

Market Snapshot - Oct. 2024 vs. Oct. 2023



Single Family Homes Year-over-Year																								
October-24 vs. October-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change
Monterey	530	376	41%	150	155	-3%	\$1,000,000	\$920,000	9%	\$1,593,386	\$1,471,046	8%	\$239,007,955	\$228,012,280	5%	17	14	21%	178	161	11%	99%	100%	-1%
San Benito	128	122	5%	47	41	15%	\$833,255	\$769,900	8%	\$936,277	\$867,853	8%	\$44,005,060	\$35,581,980	24%	36	20	80%	51	68	-25%	100%	100%	0%
San Mateo	521	538	-3%	327	308	6%	\$1,950,000	\$1,842,500	6%	\$2,290,669	\$2,428,009	-6%	\$749,048,808	\$747,826,922	0%	13	12	8%	451	500	-10%	105%	103%	2%
Santa Clara	908	722	26%	635	604	5%	\$1,900,000	\$1,840,000	3%	\$2,281,542	\$2,183,299	4%	\$1,448,779,547	\$1,318,712,873	10%	10	8	25%	946	782	21%	105%	105%	0%
Santa Cruz	385	296	30%	99	108	-8%	\$1,285,000	\$1,192,500	8%	\$1,505,504	\$1,285,598	17%	\$149,044,965	\$138,844,686	7%	21	18	17%	169	166	2%	100%	100%	0%

Condo/Townhouse Year-over-Year October 2024 vs. October 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change
Monterey	78	61	28%	34	20	70%	\$617,500	\$732,500	-16%	\$694,641	\$764,794	-9%	\$23,617,804	\$15,295,890	54%	41	13	215%	27	22	23%	98%	100%	-2%
San Benito	16	3	433%	5	2	150%	\$504,000	\$622,750	-19%	\$535,180	\$622,750	-14%	\$2,675,900	\$1,245,500	115%	1	34	-97%	6	3	100%	99%	99%	0%
San Mateo	256	210	22%	101	83	22%	\$875,000	\$910,000	-4%	\$1,022,602	\$1,016,314	1%	\$103,282,815	\$84,354,083	22%	22	17	29%	128	97	32%	100%	100%	0%
Santa Clara	546	434	26%	289	272	6%	\$1,030,000	\$984,000	5%	\$1,105,818	\$1,081,724	2%	\$319,581,642	\$294,229,135	9%	15	10	50%	402	352	14%	103%	102%	1%
Santa Cruz	90	63	43%	34	29	17%	\$859,000	\$725,000	18%	\$803,575	\$893,689	-10%	\$27,321,572	\$25,917,000	5%	22	22	0%	41	30	37%	98%	99%	-1%

Market Snapshot - Oct. 2024 vs. Sept. 2024



Single Family Homes - Current Month vs. Prior Month																													
October-24									vs.															September-24					
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received							
	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change					
Monterey	530	532	0%	150	146	3%	\$1,000,000	\$902,500	11%	\$1,593,386	\$1,431,110	11%	\$239,007,955	\$208,942,179	14%	17	18	-6%	178	222	-20%	99%	99%	0%					
San Benito	128	119	8%	47	36	31%	\$833,255	\$807,500	3%	\$936,277	\$851,219	10%	\$44,005,060	\$30,643,915	44%	36	32	13%	51	57	-11%	100%	100%	0%					
San Mateo	521	465	12%	327	333	-2%	\$1,950,000	\$1,780,000	10%	\$2,290,669	\$2,408,986	-5%	\$749,048,808	\$802,192,630	-7%	13	13	0%	451	412	9%	105%	105%	0%					
Santa Clara	908	794	14%	635	761	-17%	\$1,900,000	\$1,825,000	4%	\$2,281,542	\$2,220,808	3%	\$1,448,779,547	\$1,690,035,580	-14%	10	10	0%	946	837	13%	105%	105%	0%					
Santa Cruz	385	355	8%	99	134	-26%	\$1,285,000	\$1,300,000	-1%	\$1,505,504	\$1,506,567	0%	\$149,044,965	\$201,880,010	-26%	21	16	31%	169	182	-7%	100%	100%	0%					

Condo/Townhouse - Current Month vs. Prior Month - October 2024 vs. September 2024																								
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	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change	Oct-24	Sep-24	% Change
Monterey	78	91	-14%	34	21	62%	\$617,500	\$857,500	-28%	\$694,641	\$938,613	-26%	\$23,617,804	\$19,710,877	20%	41	40	2%	27	35	-23%	98%	98%	0%
San Benito	16	14	14%	5	3	67%	\$504,000	\$529,900	-5%	\$535,180	\$554,300	-3%	\$2,675,900	\$1,662,900	61%	1	12	-92%	6	3	100%	99%	101%	-2%
San Mateo	256	273	-6%	101	111	-9%	\$875,000	\$888,000	-1%	\$1,022,602	\$971,705	5%	\$103,282,815	\$107,859,328	-4%	22	27	-19%	128	154	-17%	100%	101%	-1%
Santa Clara	546	588	-7%	289	286	1%	\$1,030,000	\$1,009,000	2.1%	\$1,105,818	\$1,104,162	0%	\$319,581,642	\$315,790,340	1%	15	13	15%	402	447	-10%	103%	102%	1%
Santa Cruz	90	102	-12%	34	24	42%	\$859,000	\$867,500	-1%	\$803,575	\$869,812	-8%	\$27,321,572	\$20,875,500	31%	22	22	0%	41	45	-9%	98%	98%	0%