



Market Snapshot - Apr. 2025 vs. Apr. 2024

Single Family Homes Year-over-Year April-25 vs. April-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change
Monterey	496	412	20%	174	136	28%	\$907,000	\$970,000	-6%	\$1,571,298	\$1,515,920	4%	\$273,405,946	\$206,165,172	33%	14	10	40%	241	219	10%	99%	100%	-1%
San Benito	128	108	19%	46	34	35%	\$742,500	\$802,500	-7%	\$822,199	\$877,700	-6%	\$37,821,184	\$29,841,820	27%	22	22	0%	62	60	3%	99%	100%	-1%
San Mateo	560	445	26%	369	339	9%	\$2,115,000	\$2,051,000	3%	\$2,765,706	\$2,638,822	5%	\$1,020,545,625	\$894,560,896	14%	10	9	11%	517	467	11%	107%	107%	0%
Santa Clara	1177	804	46%	831	809	3%	\$2,100,000	\$1,999,999	5%	\$2,461,288	\$2,369,244	4%	\$2,045,330,668	\$1,916,719,032	7%	8	8	0%	1211	1153	5%	107%	110%	-3%
Santa Cruz	437	277	58%	131	122	7%	\$1,275,000	\$1,410,000	-10%	\$1,353,105	\$1,556,305	-13%	\$177,256,783	\$189,869,281	-7%	13	11	18%	231	179	29%	101%	100%	1%

Condo/Townhouse Year-over-Year April 2025 vs. April 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change
Monterey	83	67	24%	25	38	-34%	\$716,000	\$617,500	16%	\$828,202	\$790,818	5%	\$20,705,057	\$30,051,099	-31%	28	11	155%	35	39	-10%	98%	99%	-1%
San Benito	12	13	-8%	2	1	100%	\$497,500	\$505,000	-1%	\$497,500	\$505,000	-1%	\$995,000	\$505,000	97%	16	77	-79%	6	3	100%	102%	95%	7%
San Mateo	332	214	55%	125	103	21%	\$980,000	\$990,000	-1%	\$1,096,092	\$1,099,646	0%	\$137,011,615	\$113,263,610	21%	13	10	30%	213	152	40%	101%	103%	-2%
Santa Clara	840	460	83%	327	359	-9%	\$1,040,000	\$1,080,000	-4%	\$1,119,076	\$1,136,004	-1%	\$365,938,072	\$407,825,537	-10%	10	8	25%	606	552	10%	103%	106%	-3%
Santa Cruz	141	78	81%	25	35	-29%	\$858,000	\$855,000	0%	\$926,326	\$902,714	3%	\$23,158,155	\$31,594,995	-27%	9	15	-40%	68	54	26%	100%	100%	0%

Market Snapshot - Apr. 2025 vs. Mar. 2025



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		
	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change
Monterey	496	441	12%	174	131	33%	\$907,000	\$923,000	-2%	\$1,571,298	\$1,428,988	10%	\$273,405,946	\$187,197,488	46%	14	18	-22%	241	199	21%	99%	98%	1%
San Benito	128	122	5%	46	35	31%	\$742,500	\$769,000	-3%	\$822,199	\$858,270	-4%	\$37,821,184	\$30,039,450	26%	22	29	-24%	62	64	-3%	99%	98%	1%
San Mateo	560	456	23%	369	282	31%	\$2,115,000	\$2,062,500	3%	\$2,765,706	\$2,693,903	3%	\$1,020,545,625	\$759,680,789	34%	10	9	11%	517	471	10%	107%	108%	-1%
Santa Clara	1177	968	22%	831	666	25%	\$2,100,000	\$2,115,000	-1%	\$2,461,288	\$2,601,806	-5%	\$2,045,330,668	\$1,732,803,188	18%	8	8	0%	1211	1125	8%	107%	108%	-1%
Santa Cruz	437	372	17%	131	94	39%	\$1,275,000	\$1,384,500	-8%	\$1,353,105	\$1,507,879	-10%	\$177,256,783	\$141,740,651	25%	13	13	0%	231	224	3%	101%	100%	1%

Condo/Townhouse - Current Month vs. Prior Month - April 2025 vs. March 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change	Apr-25	Mar-25	% Change
Monterey	83	74	12%	25	15	67%	\$716,000	\$735,000	-3%	\$828,202	\$821,032	1%	\$20,705,057	\$12,315,490	68%	28	23	22%	35	29	21%	98%	98%	0%
San Benito	12	7	71%	2	4	-50%	\$497,500	\$476,750	4%	\$497,500	\$467,125	7%	\$995,000	\$1,868,500	-47%	16	88	-82%	6	5	20%	102%	98%	4%
San Mateo	332	296	12%	125	104	20%	\$980,000	\$984,000	0%	\$1,096,092	\$1,080,585	1%	\$137,011,615	\$112,380,854	22%	13	13	0%	213	182	17%	101%	102%	-1%
Santa Clara	840	749	12%	327	330	-1%	\$1,040,000	\$1,100,000	-5.5%	\$1,119,076	\$1,133,352	-1%	\$365,938,072	\$374,006,340	-2%	10	9	11%	606	624	-3%	103%	103%	0%
Santa Cruz	141	116	22%	25	31	-19%	\$858,000	\$770,000	11%	\$926,326	\$895,709	3%	\$23,158,155	\$27,767,000	-17%	9	16	-44%	68	58	17%	100%	100%	0%