

Market Snapshot - August 2026 vs. August 2025



Single Family Homes Year-over-Year																									August-26			vs.			August-25														
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																							
	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change																					
Monterey	594	586	1%	167	151	11%	\$940,000	\$1,075,000	-13%	\$1,258,756	\$1,658,343	-24%	\$210,212,397	\$250,409,861	-16%	27	18	50%	204	193	6%	98%	97%	1%																					
San Benito	146	151	-3%	40	42	-5%	\$842,450	\$742,500	13%	\$883,219	\$789,303	12%	\$35,328,774	\$33,150,764	7%	38	43	-12%	62	46	35%	99%	98%	1%																					
San Mateo	424	487	-13%	321	312	3%	\$2,075,000	\$1,900,000	9%	\$3,063,543	\$2,381,658	29%	\$983,397,427	\$743,077,507	32%	12	14	-14%	358	352	2%	107%	103%	4%																					
Santa Clara	1104	929	19%	624	725	-14%	\$1,850,000	\$1,882,000	-2%	\$2,318,417	\$2,282,520	2%	\$1,446,692,514	\$1,654,827,709	-13%	12	14	-14%	872	728	20%	103%	102%	1%																					
Santa Cruz	462	504	-8%	111	127	-13%	\$1,350,000	\$1,394,000	-3%	\$1,422,503	\$1,545,031	-8%	\$157,897,921	\$196,219,053	-20%	14	31	-55%	169	143	18%	100%	98%	2%																					

Condo/Townhouse Year-over-Year August 2026 vs. August 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change
Monterey	93	100	-7%	24	24	0%	\$730,000	\$742,500	-2%	\$844,666	\$905,091	-7%	\$20,272,000	\$21,722,200	-7%	39	44	-11%	22	34	-35%	98%	99%	-1%
San Benito	9	14	-36%	3	1	200%	\$550,000	\$699,900	-21%	\$526,333	\$699,900	-25%	\$1,579,000	\$699,900	126%	116	13	792%	1	3	-67%	100%	100%	0%
San Mateo	247	292	-15%	102	100	2%	\$907,944	\$902,500	1%	\$1,042,775	\$1,019,554	2%	\$106,363,052	\$101,955,406	4%	33	33	0%	117	119	-2%	99%	98%	1%
Santa Clara	894	748	20%	275	276	0%	\$850,000	\$935,000	-9%	\$966,507	\$1,046,866	-8%	\$265,789,541	\$288,935,122	-8%	26	26	0%	419	365	15%	100%	100%	0%
Santa Cruz	126	147	-14%	25	34	-26%	\$803,000	\$809,000	-1%	\$892,360	\$829,009	8%	\$22,309,000	\$28,186,330	-21%	34	15	127%	38	42	-10%	99%	99%	0%

Market Snapshot - August 2026 vs. July 2026



Single Family Homes - Current Month vs. Prior Month																									August-26			vs.			July-26														
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																							
	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change																					
Monterey	594	590	1%	167	167	0%	\$940,000	\$955,000	-2%	\$1,258,756	\$1,695,671	-26%	\$210,212,397	\$283,177,185	-26%	27	19	42%	204	199	3%	98%	99%	-1%																					
San Benito	146	141	4%	40	48	-17%	\$842,450	\$797,000	6%	\$883,219	\$899,032	-2%	\$35,328,774	\$43,153,575	-18%	38	20	90%	62	60	3%	99%	99%	0%																					
San Mateo	424	420	1%	321	367	-13%	\$2,075,000	\$2,125,000	-2%	\$3,063,543	\$3,045,496	1%	\$983,397,427	\$1,117,697,307	-12%	12	13	-8%	358	343	4%	107%	106%	1%																					
Santa Clara	1104	1098	1%	624	717	-13%	\$1,850,000	\$1,900,000	-3%	\$2,318,417	\$2,420,328	-4%	\$1,446,692,514	\$1,735,375,306	-17%	12	14	-14%	872	835	4%	103%	102%	1%																					
Santa Cruz	462	444	4%	111	139	-20%	\$1,350,000	\$1,375,000	-2%	\$1,422,503	\$1,608,392	-12%	\$157,897,921	\$223,566,609	-29%	14	21	-33%	169	185	-9%	100%	99%	1%																					

Condo/Townhouse - Current Month vs. Prior Month - August 2026 vs. July 2026																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change	Aug-26	Jul-26	% Change
Monterey	93	101	-8%	24	24	0%	\$730,000	\$710,000	3%	\$844,666	\$912,710	-7%	\$20,272,000	\$21,905,055	-7%	39	47	-17%	22	35	-37%	98%	97%	1%
San Benito	9	11	-18%	3	3	0%	\$550,000	\$465,000	18%	\$526,333	\$523,666	1%	\$1,579,000	\$1,571,000	1%	116	20	480%	1	3	-67%	100%	100%	0%
San Mateo	247	271	-9%	102	108	-6%	\$907,944	\$954,000	-5%	\$1,042,775	\$959,692	9%	\$106,363,052	\$103,646,826	3%	33	40	-18%	117	128	-9%	99%	101%	-2%
Santa Clara	894	939	-5%	275	292	-6%	\$850,000	\$909,444	-6.5%	\$966,507	\$1,004,862	-4%	\$265,789,541	\$293,419,986	-9%	26	29	-10%	419	452	-7%	100%	101%	-1%
Santa Cruz	126	125	1%	25	35	-29%	\$803,000	\$680,000	18%	\$892,360	\$679,349	31%	\$22,309,000	\$23,777,249	-6%	34	30	13%	38	50	-24%	99%	99%	0%