



# Market Snapshot - Jan. 2025 vs. Jan. 2024

Single Family Homes Year-over-Year January-25 vs. January-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change
Monterey	391	326	20%	129	96	34%	\$939,000	\$805,000	17%	\$1,449,686	\$1,133,733	28%	\$187,009,595	\$108,838,393	72%	22	26	-15%	190	138	38%	99%	99%	0%
San Benito	85	88	-3%	29	33	-12%	\$775,000	\$760,000	2%	\$862,708	\$789,438	9%	\$25,018,559	\$26,051,486	-4%	27	54	-50%	40	43	-7%	99%	100%	-1%
San Mateo	267	293	-9%	155	142	9%	\$1,800,000	\$1,842,500	-2%	\$2,443,613	\$2,597,770	-6%	\$378,760,069	\$368,883,386	3%	14	18	-22%	312	293	6%	104%	100%	4%
Santa Clara	455	421	8%	374	360	4%	\$1,800,000	\$1,700,000	6%	\$2,230,780	\$2,049,487	9%	\$834,312,090	\$737,815,411	13%	10	11	-9%	653	553	18%	104%	103%	1%
Santa Cruz	238	180	32%	69	58	19%	\$1,199,000	\$1,160,000	3%	\$1,326,778	\$1,267,118	5%	\$91,547,735	\$73,492,900	25%	32	40	-20%	143	94	52%	99%	99%	0%

Condo/Townhouse Year-over-Year January 2025 vs. January 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change	Jan-25	Jan-24	% Change
Monterey	60	52	15%	21	19	11%	\$660,000	\$720,000	-8%	\$727,095	\$941,166	-23%	\$15,269,000	\$17,882,170	-15%	12	43	-72%	28	21	33%	99%	99%	0%
San Benito	12	13	-8%	1	0	N/A	\$499,900	\$0	N/A	\$499,900	\$0	N/A	\$499,900	\$0	N/A	47	0	N/A	1	2	-50%	100%	0%	N/A
San Mateo	178	137	30%	48	60	-20%	\$919,500	\$772,444	19%	\$1,038,458	\$921,900	13%	\$49,845,998	\$55,314,021	-10%	40	44	-9%	131	106	24%	100%	99%	1%
Santa Clara	430	265	62%	179	152	18%	\$915,000	\$922,500	-1%	\$1,043,094	\$975,660	7%	\$186,713,958	\$148,300,357	26%	28	28	0%	456	301	51%	101%	101%	0%
Santa Cruz	88	59	49%	21	19	11%	\$819,000	\$729,000	12%	\$815,809	\$797,489	2%	\$17,132,000	\$15,152,300	13%	44	31	42%	55	31	77%	99%	98%	1%

# Market Snapshot - Jan. 2025 vs. Dec. 2024



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		
	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change
	Monterey	391	369	6%	129	143	-10%	\$939,000	\$925,000	2%	\$1,449,686	\$1,456,421	0%	\$187,009,595	\$208,268,237	-10%	22	25	-12%	190	93	104%	99%	99%
San Benito	85	93	-9%	29	39	-26%	\$775,000	\$805,000	-4%	\$862,708	\$846,826	2%	\$25,018,559	\$33,026,227	-24%	27	42	-36%	40	25	60%	99%	99%	0%
San Mateo	267	169	58%	155	237	-35%	\$1,800,000	\$1,720,000	5%	\$2,443,613	\$2,224,181	10%	\$378,760,069	\$527,131,113	-28%	14	15	-7%	312	99	215%	104%	104%	0%
Santa Clara	455	312	46%	374	560	-33%	\$1,800,000	\$1,810,000	-1%	\$2,230,780	\$2,268,651	-2%	\$834,312,090	\$1,270,444,644	-34%	10	11	-9%	653	306	113%	104%	105%	-1%
Santa Cruz	238	212	12%	69	84	-18%	\$1,199,000	\$1,255,000	-4%	\$1,326,778	\$1,330,575	0%	\$91,547,735	\$111,768,336	-18%	32	26	23%	143	54	165%	99%	100%	-1%

Condo/Townhouse - Current Month vs. Prior Month - January 2025 vs. December 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change	Jan-25	Dec-24	% Change
	Monterey	60	63	-5%	21	21	0%	\$660,000	\$755,000	-13%	\$727,095	\$1,084,157	-33%	\$15,269,000	\$22,767,300	-33%	12	24	-50%	28	18	56%	99%	98%
San Benito	12	12	0%	1	3	-67%	\$499,900	\$595,000	-16%	\$499,900	\$564,666	-11%	\$499,900	\$1,694,000	-70%	47	59	-20%	1	1	0%	100%	98%	2%
San Mateo	178	120	48%	48	101	-52%	\$919,500	\$885,000	4%	\$1,038,458	\$996,958	4%	\$49,845,998	\$100,692,825	-50%	40	42	-5%	131	35	274%	100%	100%	0%
Santa Clara	430	294	46%	179	278	-36%	\$915,000	\$1,032,500	-11.4%	\$1,043,094	\$1,075,837	-3%	\$186,713,958	\$299,082,740	-38%	28	26	8%	456	119	283%	101%	101%	0%
Santa Cruz	88	60	47%	21	19	11%	\$819,000	\$700,000	17%	\$815,809	\$697,863	17%	\$17,132,000	\$13,259,400	29%	44	20	120%	55	15	267%	99%	99%	0%