

Market Snapshot - May 2025 vs. May 2024



Single Family Homes Year-over-Year				May-25		vs.		May-24																
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change
Monterey	544	447	22%	137	176	-22%	\$897,000	\$1,022,500	-12%	\$1,427,830	\$1,663,818	-14%	\$195,612,821	\$292,832,069	-33%	17	11	55%	218	226	-4%	99%	100%	-1%
San Benito	147	125	18%	30	43	-30%	\$832,000	\$739,900	12%	\$837,279	\$800,629	5%	\$25,118,383	\$34,427,057	-27%	33	14	136%	64	70	-9%	100%	101%	-1%
San Mateo	654	511	28%	379	374	1%	\$2,068,000	\$2,300,000	-10%	\$2,636,186	\$2,774,299	-5%	\$999,114,521	\$1,037,587,988	-4%	11	8	38%	546	534	2%	105%	108%	-3%
Santa Clara	1245	909	37%	764	927	-18%	\$2,162,500	\$2,065,000	5%	\$2,525,077	\$2,434,889	4%	\$1,929,159,467	\$2,257,142,950	-15%	10	8	25%	1166	1209	-4%	104%	109%	-5%
Santa Cruz	523	343	52%	124	111	12%	\$1,337,000	\$1,360,000	-2%	\$1,504,123	\$1,437,234	5%	\$186,511,366	\$159,533,006	17%	14	12	17%	279	214	30%	100%	101%	-1%

Condo/Townhouse Year-over-Year May 2025 vs. May 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change	May-25	May-24	% Change
Monterey	92	67	37%	14	31	-55%	\$677,500	\$690,000	-2%	\$779,928	\$882,001	-12%	\$10,919,000	\$27,342,050	-60%	24	14	71%	29	34	-15%	98%	99%	-1%
San Benito	7	16	-56%	3	1	200%	\$629,900	\$499,000	26%	\$613,300	\$499,000	23%	\$1,839,900	\$499,000	269%	13	176	-93%	1	10	-90%	100%	104%	-4%
San Mateo	348	244	43%	102	117	-13%	\$912,500	\$930,000	-2%	\$1,044,500	\$1,079,016	-3%	\$106,539,011	\$126,244,935	-16%	24	11	118%	152	173	-12%	100%	101%	-1%
Santa Clara	873	552	58%	291	406	-28%	\$985,000	\$1,077,500	-9%	\$1,081,629	\$1,129,972	-4%	\$314,754,118	\$458,768,724	-31%	16	9	78%	532	570	-7%	102%	105%	-3%
Santa Cruz	150	80	88%	34	38	-11%	\$781,000	\$730,000	7%	\$851,689	\$781,938	9%	\$28,957,449	\$29,713,654	-3%	32	15	113%	55	45	22%	98%	100%	-2%

Market Snapshot - May 2025 vs. Apr. 2025



Single Family Homes - Current Month vs. Prior Month May-25 vs. April-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change
Monterey	544	498	9%	137	175	-22%	\$897,000	\$905,000	-1%	\$1,427,830	\$1,565,748	-9%	\$195,612,821	\$274,005,946	-29%	17	14	21%	218	242	-10%	99%	99%	0%
San Benito	147	129	14%	30	46	-35%	\$832,000	\$742,500	12%	\$837,279	\$822,199	2%	\$25,118,383	\$37,821,184	-34%	33	22	50%	64	62	3%	100%	99%	1%
San Mateo	654	560	17%	379	375	1%	\$2,068,000	\$2,121,000	-2%	\$2,636,186	\$2,761,735	-5%	\$999,114,521	\$1,035,650,625	-4%	11	10	10%	546	525	4%	105%	107%	-2%
Santa Clara	1245	1180	6%	764	836	-9%	\$2,162,500	\$2,100,000	3%	\$2,525,077	\$2,458,956	3%	\$1,929,159,467	\$2,055,687,668	-6%	10	8	25%	1166	1216	-4%	104%	107%	-3%
Santa Cruz	523	437	20%	124	131	-5%	\$1,337,000	\$1,275,000	5%	\$1,504,123	\$1,353,105	11%	\$186,511,366	\$177,256,783	5%	14	13	8%	279	230	21%	100%	101%	-1%

Condo/Townhouse - Current Month vs. Prior Month - May 2025 vs. April 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change	May-25	Apr-25	% Change
Monterey	92	83	11%	14	25	-44%	\$677,500	\$716,000	-5%	\$779,928	\$828,202	-6%	\$10,919,000	\$20,705,057	-47%	24	28	-14%	29	35	-17%	98%	98%	0%
San Benito	7	11	-36%	3	2	50%	\$629,900	\$497,500	27%	\$613,300	\$497,500	23%	\$1,839,900	\$995,000	85%	13	16	-19%	1	6	-83%	100%	102%	-2%
San Mateo	348	338	3%	102	126	-19%	\$912,500	\$980,000	-7%	\$1,044,500	\$1,097,115	-5%	\$106,539,011	\$138,236,615	-23%	24	13	85%	152	213	-29%	100%	101%	-1%
Santa Clara	873	844	3%	291	330	-12%	\$985,000	\$1,035,000	-4.8%	\$1,081,629	\$1,119,390	-3%	\$314,754,118	\$369,398,784	-15%	16	10	60%	532	609	-13%	102%	103%	-1%
Santa Cruz	150	143	5%	34	25	36%	\$781,000	\$858,000	-9%	\$851,689	\$926,326	-8%	\$28,957,449	\$23,158,155	25%	32	9	256%	55	70	-21%	98%	100%	-2%