



# Market Snapshot - May 2024 vs. May 2023

Single Family Homes Year-over-Year May-24 vs. May-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change
Monterey	427	346	23%	174	159	9%	\$1,000,000	\$865,735	16%	\$1,657,942	\$1,475,552	12%	\$288,482,069	\$234,612,836	23%	11	10	10%	226	209	8%	100%	99%	1%
San Benito	117	101	16%	43	43	0%	\$739,900	\$735,679	1%	\$800,629	\$797,329	0%	\$34,427,057	\$34,285,157	0%	14	18	-22%	69	67	3%	101%	100%	1%
San Mateo	478	425	12%	369	344	7%	\$2,300,000	\$1,867,500	23%	\$2,783,233	\$2,366,951	18%	\$1,027,012,988	\$814,231,473	26%	8	9	-11%	525	438	20%	108%	104%	4%
Santa Clara	854	684	25%	918	823	12%	\$2,067,500	\$1,760,000	17%	\$2,438,198	\$2,118,864	15%	\$2,238,265,950	\$1,743,825,694	28%	8	8	0%	1192	944	26%	109%	105%	4%
Santa Cruz	316	278	14%	110	125	-12%	\$1,355,000	\$1,353,000	0%	\$1,409,845	\$1,555,638	-9%	\$155,083,006	\$194,454,750	-20%	12	11	9%	216	196	10%	101%	100%	1%

Condo/Townhouse Year-over-Year May 2024 vs. May 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change
Monterey	67	42	60%	31	28	11%	\$690,000	\$620,000	11%	\$882,001	\$798,925	10%	\$27,342,050	\$22,369,900	22%	14	27	-48%	34	29	17%	99%	100%	-1%
San Benito	14	3	367%	1	4	-75%	\$499,000	\$535,000	-7%	\$499,000	\$517,250	-4%	\$499,000	\$2,069,000	-76%	176	55	220%	10	2	400%	104%	99%	5%
San Mateo	233	153	52%	117	107	9%	\$930,000	\$915,000	2%	\$1,079,016	\$1,078,375	0%	\$126,244,935	\$115,386,227	9%	11	11	0%	173	132	31%	101%	103%	-2%
Santa Clara	503	266	89%	401	319	26%	\$1,070,999	\$960,000	12%	\$1,126,518	\$1,034,175	9%	\$451,733,724	\$329,901,981	37%	9	9	0%	566	373	52%	105%	103%	2%
Santa Cruz	73	46	59%	38	24	58%	\$730,000	\$743,750	-2%	\$781,938	\$719,871	9%	\$29,713,654	\$17,276,919	72%	15	15	0%	44	37	19%	100%	101%	-1%

# Market Snapshot - May 2024 vs. Apr 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		
	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change
Monterey	427	400	7%	174	136	28%	\$1,000,000	\$970,000	3%	\$1,657,942	\$1,515,920	9%	\$288,482,069	\$206,165,172	40%	11	10	10%	226	217	4%	100%	100%	0%
San Benito	117	101	16%	43	34	26%	\$739,900	\$802,500	-8%	\$800,629	\$877,700	-9%	\$34,427,057	\$29,841,820	15%	14	22	-36%	69	59	17%	101%	100%	1%
San Mateo	478	409	17%	369	336	10%	\$2,300,000	\$2,075,500	11%	\$2,783,233	\$2,640,553	5%	\$1,027,012,988	\$887,225,896	16%	8	9	-11%	525	462	14%	108%	107%	1%
Santa Clara	854	746	14%	918	808	14%	\$2,067,500	\$1,999,999	3%	\$2,438,198	\$2,370,320	3%	\$2,238,265,950	\$1,915,219,032	17%	8	8	0%	1192	1154	3%	109%	110%	-1%
Santa Cruz	316	258	22%	110	121	-9%	\$1,355,000	\$1,420,000	-5%	\$1,409,845	\$1,562,184	-10%	\$155,083,006	\$189,024,281	-18%	12	11	9%	216	176	23%	101%	100%	1%

Condo/Townhouse - Current Month vs. Prior Month - May 2024 vs. April 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change	May-24	Apr-24	% Change
Monterey	67	67	0%	31	38	-18%	\$690,000	\$617,500	12%	\$882,001	\$790,818	12%	\$27,342,050	\$30,051,099	-9%	14	11	27%	34	39	-13%	99%	99%	0%
San Benito	14	13	8%	1	1	0%	\$499,000	\$505,000	-1%	\$499,000	\$505,000	-1%	\$499,000	\$505,000	-1%	176	77	129%	10	3	233%	104%	95%	9%
San Mateo	233	209	11%	117	103	14%	\$930,000	\$990,000	-6%	\$1,079,016	\$1,099,646	-2%	\$126,244,935	\$113,263,610	11%	11	10	10%	173	152	14%	101%	103%	-2%
Santa Clara	503	425	18%	401	359	12%	\$1,070,999	\$1,080,000	-0.8%	\$1,126,518	\$1,136,004	-1%	\$451,733,724	\$407,825,537	11%	9	8	13%	566	547	3%	105%	106%	-1%
Santa Cruz	73	71	3%	38	35	9%	\$730,000	\$855,000	-15%	\$781,938	\$902,714	-13%	\$29,713,654	\$31,594,995	-6%	15	15	0%	44	54	-19%	100%	100%	0%