

# Market Snapshot - August 2025 vs. August 2024



Single Family Homes Year-over-Year August-25 vs. August-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change
Monterey	578	518	12%	150	147	2%	\$1,019,500	\$949,000	7%	\$1,453,496	\$1,415,089	3%	\$218,024,448	\$208,018,098	5%	17	11	55%	219	210	4%	98%	99%	-1%
San Benito	156	147	6%	35	41	-15%	\$799,900	\$785,338	2%	\$864,939	\$861,054	0%	\$30,272,894	\$35,303,224	-14%	33	14	136%	53	54	-2%	98%	99%	-1%
San Mateo	555	474	17%	362	318	14%	\$1,920,000	\$2,003,500	-4%	\$2,516,239	\$2,515,927	0%	\$910,878,750	\$800,064,811	14%	11	8	38%	368	358	3%	102%	105%	-3%
Santa Clara	1127	913	23%	726	799	-9%	\$1,880,000	\$1,870,000	1%	\$2,278,302	\$2,291,055	-1%	\$1,654,047,407	\$1,830,553,639	-10%	10	8	25%	816	851	-4%	103%	105%	-2%
Santa Cruz	552	372	48%	142	132	8%	\$1,395,500	\$1,352,500	3%	\$1,502,316	\$1,401,701	7%	\$213,328,919	\$185,024,577	15%	14	12	17%	216	195	11%	99%	100%	-1%

Condo/Townhouse Year-over-Year August 2025 vs. August 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change
Monterey	99	85	16%	23	24	-4%	\$795,000	\$605,000	31%	\$915,291	\$730,333	25%	\$21,051,700	\$17,528,000	20%	43	23	87%	34	33	3%	99%	97%	2%
San Benito	14	18	-22%	1	5	-80%	\$699,900	\$494,999	41%	\$699,900	\$519,919	35%	\$699,900	\$2,599,599	-73%	13	53	-75%	3	7	-57%	100%	99%	1%
San Mateo	300	253	19%	98	101	-3%	\$902,500	\$910,000	-1%	\$1,021,766	\$1,085,018	-6%	\$100,133,156	\$109,586,864	-9%	33	22	50%	120	135	-11%	98%	101%	-3%
Santa Clara	740	564	31%	275	305	-10%	\$930,000	\$1,005,883	-8%	\$1,040,964	\$1,086,553	-4%	\$286,265,122	\$331,398,820	-14%	26	15	73%	363	419	-13%	100%	102%	-2%
Santa Cruz	148	102	45%	29	28	4%	\$895,000	\$858,500	4%	\$886,103	\$893,125	-1%	\$25,697,000	\$25,007,500	3%	21	17	24%	42	43	-2%	99%	98%	1%

# Market Snapshot - August 2025 vs. August 2025



Single Family Homes - Current Month vs. Prior Month																								August-25			vs.			July-25														
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																						
	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change																				
Monterey	578	562	3%	150	155	-3%	\$1,019,500	\$947,500	8%	\$1,453,496	\$1,583,552	-8%	\$218,024,448	\$245,450,713	-11%	17	14	21%	219	187	17%	98%	98%	0%																				
San Benito	156	152	3%	35	41	-15%	\$799,900	\$876,444	-9%	\$864,939	\$902,996	-4%	\$30,272,894	\$37,022,859	-18%	33	22	50%	53	66	-20%	98%	100%	-2%																				
San Mateo	555	604	-8%	362	361	0%	\$1,920,000	\$2,000,000	-4%	\$2,516,239	\$2,717,336	-7%	\$910,878,750	\$980,958,493	-7%	11	10	10%	368	389	-5%	102%	103%	-1%																				
Santa Clara	1127	1206	-7%	726	836	-13%	\$1,880,000	\$2,100,000	-10%	\$2,278,302	\$2,511,010	-9%	\$1,654,047,407	\$2,099,204,434	-21%	10	8	25%	816	900	-9%	103%	104%	-1%																				
Santa Cruz	552	537	3%	142	132	8%	\$1,395,500	\$1,335,000	5%	\$1,502,316	\$1,607,980	-7%	\$213,328,919	\$212,253,420	1%	14	13	8%	216	201	7%	99%	100%	-1%																				

Condo/Townhouse - Current Month vs. Prior Month - August 2025 vs. July 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change	Aug-25	Jul-25	% Change
Monterey	99	91	9%	23	19	21%	\$795,000	\$775,000	3%	\$915,291	\$943,838	-3%	\$21,051,700	\$17,932,926	17%	43	71	-39%	34	32	6%	99%	97%	2%
San Benito	14	14	0%	1	1	0%	\$699,900	\$569,800	23%	\$699,900	\$569,800	23%	\$699,900	\$569,800	23%	13	5	160%	3	6	-50%	100%	100%	0%
San Mateo	300	334	-10%	98	91	8%	\$902,500	\$998,000	-10%	\$1,021,766	\$1,065,895	-4%	\$100,133,156	\$96,996,500	3%	33	26	27%	120	129	-7%	98%	100%	-2%
Santa Clara	740	815	-9%	275	280	-2%	\$930,000	\$1,009,000	-7.8%	\$1,040,964	\$1,063,572	-2%	\$286,265,122	\$297,800,322	-4%	26	22	18%	363	430	-16%	100%	100%	0%
Santa Cruz	148	151	-2%	29	27	7%	\$895,000	\$810,000	10%	\$886,103	\$792,925	12%	\$25,697,000	\$21,408,999	20%	21	24	-13%	42	53	-21%	99%	98%	1%