

# Market Snapshot - Sept. 2024 vs. Sept. 2023



Single Family Homes Year-over-Year September-24 vs. September-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-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 September 2024 vs. September 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change	Sep-24	Sep-23	% Change
Monterey	89	60	48%	21	18	17%	\$857,500	\$835,000	3%	\$938,613	\$922,296	2%	\$19,710,877	\$16,601,330	19%	40	15	167%	35	32	9%	98%	98%	0%
San Benito	14	5	180%	3	0	N/A	\$529,900	\$0	N/A	\$554,300	\$0	N/A	\$1,662,900	\$0	N/A	12	0	N/A	3	3	0%	101%	0%	N/A
San Mateo	274	213	29%	110	87	26%	\$894,000	\$890,000	0%	\$979,457	\$977,291	0%	\$107,740,328	\$85,024,374	27%	27	14	93%	154	140	10%	101%	101%	0%
Santa Clara	586	387	51%	284	264	8%	\$1,004,000	\$1,028,000	-2%	\$1,104,033	\$1,088,137	1%	\$313,545,555	\$287,268,343	9%	13	8	63%	445	392	14%	102%	103%	-1%
Santa Cruz	102	69	48%	23	35	-34%	\$885,000	\$789,000	12%	\$884,152	\$871,639	1%	\$20,335,500	\$30,507,382	-33%	23	8	188%	44	38	16%	98%	101%	-3%

# Market Snapshot - Sept. 2024 vs. Sept. 2024



Single Family Homes - Current Month vs. Prior Month September-24 vs. August-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-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 - September 2024 vs. August 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change	Sep-24	Aug-24	% Change
Monterey	89	84	6%	21	23	-9%	\$857,500	\$630,000	36%	\$938,613	\$745,782	26%	\$19,710,877	\$17,153,000	15%	40	25	60%	35	33	6%	98%	97%	1%
San Benito	14	18	-22%	3	5	-40%	\$529,900	\$494,999	7%	\$554,300	\$519,919	7%	\$1,662,900	\$2,599,599	-36%	12	53	-77%	3	7	-57%	101%	99%	2%
San Mateo	274	240	14%	110	101	9%	\$894,000	\$910,000	-2%	\$979,457	\$1,085,018	-10%	\$107,740,328	\$109,586,864	-2%	27	22	23%	154	139	11%	101%	101%	0%
Santa Clara	586	534	10%	284	305	-7%	\$1,004,000	\$1,005,883	-0.2%	\$1,104,033	\$1,086,553	2%	\$313,545,555	\$331,398,820	-5%	13	15	-13%	445	430	3%	102%	102%	0%
Santa Cruz	102	95	7%	23	28	-18%	\$885,000	\$858,500	3%	\$884,152	\$893,125	-1%	\$20,335,500	\$25,007,500	-19%	23	17	35%	44	45	-2%	98%	98%	0%