

Market Snapshot - Jan 2024 vs. Jan 2023



Single Family Homes Year-over-Year January-24 vs. January-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change
Monterey	320	352	-9%	96	99	-3%	\$805,000	\$850,000	-5%	\$1,133,733	\$1,319,167	-14%	\$108,838,393	\$130,597,627	-17%	26	36	-28%	137	134	2%	99%	98%	1%
San Benito	88	106	-17%	33	22	50%	\$760,000	\$745,000	2%	\$789,438	\$771,616	2%	\$26,051,486	\$16,975,566	53%	54	29	86%	43	49	-12%	100%	99%	1%
San Mateo	284	321	-12%	139	161	-14%	\$1,850,000	\$1,480,000	25%	\$2,613,621	\$2,190,974	19%	\$363,293,386	\$352,746,875	3%	19	27	-30%	283	225	26%	100%	99%	1%
Santa Clara	403	568	-29%	354	299	18%	\$1,700,000	\$1,508,000	13%	\$2,047,412	\$1,920,754	7%	\$724,783,947	\$574,305,600	26%	11	22	-50%	538	479	12%	103%	99%	4%
Santa Cruz	176	171	3%	58	62	-6%	\$1,160,000	\$1,160,000	0%	\$1,267,118	\$1,258,306	1%	\$73,492,900	\$78,015,000	-6%	40	35	14%	93	48	94%	99%	96%	3%

Condo/Townhouse Year-over-Year January 2024 vs. January 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change	Jan-24	Jan-23	% Change
Monterey	49	42	17%	18	17	6%	\$735,000	\$642,900	14%	\$962,676	\$843,536	14%	\$17,328,170	\$14,340,117	21%	49	24	104%	21	18	17%	99%	99%	0%
San Benito	13	4	225%	0	1	N/A	\$0	\$470,000	N/A	\$0	\$470,000	N/A	\$0	\$470,000	N/A	0	3	N/A	2	2	0%	0%	100%	N/A
San Mateo	135	148	-9%	60	48	25%	\$772,444	\$855,000	-10%	\$921,900	\$953,127	-3%	\$55,314,021	\$45,750,098	21%	44	37	19%	105	97	8%	99%	99%	0%
Santa Clara	260	292	-11%	150	124	21%	\$910,000	\$857,500	6%	\$972,997	\$949,924	2%	\$145,949,697	\$117,790,622	24%	28	20	40%	294	245	20%	101%	99%	2%
Santa Cruz	59	34	74%	19	10	90%	\$729,000	\$816,000	-11%	\$797,489	\$842,083	-5%	\$15,152,300	\$8,420,831	80%	31	12	158%	30	18	67%	98%	99%	-1%



Market Snapshot - Jan 2024 vs. Dec 2023

Single Family Homes - Current Month vs. Prior Month January-24 vs. December-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change
Monterey	320	301	6%	96	103	-7%	\$805,000	\$929,000	-13%	\$1,133,733	\$1,303,872	-13%	\$108,838,393	\$134,298,857	-19%	26	14	86%	137	84	63%	99%	98%	1%
San Benito	88	87	1%	33	33	0%	\$760,000	\$789,888	-4%	\$789,438	\$855,601	-8%	\$26,051,486	\$28,234,839	-8%	54	34	59%	43	23	87%	100%	100%	0%
San Mateo	284	193	47%	139	253	-45%	\$1,850,000	\$1,650,000	12%	\$2,613,621	\$2,272,675	15%	\$363,293,386	\$574,986,972	-37%	19	17	12%	283	95	198%	100%	102%	-2%
Santa Clara	403	328	23%	354	459	-23%	\$1,700,000	\$1,700,000	0%	\$2,047,412	\$1,950,636	5%	\$724,783,947	\$895,342,085	-19%	11	12	-8%	538	265	103%	103%	103%	0%
Santa Cruz	176	167	5%	58	81	-28%	\$1,160,000	\$1,050,000	10%	\$1,267,118	\$1,382,875	-8%	\$73,492,900	\$112,012,934	-34%	40	24	67%	93	47	98%	99%	98%	1%

Condo/Townhouse - Current Month vs. Prior Month - January 2024 vs. December 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change	Jan-24	Dec-23	% Change
Monterey	49	45	9%	18	10	80%	\$735,000	\$669,750	10%	\$962,676	\$746,350	29%	\$17,328,170	\$7,463,500	132%	49	27	81%	21	10	110%	99%	98%	1%
San Benito	13	12	8%	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	0	0	N/A	2	3	-33%	0%	0%	N/A
San Mateo	135	125	8%	60	65	-8%	\$772,444	\$825,000	-6%	\$921,900	\$916,526	1%	\$55,314,021	\$59,574,221	-7%	44	34	29%	105	34	209%	99%	100%	-1%
Santa Clara	260	224	16%	150	205	-27%	\$910,000	\$880,000	3.4%	\$972,997	\$974,395	0%	\$145,949,697	\$199,750,983	-27%	28	18	56%	294	115	156%	101%	100%	1%
Santa Cruz	59	55	7%	19	25	-24%	\$729,000	\$780,000	-7%	\$797,489	\$896,543	-11%	\$15,152,300	\$22,413,585	-32%	31	18	72%	30	17	76%	98%	98%	0%