

Market Snapshot - Oct. 2025 vs. Oct. 2024



Single Family Homes Year-over-Year																									October-25	vs.	October-24
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received					
	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change			
Monterey	547	515	6%	181	143	27%	\$993,000	\$910,000	9%	\$1,657,540	\$1,662,551	0%	\$300,014,890	\$237,744,801	26%	32	18	78%	165	179	-8%	97%	98%	-1%			
San Benito	142	121	17%	33	38	-13%	\$774,821	\$820,000	-6%	\$817,070	\$899,341	-9%	\$26,963,318	\$34,174,985	-21%	27	30	-10%	51	48	6%	100%	99%	1%			
San Mateo	517	474	9%	412	364	13%	\$2,000,000	\$1,900,000	5%	\$2,615,370	\$2,779,948	-6%	\$1,077,532,502	\$1,011,901,417	6%	12	12	0%	420	370	14%	105%	105%	0%			
Santa Clara	888	838	6%	757	769	-2%	\$1,910,000	\$1,960,000	-3%	\$2,385,662	\$2,332,243	2%	\$1,805,946,177	\$1,793,495,338	1%	11	9	22%	712	782	-9%	104%	106%	-2%			
Santa Cruz	455	414	10%	123	135	-9%	\$1,280,821	\$1,325,000	-3%	\$1,347,611	\$1,495,175	-10%	\$165,756,188	\$201,848,679	-18%	27	19	42%	137	171	-20%	99%	99%	0%			

Condo/Townhouse Year-over-Year October 2025 vs. October 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change	Oct-25	Oct-24	% Change
Monterey	98	82	20%	26	34	-24%	\$931,500	\$617,500	51%	\$908,102	\$694,641	31%	\$23,610,675	\$23,617,804	0%	23	41	-44%	30	24	25%	98%	98%	0%
San Benito	18	16	13%	3	5	-40%	\$535,000	\$504,000	6%	\$554,333	\$535,180	4%	\$1,663,000	\$2,675,900	-38%	29	1	2800%	5	6	-17%	100%	99%	1%
San Mateo	295	270	9%	105	103	2%	\$922,000	\$877,500	5%	\$1,019,930	\$1,027,168	-1%	\$107,092,680	\$105,798,315	1%	25	22	14%	146	121	21%	99%	100%	-1%
Santa Clara	756	592	28%	294	293	0%	\$964,188	\$1,030,000	-6%	\$1,063,839	\$1,109,990	-4%	\$312,768,817	\$325,227,158	-4%	26	15	73%	378	402	-6%	100%	103%	-3%
Santa Cruz	116	103	13%	35	34	3%	\$710,000	\$859,000	-17%	\$742,287	\$803,575	-8%	\$25,980,049	\$27,321,572	-5%	25	22	14%	33	40	-18%	98%	98%	0%

Market Snapshot - Oct. 2025 vs. Sept. 2025



Single Family Homes - Current Month vs. Prior Month																								October-25			vs.			September-25														
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																						
	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change																				
Monterey	547	606	-10%	181	144	26%	\$993,000	\$945,000	5%	\$1,657,540	\$1,602,148	3%	\$300,014,890	\$230,709,351	30%	32	18	78%	165	203	-19%	97%	98%	-1%																				
San Benito	142	157	-10%	33	37	-11%	\$774,821	\$744,500	4%	\$817,070	\$825,420	-1%	\$26,963,318	\$30,540,570	-12%	27	37	-27%	51	57	-11%	100%	99%	1%																				
San Mateo	517	576	-10%	412	365	13%	\$2,000,000	\$2,000,000	0%	\$2,615,370	\$2,645,826	-1%	\$1,077,532,502	\$965,726,841	12%	12	13	-8%	420	490	-14%	105%	104%	1%																				
Santa Clara	888	1012	-12%	757	708	7%	\$1,910,000	\$1,950,000	-2%	\$2,385,662	\$2,442,028	-2%	\$1,805,946,177	\$1,728,955,971	4%	11	11	0%	712	906	-21%	104%	103%	1%																				
Santa Cruz	455	481	-5%	123	132	-7%	\$1,280,821	\$1,224,900	5%	\$1,347,611	\$1,406,440	-4%	\$165,756,188	\$185,650,178	-11%	27	29	-7%	137	172	-20%	99%	99%	0%																				

Condo/Townhouse - Current Month vs. Prior Month - October 2025 vs. September 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change	Oct-25	Sep-25	% Change
Monterey	98	112	-13%	26	24	8%	\$931,500	\$746,000	25%	\$908,102	\$1,410,668	-36%	\$23,610,675	\$33,856,055	-30%	23	34	-32%	30	42	-29%	98%	98%	0%
San Benito	18	16	13%	3	0	N/A	\$535,000	\$0	N/A	\$554,333	\$0	N/A	\$1,663,000	\$0	N/A	29	0	N/A	5	4	25%	100%	0%	N/A
San Mateo	295	316	-7%	105	99	6%	\$922,000	\$880,000	5%	\$1,019,930	\$904,589	13%	\$107,092,680	\$89,554,339	20%	25	36	-31%	146	140	4%	99%	98%	1%
Santa Clara	756	769	-2%	294	285	3%	\$964,188	\$950,000	1.5%	\$1,063,839	\$1,080,976	-2%	\$312,768,817	\$308,078,272	2%	26	26	0%	378	422	-10%	100%	101%	-1%
Santa Cruz	116	136	-15%	35	38	-8%	\$710,000	\$801,250	-11%	\$742,287	\$875,494	-15%	\$25,980,049	\$33,268,798	-22%	25	34	-26%	33	46	-28%	98%	98%	0%