



Market Snapshot - March 2026 vs. March 2025

Single Family Homes Year-over-Year March-26 vs. March-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change
Monterey	462	436	6%	154	131	18%	\$903,480	\$923,000	-2%	\$1,609,762	\$1,427,749	13%	\$247,903,357	\$187,035,238	33%	17	18	-6%	190	192	-1%	98%	98%	0%
San Benito	128	120	7%	46	35	31%	\$775,000	\$769,000	1%	\$846,929	\$858,270	-1%	\$38,958,779	\$30,039,450	30%	16	29	-45%	71	64	11%	99%	98%	1%
San Mateo	463	450	3%	312	283	10%	\$2,177,500	\$2,050,000	6%	\$2,911,716	\$2,688,486	8%	\$908,455,554	\$760,841,789	19%	9	9	0%	476	447	6%	109%	108%	1%
Santa Clara	1046	961	9%	710	667	6%	\$2,080,188	\$2,110,000	-1%	\$2,498,718	\$2,600,511	-4%	\$1,774,089,902	\$1,734,541,188	2%	8	8	0%	1159	1081	7%	106%	108%	-2%
Santa Cruz	349	368	-5%	108	94	15%	\$1,300,000	\$1,384,500	-6%	\$1,361,016	\$1,507,879	-10%	\$146,989,766	\$141,740,651	4%	14	13	8%	188	214	-12%	100%	100%	0%

Condo/Townhouse Year-over-Year March 2026 vs. March 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change
Monterey	88	72	22%	32	15	113%	\$662,000	\$735,000	-10%	\$859,075	\$821,032	5%	\$27,490,400	\$12,315,490	123%	35	23	52%	35	29	21%	98%	98%	0%
San Benito	11	7	57%	2	4	-50%	\$545,000	\$476,750	14%	\$545,000	\$467,125	17%	\$1,090,000	\$1,868,500	-42%	158	88	80%	5	5	0%	99%	98%	1%
San Mateo	268	297	-10%	89	102	-13%	\$946,000	\$1,002,500	-6%	\$1,118,228	\$1,091,675	2%	\$99,522,342	\$111,350,854	-11%	12	12	0%	172	178	-3%	102%	102%	0%
Santa Clara	865	746	16%	321	331	-3%	\$995,000	\$1,100,000	-10%	\$1,094,535	\$1,135,744	-4%	\$351,345,934	\$375,931,340	-7%	14	9	56%	607	614	-1%	102%	103%	-1%
Santa Cruz	114	115	-1%	18	31	-42%	\$924,500	\$770,000	20%	\$980,388	\$895,709	9%	\$17,647,000	\$27,767,000	-36%	31	16	94%	61	56	9%	99%	100%	-1%

Market Snapshot - March 2026 vs. Feb. 2026



Single Family Homes - Current Month vs. Prior Month																												
March-26									vs.															February-26				
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received						
	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change				
Monterey	462	477	-3%	154	115	34%	\$903,480	\$880,000	3%	\$1,609,762	\$1,645,778	-2%	\$247,903,357	\$189,264,522	31%	17	30	-43%	190	176	8%	98%	99%	-1%				
San Benito	128	114	12%	46	28	64%	\$775,000	\$821,000	-6%	\$846,929	\$860,035	-2%	\$38,958,779	\$24,081,007	62%	16	29	-45%	71	48	48%	99%	98%	1%				
San Mateo	463	375	23%	312	228	37%	\$2,177,500	\$1,940,000	12%	\$2,911,716	\$2,764,786	5%	\$908,455,554	\$630,371,430	44%	9	9	0%	476	354	34%	109%	107%	2%				
Santa Clara	1046	809	29%	710	511	39%	\$2,080,188	\$2,000,000	4%	\$2,498,718	\$2,493,925	0%	\$1,774,089,902	\$1,274,395,906	39%	8	8	0%	1159	869	33%	106%	105%	1%				
Santa Cruz	349	285	22%	108	86	26%	\$1,300,000	\$1,275,000	2%	\$1,361,016	\$1,690,610	-19%	\$146,989,766	\$145,392,500	1%	14	20	-30%	188	117	61%	100%	99%	1%				

Condo/Townhouse - Current Month vs. Prior Month - March 2026 vs. February 2026																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change	Mar-26	Feb-26	% Change
Monterey	88	86	2%	32	24	33%	\$662,000	\$640,000	3%	\$859,075	\$825,402	4%	\$27,490,400	\$19,809,650	39%	35	18	94%	35	39	-10%	98%	98%	0%
San Benito	11	8	38%	2	4	-50%	\$545,000	\$542,500	0%	\$545,000	\$520,000	5%	\$1,090,000	\$2,080,000	-48%	158	69	129%	5	3	67%	99%	97%	2%
San Mateo	268	243	10%	89	66	35%	\$946,000	\$855,000	11%	\$1,118,228	\$984,551	14%	\$99,522,342	\$64,980,388	53%	12	18	-33%	172	146	18%	102%	100%	2%
Santa Clara	865	728	19%	321	255	26%	\$995,000	\$965,000	3.1%	\$1,094,535	\$1,074,794	2%	\$351,345,934	\$274,072,539	28%	14	13	8%	607	470	29%	102%	103%	-1%
Santa Cruz	114	87	31%	18	22	-18%	\$924,500	\$809,500	14%	\$980,388	\$940,636	4%	\$17,647,000	\$20,694,000	-15%	31	78	-60%	61	34	79%	99%	98%	1%