

Market Snapshot - April 2026 vs. April 2025



Single Family Homes Year-over-Year April-26 vs. April-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change
Monterey	542	497	9%	159	175	-9%	\$979,000	\$905,000	8%	\$1,604,636	\$1,565,748	2%	\$255,137,225	\$274,005,946	-7%	13	14	-7%	268	232	16%	99%	99%	0%
San Benito	140	128	9%	39	46	-15%	\$765,000	\$742,500	3%	\$833,664	\$822,199	1%	\$32,512,932	\$37,821,184	-14%	11	22	-50%	63	60	5%	100%	99%	1%
San Mateo	494	557	-11%	416	376	11%	\$2,167,500	\$2,122,250	2%	\$2,914,748	\$2,766,118	5%	\$1,212,535,349	\$1,040,060,625	17%	10	10	0%	470	499	-6%	107%	107%	0%
Santa Clara	1251	1178	6%	835	836	0%	\$2,100,000	\$2,100,000	0%	\$2,555,780	\$2,458,765	4%	\$2,134,076,769	\$2,055,527,668	4%	9	8	13%	1206	1176	3%	105%	107%	-2%
Santa Cruz	407	436	-7%	105	131	-20%	\$1,335,000	\$1,275,000	5%	\$1,589,248	\$1,353,105	17%	\$166,871,043	\$177,256,783	-6%	13	13	0%	202	219	-8%	101%	101%	0%

Condo/Townhouse Year-over-Year April 2026 vs. April 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change
Monterey	97	82	18%	25	25	0%	\$740,000	\$716,000	3%	\$793,808	\$828,202	-4%	\$19,845,203	\$20,705,057	-4%	12	28	-57%	34	32	6%	99%	98%	1%
San Benito	12	12	0%	3	2	50%	\$540,000	\$497,500	9%	\$496,666	\$497,500	0%	\$1,490,000	\$995,000	50%	11	16	-31%	5	6	-17%	99%	102%	-3%
San Mateo	290	335	-13%	123	126	-2%	\$945,000	\$1,005,000	-6%	\$1,080,373	\$1,122,115	-4%	\$132,885,933	\$141,386,615	-6%	18	13	38%	172	200	-14%	101%	101%	0%
Santa Clara	964	846	14%	319	330	-3%	\$1,100,000	\$1,035,000	6%	\$1,125,172	\$1,119,390	1%	\$358,930,017	\$369,398,784	-3%	16	10	60%	601	596	1%	102%	103%	-1%
Santa Cruz	130	141	-8%	37	25	48%	\$798,000	\$858,000	-7%	\$845,391	\$926,326	-9%	\$31,279,500	\$23,158,155	35%	25	9	178%	53	66	-20%	99%	100%	-1%

Market Snapshot - April 2026 vs. March 2026



Single Family Homes - Current Month vs. Prior Month																																	
April-26									vs.																March-26								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received											
	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change									
Monterey	542	467	16%	159	156	2%	\$979,000	\$903,480	8%	\$1,604,636	\$1,625,899	-1%	\$255,137,225	\$253,640,357	1%	13	17	-24%	268	190	41%	99%	99%	0%									
San Benito	140	130	8%	39	46	-15%	\$765,000	\$775,000	-1%	\$833,664	\$846,929	-2%	\$32,512,932	\$38,958,779	-17%	11	16	-31%	63	71	-11%	100%	99%	1%									
San Mateo	494	464	6%	416	313	33%	\$2,167,500	\$2,175,000	0%	\$2,914,748	\$2,905,479	0%	\$1,212,535,349	\$909,415,054	33%	10	9	11%	470	477	-1%	107%	109%	-2%									
Santa Clara	1251	1047	19%	835	714	17%	\$2,100,000	\$2,067,500	2%	\$2,555,780	\$2,493,177	3%	\$2,134,076,769	\$1,780,128,802	20%	9	8	13%	1206	1158	4%	105%	106%	-1%									
Santa Cruz	407	348	17%	105	108	-3%	\$1,335,000	\$1,300,000	3%	\$1,589,248	\$1,361,016	17%	\$166,871,043	\$146,989,766	14%	13	14	-7%	202	188	7%	101%	100%	1%									

Condo/Townhouse - Current Month vs. Prior Month - April 2026 vs. March 2026																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change	Apr-26	Mar-26	% Change
Monterey	97	88	10%	25	32	-22%	\$740,000	\$662,000	12%	\$793,808	\$859,075	-8%	\$19,845,203	\$27,490,400	-28%	12	35	-66%	34	35	-3%	99%	98%	1%
San Benito	12	12	0%	3	2	50%	\$540,000	\$545,000	-1%	\$496,666	\$545,000	-9%	\$1,490,000	\$1,090,000	37%	11	158	-93%	5	5	0%	99%	99%	0%
San Mateo	290	271	7%	123	90	37%	\$945,000	\$947,000	0%	\$1,080,373	\$1,122,692	-4%	\$132,885,933	\$101,042,342	32%	18	12	50%	172	173	-1%	101%	102%	-1%
Santa Clara	964	862	12%	319	324	-2%	\$1,100,000	\$991,250	11.0%	\$1,125,172	\$1,092,566	3%	\$358,930,017	\$353,991,424	1%	16	14	14%	601	607	-1%	102%	102%	0%
Santa Cruz	130	113	15%	37	19	95%	\$798,000	\$950,000	-16%	\$845,391	\$1,002,473	-16%	\$31,279,500	\$19,047,000	64%	25	23	9%	53	61	-13%	99%	99%	0%