

Market Snapshot - Mar 2024 vs. Mar 2023



Single Family Homes Year-over-Year March-24 vs. March-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change
Monterey	353	324	9%	150	157	-4%	\$932,500	\$895,500	4%	\$1,427,107	\$1,348,681	6%	\$214,066,080	\$211,743,049	1%	13	15	-13%	192	163	18%	100%	98%	2%
San Benito	99	91	9%	34	36	-6%	\$768,500	\$762,390	1%	\$808,949	\$821,253	-1%	\$27,504,272	\$29,565,109	-7%	32	30	7%	50	41	22%	100%	99%	1%
San Mateo	301	341	-12%	272	254	7%	\$2,000,000	\$1,767,250	13%	\$2,463,962	\$2,341,536	5%	\$670,197,832	\$594,750,341	13%	9	12	-25%	387	337	15%	106%	103%	3%
Santa Clara	497	622	-20%	654	643	2%	\$1,900,000	\$1,680,000	13%	\$2,282,074	\$2,037,507	12%	\$1,492,476,686	\$1,310,117,286	14%	8	9	-11%	897	805	11%	109%	103%	6%
Santa Cruz	220	195	13%	89	98	-9%	\$1,315,000	\$1,177,500	12%	\$1,384,977	\$1,301,195	6%	\$123,263,002	\$127,517,205	-3%	16	13	23%	147	128	15%	101%	101%	0%

Condo/Townhouse Year-over-Year March 2024 vs. March 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change	Mar-24	Mar-23	% Change
Monterey	74	43	72%	15	29	-48%	\$820,000	\$640,000	28%	\$804,245	\$813,102	-1%	\$12,063,678	\$23,579,977	-49%	9	11	-18%	37	37	0%	100%	99%	1%
San Benito	14	9	56%	1	0	N/A	\$514,000	\$0	N/A	\$514,000	\$0	N/A	\$514,000	\$0	N/A	98	0	N/A	4	3	33%	100%	0%	N/A
San Mateo	193	135	43%	86	103	-17%	\$1,050,000	\$1,060,000	-1%	\$1,111,939	\$1,132,822	-2%	\$95,626,788	\$116,680,727	-18%	11	13	-15%	146	91	60%	102%	100%	2%
Santa Clara	297	274	8%	280	274	2%	\$970,000	\$947,694	2%	\$1,064,646	\$1,007,151	6%	\$298,101,000	\$275,959,421	8%	8	9	-11%	440	356	24%	105%	101%	4%
Santa Cruz	58	41	41%	26	21	24%	\$720,000	\$865,000	-17%	\$798,980	\$861,791	-7%	\$20,773,500	\$18,097,625	15%	14	11	27%	33	19	74%	100%	100%	0%

Market Snapshot - Mar 2024 vs. Feb 2024



Single Family Homes - Current Month vs. Prior Month																								
March-24									vs. February-24															
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change
Monterey	353	336	5%	150	103	46%	\$932,500	\$850,000	10%	\$1,427,107	\$1,261,327	13%	\$214,066,080	\$129,916,747	65%	13	18	-28%	192	151	27%	100%	100%	0%
San Benito	99	95	4%	34	36	-6%	\$768,500	\$787,500	-2%	\$808,949	\$863,172	-6%	\$27,504,272	\$31,074,196	-11%	32	40	-20%	50	47	6%	100%	99%	1%
San Mateo	301	298	1%	272	210	30%	\$2,000,000	\$1,884,444	6%	\$2,463,962	\$2,317,819	6%	\$670,197,832	\$486,742,015	38%	9	10	-10%	387	313	24%	106%	105%	1%
Santa Clara	497	510	-3%	654	449	46%	\$1,900,000	\$1,800,000	6%	\$2,282,074	\$2,068,968	10%	\$1,492,476,686	\$928,966,833	61%	8	8	0%	897	755	19%	109%	107%	2%
Santa Cruz	220	185	19%	89	67	33%	\$1,315,000	\$1,215,000	8%	\$1,384,977	\$1,229,635	13%	\$123,263,002	\$82,385,600	50%	16	15	7%	147	111	32%	101%	101%	0%

Condo/Townhouse - Current Month vs. Prior Month - March 2024 vs. February 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change	Mar-24	Feb-24	% Change
Monterey	74	57	30%	15	14	7%	\$820,000	\$1,013,000	-19%	\$804,245	\$1,021,927	-21%	\$12,063,678	\$14,306,990	-16%	9	36	-75%	37	27	37%	100%	98%	2%
San Benito	14	11	27%	1	2	-50%	\$514,000	\$509,500	1%	\$514,000	\$509,500	1%	\$514,000	\$1,019,000	-50%	98	121	-19%	4	1	300%	100%	99%	1%
San Mateo	193	167	16%	86	88	-2%	\$1,050,000	\$909,000	16%	\$1,111,939	\$1,063,351	5%	\$95,626,788	\$93,574,888	2%	11	15	-27%	146	134	9%	102%	101%	1%
Santa Clara	297	293	1%	280	242	16%	\$970,000	\$916,949	5.8%	\$1,064,646	\$1,010,469	5%	\$298,101,000	\$244,533,550	22%	8	9	-11%	440	341	29%	105%	104%	1%
Santa Cruz	58	53	9%	26	23	13%	\$720,000	\$660,000	9%	\$798,980	\$710,826	12%	\$20,773,500	\$16,349,000	27%	14	44	-68%	33	30	10%	100%	100%	0%