

# Market Snapshot - June 2025 vs. June 2024



Single Family Homes Year-over-Year				June-25		vs.		June-24																	
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received			
	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	
Monterey	565	497	14%	152	130	17%	\$962,000	\$1,039,000	-7%	\$1,508,395	\$1,574,353	-4%	\$229,276,099	\$204,665,950	12%	21	10	110%	196	209	-6%	99%	100%	-1%	
San Benito	152	137	11%	41	31	32%	\$876,444	\$854,005	3%	\$902,996	\$888,764	2%	\$37,022,859	\$27,551,701	34%	24	22	9%	66	57	16%	100%	100%	0%	
San Mateo	595	507	17%	359	354	1%	\$2,000,000	\$1,950,000	3%	\$2,727,419	\$2,697,991	1%	\$979,143,493	\$955,088,821	3%	12	11	9%	405	396	2%	103%	107%	-4%	
Santa Clara	1192	965	24%	830	815	2%	\$2,090,000	\$1,950,000	7%	\$2,510,402	\$2,378,550	6%	\$2,083,634,434	\$1,938,518,784	7%	11	8	38%	927	993	-7%	104%	107%	-3%	
Santa Cruz	532	353	51%	130	113	15%	\$1,335,000	\$1,400,000	-5%	\$1,612,410	\$1,580,381	2%	\$209,613,420	\$178,583,144	17%	15	13	15%	209	169	24%	99%	100%	-1%	

Condo/Townhouse Year-over-Year June 2025 vs. June 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change
Monterey	88	75	17%	20	22	-9%	\$888,500	\$845,000	5%	\$998,175	\$891,067	12%	\$19,963,500	\$19,603,490	2%	48	32	50%	33	35	-6%	98%	98%	0%
San Benito	11	15	-27%	3	0	N/A	\$560,000	\$0	N/A	\$617,076	\$0	N/A	\$1,851,230	\$0	N/A	25	0	N/A	7	2	250%	99%	0%	N/A
San Mateo	343	260	32%	86	97	-11%	\$856,000	\$1,000,000	-14%	\$940,161	\$1,147,927	-18%	\$80,853,873	\$111,348,980	-27%	28	14	100%	153	141	9%	99%	101%	-2%
Santa Clara	845	588	44%	304	348	-13%	\$947,500	\$1,081,500	-12%	\$1,085,601	\$1,127,927	-4%	\$330,022,818	\$392,518,701	-16%	20	10	100%	450	451	0%	101%	104%	-3%
Santa Cruz	142	99	43%	40	26	54%	\$845,000	\$865,000	-2%	\$865,882	\$851,651	2%	\$34,635,300	\$22,142,951	56%	19	13	46%	53	52	2%	98%	100%	-2%

# Market Snapshot - June 2025 vs. May 2025



Single Family Homes - Current Month vs. Prior Month      June-25      vs.      May-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change
Monterey	565	549	3%	152	138	10%	\$962,000	\$893,500	8%	\$1,508,395	\$1,421,483	6%	\$229,276,099	\$196,164,774	17%	21	18	17%	196	219	-11%	99%	99%	0%
San Benito	152	145	5%	41	34	21%	\$876,444	\$832,000	5%	\$902,996	\$855,714	6%	\$37,022,859	\$29,094,277	27%	24	38	-37%	66	64	3%	100%	100%	0%
San Mateo	595	656	-9%	359	381	-6%	\$2,000,000	\$2,068,000	-3%	\$2,727,419	\$2,631,971	4%	\$979,143,493	\$1,002,781,021	-2%	12	11	9%	405	550	-26%	103%	105%	-2%
Santa Clara	1192	1241	-4%	830	766	8%	\$2,090,000	\$2,162,500	-3%	\$2,510,402	\$2,524,090	-1%	\$2,083,634,434	\$1,933,453,467	8%	11	10	10%	927	1181	-22%	104%	104%	0%
Santa Cruz	532	530	0%	130	125	4%	\$1,335,000	\$1,340,000	0%	\$1,612,410	\$1,504,090	7%	\$209,613,420	\$188,011,366	11%	15	13	15%	209	281	-26%	99%	100%	-1%

Condo/Townhouse - Current Month vs. Prior Month - June 2025 vs. May 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change	Jun-25	May-25	% Change
Monterey	88	91	-3%	20	14	43%	\$888,500	\$677,500	31%	\$998,175	\$779,928	28%	\$19,963,500	\$10,919,000	83%	48	24	100%	33	29	14%	98%	98%	0%
San Benito	11	8	38%	3	3	0%	\$560,000	\$629,900	-11%	\$617,076	\$613,300	1%	\$1,851,230	\$1,839,900	1%	25	13	92%	7	1	600%	99%	100%	-1%
San Mateo	343	348	-1%	86	102	-16%	\$856,000	\$912,500	-6%	\$940,161	\$1,044,500	-10%	\$80,853,873	\$106,539,011	-24%	28	24	17%	153	152	1%	99%	100%	-1%
Santa Clara	845	879	-4%	304	293	4%	\$947,500	\$978,000	-3.1%	\$1,085,601	\$1,080,392	0%	\$330,022,818	\$316,555,023	4%	20	16	25%	450	535	-16%	101%	102%	-1%
Santa Cruz	142	150	-5%	40	36	11%	\$845,000	\$813,500	4%	\$865,882	\$878,818	-1%	\$34,635,300	\$31,637,449	9%	19	29	-34%	53	56	-5%	98%	98%	0%