

Market Snapshot - Feb. 2025 vs. Feb. 2024



Single Family Homes Year-over-Year February-25 vs. February-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change
Monterey	408	334	22%	108	103	5%	\$900,000	\$850,000	6%	\$1,316,115	\$1,261,327	4%	\$142,140,483	\$129,916,747	9%	18	18	0%	165	150	10%	98%	100%	-2%
San Benito	112	95	18%	28	36	-22%	\$770,000	\$787,500	-2%	\$836,385	\$863,172	-3%	\$23,418,793	\$31,074,196	-25%	16	40	-60%	66	47	40%	99%	99%	0%
San Mateo	350	301	16%	199	210	-5%	\$2,120,000	\$1,884,444	13%	\$2,651,597	\$2,317,819	14%	\$527,667,969	\$486,742,015	8%	10	10	0%	363	316	15%	107%	105%	2%
Santa Clara	669	523	28%	449	449	0%	\$1,999,900	\$1,800,000	11%	\$2,385,482	\$2,068,968	15%	\$1,071,081,863	\$928,966,833	15%	8	8	0%	888	758	17%	109%	107%	2%
Santa Cruz	254	187	36%	57	67	-15%	\$1,250,000	\$1,215,000	3%	\$1,560,248	\$1,229,635	27%	\$88,934,149	\$82,385,600	8%	18	15	20%	119	111	7%	97%	101%	-4%

Condo/Townhouse Year-over-Year February 2025 vs. February 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change
Monterey	64	58	10%	27	14	93%	\$840,000	\$1,013,000	-17%	\$957,203	\$1,021,927	-6%	\$25,844,500	\$14,306,990	81%	24	36	-33%	30	27	11%	98%	98%	0%
San Benito	6	11	-45%	1	2	-50%	\$605,000	\$509,500	19%	\$605,000	\$509,500	19%	\$605,000	\$1,019,000	-41%	6	121	-95%	2	1	100%	99%	99%	0%
San Mateo	240	169	42%	61	87	-30%	\$980,000	\$910,000	8%	\$1,051,153	\$1,068,763	-2%	\$64,120,382	\$92,982,388	-31%	11	14	-21%	174	135	29%	103%	101%	2%
Santa Clara	537	295	82%	240	243	-1%	\$1,120,000	\$920,000	22%	\$1,168,823	\$1,012,566	15%	\$280,517,736	\$246,053,550	14%	8	9	-11%	515	345	49%	104%	104%	0%
Santa Cruz	99	55	80%	30	23	30%	\$859,000	\$660,000	30%	\$872,166	\$710,826	23%	\$26,165,000	\$16,349,000	60%	13	44	-70%	53	32	66%	102%	100%	2%

Market Snapshot - Feb. 2025 vs. Jan. 2025



Single Family Homes - Current Month vs. Prior Month February-25 vs. January-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change
Monterey	408	395	3%	108	129	-16%	\$900,000	\$939,000	-4%	\$1,316,115	\$1,449,686	-9%	\$142,140,483	\$187,009,595	-24%	18	22	-18%	165	190	-13%	98%	99%	-1%
San Benito	112	85	32%	28	29	-3%	\$770,000	\$775,000	-1%	\$836,385	\$862,708	-3%	\$23,418,793	\$25,018,559	-6%	16	27	-41%	66	40	65%	99%	99%	0%
San Mateo	350	271	29%	199	155	28%	\$2,120,000	\$1,800,000	18%	\$2,651,597	\$2,443,613	9%	\$527,667,969	\$378,760,069	39%	10	14	-29%	363	318	14%	107%	104%	3%
Santa Clara	669	461	45%	449	375	20%	\$1,999,900	\$1,800,000	11%	\$2,385,482	\$2,228,165	7%	\$1,071,081,863	\$835,562,090	28%	8	10	-20%	888	669	33%	109%	104%	5%
Santa Cruz	254	241	5%	57	69	-17%	\$1,250,000	\$1,199,000	4%	\$1,560,248	\$1,326,778	18%	\$88,934,149	\$91,547,735	-3%	18	32	-44%	119	142	-16%	97%	99%	-2%

Condo/Townhouse - Current Month vs. Prior Month - February 2025 vs. January 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change	Feb-25	Jan-25	% Change
Monterey	64	61	5%	27	22	23%	\$840,000	\$680,000	24%	\$957,203	\$725,863	32%	\$25,844,500	\$15,969,000	62%	24	13	85%	30	28	7%	98%	99%	-1%
San Benito	6	12	-50%	1	2	-50%	\$605,000	\$559,950	8%	\$605,000	\$559,950	8%	\$605,000	\$1,119,900	-46%	6	24	-75%	2	2	0%	99%	100%	-1%
San Mateo	240	178	35%	61	49	24%	\$980,000	\$914,000	7%	\$1,051,153	\$1,033,877	2%	\$64,120,382	\$50,659,998	27%	11	40	-73%	174	132	32%	103%	100%	3%
Santa Clara	537	430	25%	240	180	33%	\$1,120,000	\$915,000	22.4%	\$1,168,823	\$1,040,094	12%	\$280,517,736	\$187,216,958	50%	8	28	-71%	515	457	13%	104%	101%	3%
Santa Cruz	99	88	13%	30	21	43%	\$859,000	\$819,000	5%	\$872,166	\$815,809	7%	\$26,165,000	\$17,132,000	53%	13	44	-70%	53	57	-7%	102%	99%	3%