

Market Snapshot - July 2026 vs. July 2025



Single Family Homes Year-over-Year																										July-26	vs.	July-25
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received						
	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change				
Monterey	588	574	2%	166	150	11%	\$947,500	\$1,019,500	-7%	\$1,699,952	\$1,453,496	17%	\$282,192,185	\$218,024,448	29%	19	23	-17%	200	219	-9%	99%	98%	1%				
San Benito	146	154	-5%	45	35	29%	\$799,000	\$799,900	0%	\$906,985	\$864,939	5%	\$40,814,346	\$30,272,894	35%	20	19	5%	60	53	13%	99%	98%	1%				
San Mateo	411	556	-26%	366	362	1%	\$2,123,000	\$1,920,000	11%	\$3,048,107	\$2,511,488	21%	\$1,115,607,307	\$909,158,750	23%	13	14	-7%	342	366	-7%	106%	102%	4%				
Santa Clara	1091	1121	-3%	711	729	-2%	\$1,900,000	\$1,880,000	1%	\$2,419,585	\$2,276,558	6%	\$1,720,325,306	\$1,659,611,407	4%	14	13	8%	835	817	2%	102%	103%	-1%				
Santa Cruz	444	550	-19%	137	144	-5%	\$1,375,000	\$1,395,500	-1%	\$1,614,520	\$1,505,811	7%	\$221,189,309	\$216,836,919	2%	21	17	24%	185	213	-13%	99%	99%	0%				

Condo/Townhouse Year-over-Year July 2026 vs. July 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change	Jul-26	Jul-25	% Change
Monterey	101	93	9%	24	19	26%	\$710,000	\$775,000	-8%	\$912,710	\$943,838	-3%	\$21,905,055	\$17,932,926	22%	47	71	-34%	34	32	6%	97%	97%	0%
San Benito	11	13	-15%	3	1	200%	\$465,000	\$569,800	-18%	\$523,666	\$569,800	-8%	\$1,571,000	\$569,800	176%	20	5	300%	3	6	-50%	100%	100%	0%
San Mateo	273	332	-18%	107	92	16%	\$958,000	\$998,000	-4%	\$963,521	\$1,084,201	-11%	\$103,096,826	\$99,746,500	3%	39	25	56%	129	129	0%	101%	100%	1%
Santa Clara	931	818	14%	288	283	2%	\$904,500	\$1,020,000	-11%	\$1,000,534	\$1,072,627	-7%	\$288,153,986	\$303,553,647	-5%	29	22	32%	452	430	5%	101%	101%	0%
Santa Cruz	125	151	-17%	35	27	30%	\$680,000	\$810,000	-16%	\$679,349	\$792,925	-14%	\$23,777,249	\$21,408,999	11%	30	24	25%	50	53	-6%	99%	98%	1%

Market Snapshot - July 2026 vs. June 2026



Single Family Homes - Current Month vs. Prior Month																								July-26	vs.	June-26
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change		
Monterey	588	575	2%	166	157	6%	\$947,500	\$982,000	-4%	\$1,699,952	\$2,001,033	-15%	\$282,192,185	\$314,162,236	-10%	19	15	27%	200	228	-12%	99%	99%	0%		
San Benito	146	145	1%	45	48	-6%	\$799,000	\$820,000	-3%	\$906,985	\$934,293	-3%	\$40,814,346	\$44,846,108	-9%	20	23	-13%	60	58	3%	99%	99%	0%		
San Mateo	411	449	-8%	366	439	-17%	\$2,123,000	\$2,150,000	-1%	\$3,048,107	\$2,821,370	8%	\$1,115,607,307	\$1,238,581,601	-10%	13	12	8%	342	382	-10%	106%	107%	-1%		
Santa Clara	1091	1093	0%	711	830	-14%	\$1,900,000	\$1,920,000	-1%	\$2,419,585	\$2,476,203	-2%	\$1,720,325,306	\$2,055,248,967	-16%	14	11	27%	835	799	5%	102%	103%	-1%		
Santa Cruz	444	441	1%	137	156	-12%	\$1,375,000	\$1,350,000	2%	\$1,614,520	\$1,525,996	6%	\$221,189,309	\$238,055,494	-7%	21	16	31%	185	170	9%	99%	101%	-2%		

Condo/Townhouse - Current Month vs. Prior Month - July 2026 vs. June 2026																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change	Jul-26	Jun-26	% Change
Monterey	101	103	-2%	24	26	-8%	\$710,000	\$675,000	5%	\$912,710	\$951,211	-4%	\$21,905,055	\$24,731,500	-11%	47	17	176%	34	25	36%	97%	99%	-2%
San Benito	11	12	-8%	3	1	200%	\$465,000	\$681,500	-32%	\$523,666	\$681,500	-23%	\$1,571,000	\$681,500	131%	20	12	67%	3	1	200%	100%	101%	-1%
San Mateo	273	278	-2%	107	103	4%	\$958,000	\$875,000	9%	\$963,521	\$1,004,146	-4%	\$103,096,826	\$103,427,102	0%	39	22	77%	129	122	6%	101%	100%	1%
Santa Clara	931	968	-4%	288	299	-4%	\$904,500	\$920,000	-1.7%	\$1,000,534	\$1,030,434	-3%	\$288,153,986	\$308,099,784	-6%	29	26	12%	452	444	2%	101%	100%	1%
Santa Cruz	125	121	3%	35	55	-36%	\$680,000	\$815,000	-17%	\$679,349	\$822,635	-17%	\$23,777,249	\$45,244,970	-47%	30	22	36%	50	42	19%	99%	98%	1%