

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



Single Family Homes Year-over-Year    November-25    vs.    November-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change
Monterey	516	493	5%	128	133	-4%	\$899,500	\$930,000	-3%	\$1,280,778	\$1,596,620	-20%	\$163,939,625	\$212,350,554	-23%	24	24	0%	148	157	-6%	98%	99%	-1%
San Benito	128	122	5%	28	31	-10%	\$732,500	\$815,000	-10%	\$783,607	\$847,609	-8%	\$21,941,000	\$26,275,909	-16%	36	35	3%	27	42	-36%	99%	99%	0%
San Mateo	385	346	11%	316	302	5%	\$1,922,501	\$2,027,500	-5%	\$2,826,857	\$2,561,244	10%	\$893,287,018	\$773,495,738	15%	14	12	17%	193	186	4%	105%	105%	0%
Santa Clara	652	534	22%	577	700	-18%	\$1,900,000	\$1,909,000	0%	\$2,307,557	\$2,318,372	0%	\$1,331,460,797	\$1,622,860,944	-18%	12	10	20%	361	389	-7%	104%	105%	-1%
Santa Cruz	393	346	14%	100	111	-10%	\$1,299,500	\$1,315,000	-1%	\$1,432,421	\$1,426,632	0%	\$143,242,178	\$158,356,244	-10%	40	21	90%	87	97	-10%	97%	99%	-2%

Condo/Townhouse Year-over-Year November 2025 vs. November 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change	Nov-25	Nov-24	% Change
Monterey	94	71	32%	25	24	4%	\$785,000	\$690,000	14%	\$937,564	\$919,166	2%	\$23,439,100	\$22,060,000	6%	54	41	32%	22	18	22%	96%	99%	-3%
San Benito	16	14	14%	4	0	N/A	\$538,500	\$0	N/A	\$540,000	\$0	N/A	\$2,160,000	\$0	N/A	55	0	N/A	5	0	N/A	99%	0%	N/A
San Mateo	243	215	13%	103	97	6%	\$825,000	\$888,000	-7%	\$953,577	\$1,012,225	-6%	\$98,218,505	\$98,185,839	0%	32	25	28%	59	63	-6%	99%	100%	-1%
Santa Clara	624	494	26%	223	306	-27%	\$970,000	\$1,043,200	-7%	\$1,073,673	\$1,072,042	0%	\$239,429,191	\$328,044,924	-27%	24	19	26%	223	234	-5%	101%	101%	0%
Santa Cruz	108	91	19%	26	19	37%	\$743,889	\$875,000	-15%	\$755,813	\$855,888	-12%	\$19,651,138	\$16,261,880	21%	52	10	420%	22	20	10%	99%	98%	1%

# Market Snapshot - Nov. 2025 vs. Oct. 2025



Single Family Homes - Current Month vs. Prior Month    November-25    vs.    October-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change
Monterey	516	548	-6%	128	182	-30%	\$899,500	\$999,000	-10%	\$1,280,778	\$1,654,999	-23%	\$163,939,625	\$301,209,890	-46%	24	33	-27%	148	165	-10%	98%	97%	1%
San Benito	128	142	-10%	28	35	-20%	\$732,500	\$774,821	-5%	\$783,607	\$815,380	-4%	\$21,941,000	\$28,538,318	-23%	36	29	24%	27	51	-47%	99%	100%	-1%
San Mateo	385	515	-25%	316	413	-23%	\$1,922,501	\$2,000,000	-4%	\$2,826,857	\$2,611,422	8%	\$893,287,018	\$1,078,517,502	-17%	14	12	17%	193	421	-54%	105%	105%	0%
Santa Clara	652	896	-27%	577	760	-24%	\$1,900,000	\$1,912,500	-1%	\$2,307,557	\$2,386,726	-3%	\$1,331,460,797	\$1,813,912,477	-27%	12	11	9%	361	713	-49%	104%	104%	0%
Santa Cruz	393	454	-13%	100	126	-21%	\$1,299,500	\$1,275,000	2%	\$1,432,421	\$1,337,096	7%	\$143,242,178	\$168,474,188	-15%	40	28	43%	87	137	-36%	97%	99%	-2%

Condo/Townhouse - Current Month vs. Prior Month - November 2025 vs. October 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change	Nov-25	Oct-25	% Change
Monterey	94	97	-3%	25	28	-11%	\$785,000	\$872,500	-10%	\$937,564	\$882,309	6%	\$23,439,100	\$24,704,675	-5%	54	21	157%	22	30	-27%	96%	98%	-2%
San Benito	16	18	-11%	4	3	33%	\$538,500	\$535,000	1%	\$540,000	\$554,333	-3%	\$2,160,000	\$1,663,000	30%	55	29	90%	5	5	0%	99%	100%	-1%
San Mateo	243	292	-17%	103	106	-3%	\$825,000	\$921,000	-10%	\$953,577	\$1,015,968	-6%	\$98,218,505	\$107,692,680	-9%	32	25	28%	59	147	-60%	99%	99%	0%
Santa Clara	624	756	-17%	223	295	-24%	\$970,000	\$963,386	0.7%	\$1,073,673	\$1,062,741	1%	\$239,429,191	\$313,508,817	-24%	24	26	-8%	223	377	-41%	101%	100%	1%
Santa Cruz	108	116	-7%	26	35	-26%	\$743,889	\$710,000	5%	\$755,813	\$742,287	2%	\$19,651,138	\$25,980,049	-24%	52	25	108%	22	33	-33%	99%	98%	1%