

# Market Snapshot - Jan. 2026 vs. Jan. 2025



Single Family Homes Year-over-Year			January-26		vs.	January-25																			
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received			
	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	
Monterey	432	416	4%	100	130	-23%	\$972,500	\$952,000	2%	\$1,524,623	\$1,459,304	4%	\$152,462,365	\$189,709,595	-20%	36	23	57%	152	185	-18%	97%	99%	-2%	
San Benito	111	92	21%	27	29	-7%	\$859,900	\$775,000	11%	\$972,232	\$862,708	13%	\$26,250,288	\$25,018,559	5%	58	27	115%	55	39	41%	97%	99%	-2%	
San Mateo	318	285	12%	157	157	0%	\$1,927,000	\$1,795,000	7%	\$2,743,132	\$2,426,879	13%	\$430,671,851	\$381,020,069	13%	14	14	0%	305	296	3%	103%	104%	-1%	
Santa Clara	591	495	19%	312	377	-17%	\$1,745,000	\$1,800,000	-3%	\$2,207,361	\$2,234,111	-1%	\$688,696,637	\$842,260,090	-18%	12	10	20%	686	618	11%	103%	104%	-1%	
Santa Cruz	274	273	0%	57	69	-17%	\$1,225,000	\$1,199,000	2%	\$1,568,095	\$1,326,778	18%	\$89,381,462	\$91,547,735	-2%	43	32	34%	111	138	-20%	98%	99%	-1%	

Condo/Townhouse Year-over-Year January 2026 vs. January 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change
Monterey	34	63	-46%	19	22	-14%	\$725,000	\$680,000	7%	\$862,752	\$725,863	19%	\$16,392,300	\$15,969,000	3%	22	13	69%	27	27	0%	99%	99%	0%
San Benito	1	12	-92%	5	2	150%	\$560,000	\$559,950	0%	\$548,200	\$559,950	-2%	\$2,741,000	\$1,119,900	145%	33	24	38%	1	1	0%	100%	100%	N/A
San Mateo	124	183	-32%	55	49	12%	\$830,000	\$914,000	-9%	\$978,030	\$1,033,877	-5%	\$53,791,664	\$50,659,998	6%	55	40	38%	126	126	0%	100%	100%	0%
Santa Clara	503	454	11%	156	181	-14%	\$886,944	\$915,000	-3%	\$987,318	\$1,032,132	-4%	\$154,021,675	\$186,815,958	-18%	46	28	64%	449	449	0%	101%	101%	0%
Santa Cruz	28	94	-70%	17	21	-19%	\$799,000	\$819,000	-2%	\$843,145	\$815,809	3%	\$14,333,475	\$17,132,000	-16%	62	44	41%	55	55	0%	99%	99%	0%

# Market Snapshot - Jan. 2026 vs. Dec. 2025



Single Family Homes - Current Month vs. Prior Month																								January-26			vs.			December-25														
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																						
	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change																				
Monterey	432	409	6%	100	157	-36%	\$972,500	\$899,999	8%	\$1,524,623	\$1,298,445	17%	\$152,462,365	\$203,856,004	-25%	36	26	38%	152	96	58%	97%	98%	-1%																				
San Benito	111	90	23%	27	42	-36%	\$859,900	\$762,500	13%	\$972,232	\$854,480	14%	\$26,250,288	\$35,888,193	-27%	58	41	41%	55	23	139%	97%	98%	-1%																				
San Mateo	318	192	66%	157	287	-45%	\$1,927,000	\$1,875,000	3%	\$2,743,132	\$2,712,649	1%	\$430,671,851	\$778,530,483	-45%	14	16	-13%	305	109	180%	103%	104%	-1%																				
Santa Clara	591	378	56%	312	503	-38%	\$1,745,000	\$1,799,000	-3%	\$2,207,361	\$2,320,375	-5%	\$688,696,637	\$1,167,149,105	-41%	12	14	-14%	686	245	180%	103%	103%	0%																				
Santa Cruz	274	241	14%	57	106	-46%	\$1,225,000	\$1,270,000	-4%	\$1,568,095	\$1,581,912	-1%	\$89,381,462	\$167,682,700	-47%	43	39	10%	111	45	147%	98%	98%	0%																				

Condo/Townhouse - Current Month vs. Prior Month - January 2026 vs. December 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change	Jan-26	Dec-25	% Change
Monterey	34	68	-50%	19	32	-41%	\$725,000	\$544,500	33%	\$862,752	\$669,143	29%	\$16,392,300	\$21,412,598	-23%	22	29	-24%	27	34	-21%	99%	100%	-1%
San Benito	1	12	-92%	5	2	150%	\$560,000	\$383,500	46%	\$548,200	\$383,500	43%	\$2,741,000	\$767,000	257%	33	99	-67%	1	1	0%	100%	97%	3%
San Mateo	124	141	-12%	55	91	-40%	\$830,000	\$805,000	3%	\$978,030	\$958,178	2%	\$53,791,664	\$87,194,249	-38%	55	40	38%	126	124	2%	100%	99%	1%
Santa Clara	503	412	22%	156	239	-35%	\$886,944	\$915,000	-3.1%	\$987,318	\$1,020,220	-3%	\$154,021,675	\$243,832,717	-37%	46	26	77%	449	503	-11%	101%	100%	1%
Santa Cruz	28	77	-64%	17	16	6%	\$799,000	\$819,000	-2%	\$843,145	\$855,383	-1%	\$14,333,475	\$13,686,132	5%	62	24	158%	55	28	96%	99%	98%	1%