	-1%
San Benito	136	129	5%	39	31	26%	\$778,000	\$854,005	-9%	\$860,703	\$888,764	-3%	\$33,567,442	\$27,551,701	22%	23	22	5%	54	57	-5%	99%	100%	-1%
San Mateo	443	472	-6%	314	352	-11%	\$2,003,500	\$1,970,000	2%	\$2,517,195	\$2,705,627	-7%	\$790,399,521	\$952,380,821	-17%	12	11	9%	360	394	-9%	106%	107%	-1%
Santa Clara	830	901	-8%	798	815	-2%	\$1,865,000	\$1,950,000	-4%	\$2,290,338	\$2,379,722	-4%	\$1,827,690,015	\$1,939,473,784	-6%	9	8	13%	863	994	-13%	105%	107%	-2%
Santa Cruz	334	328	2%	131	113	16%	\$1,355,000	\$1,400,000	-3%	\$1,402,477	\$1,580,381	-11%	\$183,724,577	\$178,583,144	3%	17	13	31%	196	169	16%	100%	100%	0%

Condo/Townhouse - Current Month vs. Prior Month - July 2024 vs. June 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change	Jul-24	Jun-24	% Change
Monterey	78	73	7%	23	22	5%	\$710,000	\$845,000	-16%	\$940,893	\$891,067	6%	\$21,640,549	\$19,603,490	10%	21	32	-34%	33	35	-6%	98%	98%	0%
San Benito	22	13	69%	1	0	N/A	\$489,000	\$0	N/A	\$489,000	\$0	N/A	\$489,000	\$0	N/A	210	0	N/A	10	2	400%	100%	0%	N/A
San Mateo	257	252	2%	100	97	3%	\$1,049,500	\$1,000,000	5%	\$1,082,775	\$1,147,927	-6%	\$108,277,527	\$111,348,980	-3%	17	14	21%	149	141	6%	102%	101%	1%
Santa Clara	533	551	-3%	305	347	-12%	\$950,000	\$1,075,000	-11.6%	\$1,046,650	\$1,126,391	-7%	\$319,228,310	\$390,857,701	-18%	14	10	40%	421	451	-7%	103%	104%	-1%
Santa Cruz	90	88	2%	34	26	31%	\$732,500	\$865,000	-15%	\$786,108	\$851,651	-8%	\$26,727,694	\$22,142,951	21%	14	13	8%	38	52	-27%	100%	100%	0%