



Market Snapshot - Mar. 2025 vs. Mar. 2024

Single Family Homes Year-over-Year March-25 vs. March-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change
Monterey	437	391	12%	130	150	-13%	\$916,500	\$932,500	-2%	\$1,432,672	\$1,427,107	0%	\$186,247,488	\$214,066,080	-13%	18	13	38%	199	192	4%	98%	100%	-2%
San Benito	125	109	15%	35	35	0%	\$769,000	\$768,000	0%	\$858,270	\$806,173	6%	\$30,039,450	\$28,216,080	6%	29	32	-9%	64	51	25%	98%	100%	-2%
San Mateo	475	423	12%	281	272	3%	\$2,050,000	\$2,000,000	2%	\$2,675,554	\$2,463,962	9%	\$751,830,789	\$670,197,832	12%	9	9	0%	466	395	18%	108%	106%	2%
Santa Clara	986	801	23%	664	659	1%	\$2,122,500	\$1,900,000	12%	\$2,604,959	\$2,290,247	14%	\$1,729,693,188	\$1,509,273,276	15%	8	8	0%	1111	920	21%	108%	109%	-1%
Santa Cruz	367	251	46%	93	90	3%	\$1,400,000	\$1,307,500	7%	\$1,515,759	\$1,381,755	10%	\$140,965,651	\$124,358,002	13%	13	16	-19%	221	148	49%	100%	101%	-1%

Condo/Townhouse Year-over-Year March 2025 vs. March 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change	Mar-25	Mar-24	% Change
Monterey	74	77	-4%	15	15	0%	\$735,000	\$820,000	-10%	\$821,032	\$804,245	2%	\$12,315,490	\$12,063,678	2%	23	9	156%	29	38	-24%	98%	100%	-2%
San Benito	7	14	-50%	4	1	300%	\$476,750	\$514,000	-7%	\$467,125	\$514,000	-9%	\$1,868,500	\$514,000	264%	88	98	-10%	5	4	25%	98%	100%	-2%
San Mateo	298	233	28%	104	87	20%	\$984,000	\$1,050,000	-6%	\$1,080,585	\$1,105,968	-2%	\$112,380,854	\$96,219,288	17%	13	11	18%	182	148	23%	102%	102%	0%
Santa Clara	762	441	73%	329	284	16%	\$1,100,000	\$970,000	13%	\$1,134,581	\$1,071,612	6%	\$373,277,340	\$304,338,000	23%	9	8	13%	623	446	40%	103%	105%	-2%
Santa Cruz	116	70	66%	31	26	19%	\$770,000	\$720,000	7%	\$895,709	\$798,980	12%	\$27,767,000	\$20,773,500	34%	16	14	14%	58	33	76%	100%	100%	0%

Market Snapshot - Mar. 2025 vs. Feb. 2025



Single Family Homes - Current Month vs. Prior Month																										
March-25									vs. February-25																	
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25
Monterey	437	447	-2%	130	112	16%	\$916,500	\$887,500	3%	\$1,432,672	\$1,325,852	8%	\$186,247,488	\$148,495,483	25%	18	19	-5%	199	169	18%	98%	98%	0%		
San Benito	125	125	0%	35	28	25%	\$769,000	\$770,000	0%	\$858,270	\$836,385	3%	\$30,039,450	\$23,418,793	28%	29	16	81%	64	66	-3%	98%	99%	-1%		
San Mateo	475	448	6%	281	203	38%	\$2,050,000	\$2,120,000	-3%	\$2,675,554	\$2,652,674	1%	\$751,830,789	\$538,492,969	40%	9	10	-10%	466	372	25%	108%	107%	1%		
Santa Clara	986	888	11%	664	458	45%	\$2,122,500	\$1,982,500	7%	\$2,604,959	\$2,384,549	9%	\$1,729,693,188	\$1,092,123,763	58%	8	8	0%	1111	907	22%	108%	109%	-1%		
Santa Cruz	367	300	22%	93	57	63%	\$1,400,000	\$1,250,000	12%	\$1,515,759	\$1,560,248	-3%	\$140,965,651	\$88,934,149	59%	13	18	-28%	221	121	83%	100%	97%	3%		

Condo/Townhouse - Current Month vs. Prior Month - March 2025 vs. February 2025																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25	% Change	Mar-25	Feb-25
Monterey	74	70	6%	15	28	-46%	\$735,000	\$890,000	-17%	\$821,032	\$973,017	-16%	\$12,315,490	\$27,244,500	-55%	23	24	-4%	29	31	-6%	98%	98%	0%		
San Benito	7	6	17%	4	1	300%	\$476,750	\$605,000	-21%	\$467,125	\$605,000	-23%	\$1,868,500	\$605,000	209%	88	6	1367%	5	2	150%	98%	99%	-1%		
San Mateo	298	280	6%	104	63	65%	\$984,000	\$975,000	1%	\$1,080,585	\$1,039,688	4%	\$112,380,854	\$65,500,382	72%	13	12	8%	182	175	4%	102%	103%	-1%		
Santa Clara	762	651	17%	329	244	35%	\$1,100,000	\$1,109,500	-0.9%	\$1,134,581	\$1,166,753	-3%	\$373,277,340	\$284,687,741	31%	9	9	0%	623	518	20%	103%	104%	-1%		
Santa Cruz	116	107	8%	31	33	-6%	\$770,000	\$890,000	-13%	\$895,709	\$1,044,636	-14%	\$27,767,000	\$34,473,000	-19%	16	16	0%	58	53	9%	100%	108%	-7%		