



# Market Snapshot - June 2024 vs. June 2023

Single Family Homes Year-over-Year June-24 vs. June-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change
Monterey	475	375	27%	129	165	-22%	\$1,048,000	\$800,000	31%	\$1,582,100	\$1,325,294	19%	\$204,090,950	\$218,673,598	-7%	10	11	-9%	208	217	-4%	100%	100%	0%
San Benito	128	105	22%	31	49	-37%	\$854,005	\$755,145	13%	\$888,764	\$871,204	2%	\$27,551,701	\$42,689,039	-35%	22	13	69%	57	58	-2%	100%	100%	0%
San Mateo	469	431	9%	351	371	-5%	\$1,960,000	\$1,950,000	1%	\$2,704,788	\$2,634,558	3%	\$949,380,821	\$977,421,249	-3%	11	10	10%	387	411	-6%	107%	103%	4%
Santa Clara	893	613	46%	813	802	1%	\$1,950,000	\$1,800,000	8%	\$2,381,572	\$2,164,365	10%	\$1,936,218,784	\$1,735,820,938	12%	8	8	0%	989	783	26%	107%	105%	2%
Santa Cruz	329	296	11%	112	152	-26%	\$1,413,000	\$1,200,000	18%	\$1,584,224	\$1,378,536	15%	\$177,433,144	\$209,537,547	-15%	13	11	18%	170	190	-11%	100%	102%	-2%

Condo/Townhouse Year-over-Year June 2024 vs. June 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change	Jun-24	Jun-23	% Change
Monterey	72	41	76%	22	29	-24%	\$845,000	\$765,000	10%	\$891,067	\$864,304	3%	\$19,603,490	\$25,064,831	-22%	32	15	113%	35	25	40%	98%	99%	-1%
San Benito	13	6	117%	0	2	-100%	\$0	\$600,500	-100%	\$0	\$600,500	-100%	\$0	\$1,201,000	-100%	0	53	-100%	2	4	-50%	0%	95%	-100%
San Mateo	251	166	51%	97	116	-16%	\$1,000,000	\$975,000	3%	\$1,147,927	\$1,044,615	10%	\$111,348,980	\$121,175,449	-8%	14	10	40%	141	126	12%	101%	103%	-2%
Santa Clara	549	279	97%	343	319	8%	\$1,075,000	\$1,050,000	2%	\$1,124,969	\$1,087,635	3%	\$385,864,701	\$346,955,786	11%	10	8	25%	450	359	25%	104%	104%	0%
Santa Cruz	86	47	83%	26	28	-7%	\$865,000	\$791,000	9%	\$851,651	\$824,743	3%	\$22,142,951	\$23,092,826	-4%	13	9	44%	49	30	63%	100%	102%	-2%

# Market Snapshot - June 2024 vs. May 2024



Single Family Homes - Current Month vs. Prior Month																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change
Monterey	475	427	11%	129	176	-27%	\$1,048,000	\$1,022,500	2%	\$1,582,100	\$1,663,818	-5%	\$204,090,950	\$292,832,069	-30%	10	11	-9%	208	227	-8%	100%	100%	0%
San Benito	128	118	8%	31	43	-28%	\$854,005	\$739,900	15%	\$888,764	\$800,629	11%	\$27,551,701	\$34,427,057	-20%	22	14	57%	57	70	-19%	100%	101%	-1%
San Mateo	469	486	-3%	351	371	-5%	\$1,960,000	\$2,300,000	-15%	\$2,704,788	\$2,781,706	-3%	\$949,380,821	\$1,032,012,988	-8%	11	8	38%	387	529	-27%	107%	108%	-1%
Santa Clara	893	858	4%	813	925	-12%	\$1,950,000	\$2,065,000	-6%	\$2,381,572	\$2,435,614	-2%	\$1,936,218,784	\$2,252,942,950	-14%	8	8	0%	989	1208	-18%	107%	109%	-2%
Santa Cruz	329	315	4%	112	110	2%	\$1,413,000	\$1,355,000	4%	\$1,584,224	\$1,409,845	12%	\$177,433,144	\$155,083,006	14%	13	12	8%	170	217	-22%	100%	101%	-1%

Condo/Townhouse - Current Month vs. Prior Month - June 2024 vs. May 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change	Jun-24	May-24	% Change
Monterey	72	67	7%	22	31	-29%	\$845,000	\$690,000	22%	\$891,067	\$882,001	1%	\$19,603,490	\$27,342,050	-28%	32	14	129%	35	34	3%	98%	99%	-1%
San Benito	13	14	-7%	0	1	-100%	\$0	\$499,000	-100%	\$0	\$499,000	-100%	\$0	\$499,000	-100%	0	176	-100%	2	10	-80%	0%	104%	-100%
San Mateo	251	234	7%	97	117	-17%	\$1,000,000	\$930,000	8%	\$1,147,927	\$1,079,016	6%	\$111,348,980	\$126,244,935	-12%	14	11	27%	141	173	-18%	101%	101%	0%
Santa Clara	549	511	7%	343	406	-16%	\$1,075,000	\$1,077,500	-0.2%	\$1,124,969	\$1,129,972	0%	\$385,864,701	\$458,768,724	-16%	10	9	11%	450	570	-21%	104%	105%	-1%
Santa Cruz	86	74	16%	26	38	-32%	\$865,000	\$730,000	18%	\$851,651	\$781,938	9%	\$22,142,951	\$29,713,654	-25%	13	15	-13%	49	44	11%	100%	100%	0%