

Market Snapshot - Feb. 2026 vs. Feb. 2025



Single Family Homes Year-over-Year February-26 vs. February-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change
Monterey	481	434	11%	115	112	3%	\$880,000	\$887,500	-1%	\$1,645,778	\$1,325,852	24%	\$189,264,522	\$148,495,483	27%	30	19	58%	176	157	12%	99%	98%	1%
San Benito	112	119	-6%	28	28	0%	\$821,000	\$770,000	7%	\$860,035	\$836,385	3%	\$24,081,007	\$23,418,793	3%	29	16	81%	48	63	-24%	98%	99%	-1%
San Mateo	372	366	2%	227	204	11%	\$1,950,000	\$2,125,000	-8%	\$2,771,349	\$2,653,985	4%	\$629,096,430	\$541,412,969	16%	9	10	-10%	354	352	1%	107%	107%	0%
Santa Clara	799	719	11%	509	459	11%	\$2,000,000	\$1,985,000	1%	\$2,496,848	\$2,383,618	5%	\$1,270,895,906	\$1,094,080,763	16%	8	8	0%	869	855	2%	105%	109%	-4%
Santa Cruz	283	291	-3%	86	57	51%	\$1,275,000	\$1,250,000	2%	\$1,690,610	\$1,560,248	8%	\$145,392,500	\$88,934,149	63%	20	18	11%	117	118	-1%	99%	97%	2%

Condo/Townhouse Year-over-Year February 2026 vs. February 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change
Monterey	88	67	31%	24	28	-14%	\$640,000	\$890,000	-28%	\$825,402	\$973,017	-15%	\$19,809,650	\$27,244,500	-27%	18	24	-25%	39	28	39%	98%	98%	0%
San Benito	8	6	33%	4	1	300%	\$542,500	\$605,000	-10%	\$520,000	\$605,000	-14%	\$2,080,000	\$605,000	244%	69	6	1050%	3	2	50%	97%	99%	-2%
San Mateo	245	250	-2%	66	63	5%	\$855,000	\$975,000	-12%	\$984,551	\$1,039,688	-5%	\$64,980,388	\$65,500,382	-1%	18	12	50%	146	168	-13%	100%	103%	-3%
Santa Clara	726	574	26%	255	244	5%	\$965,000	\$1,109,500	-13%	\$1,074,794	\$1,166,650	-8%	\$274,072,539	\$284,662,741	-4%	13	9	44%	470	506	-7%	103%	104%	-1%
Santa Cruz	87	103	-16%	22	33	-33%	\$802,500	\$890,000	-10%	\$940,000	\$1,044,636	-10%	\$20,680,000	\$34,473,000	-40%	78	16	388%	34	51	-33%	98%	108%	-9%

Market Snapshot - Feb. 2026 vs. Jan. 2026



Single Family Homes - Current Month vs. Prior Month February-26 vs. January-26																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change
Monterey	481	427	13%	115	101	14%	\$880,000	\$980,000	-10%	\$1,645,778	\$1,519,379	8%	\$189,264,522	\$153,457,365	23%	30	34	-12%	176	152	16%	99%	97%	2%
San Benito	112	109	3%	28	29	-3%	\$821,000	\$823,000	0%	\$860,035	\$955,078	-10%	\$24,081,007	\$27,697,288	-13%	29	67	-57%	48	55	-13%	98%	98%	0%
San Mateo	372	315	18%	227	158	44%	\$1,950,000	\$1,950,000	0%	\$2,771,349	\$2,768,417	0%	\$629,096,430	\$437,409,976	44%	9	14	-36%	354	306	16%	107%	103%	4%
Santa Clara	799	597	34%	509	315	62%	\$2,000,000	\$1,740,000	15%	\$2,496,848	\$2,205,182	13%	\$1,270,895,906	\$694,632,637	83%	8	12	-33%	869	684	27%	105%	103%	2%
Santa Cruz	283	271	4%	86	57	51%	\$1,275,000	\$1,225,000	4%	\$1,690,610	\$1,568,095	8%	\$145,392,500	\$89,381,462	63%	20	43	-53%	117	111	5%	99%	98%	1%

Condo/Townhouse - Current Month vs. Prior Month - February 2026 vs. January 2026																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change	Feb-26	Jan-26	% Change
Monterey	88	71	24%	24	19	26%	\$640,000	\$725,000	-12%	\$825,402	\$862,752	-4%	\$19,809,650	\$16,392,300	21%	18	22	-18%	39	34	15%	98%	100%	-2%
San Benito	8	7	14%	4	5	-20%	\$542,500	\$560,000	-3%	\$520,000	\$548,200	-5%	\$2,080,000	\$2,741,000	-24%	69	33	109%	3	1	200%	97%	97%	0%
San Mateo	245	194	26%	66	56	18%	\$855,000	\$821,000	4%	\$984,551	\$974,136	1%	\$64,980,388	\$54,551,664	19%	18	56	-68%	146	124	18%	100%	99%	1%
Santa Clara	726	618	17%	255	158	61%	\$965,000	\$893,944	7.9%	\$1,074,794	\$989,978	9%	\$274,072,539	\$156,416,675	75%	13	45	-71%	470	505	-7%	103%	100%	3%
Santa Cruz	87	83	5%	22	18	22%	\$802,500	\$824,500	-3%	\$940,000	\$854,637	10%	\$20,680,000	\$15,383,475	34%	78	61	28%	34	28	21%	98%	98%	0%