

Market Snapshot - June 2026 vs. June 2025



Single Family Homes Year-over-Year																									June-26			vs.			June-25		
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received											
	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change									
Monterey	572	561	2%	155	155	0%	\$960,000	\$947,500	1%	\$1,890,111	\$1,583,552	19%	\$292,967,236	\$245,450,713	19%	15	21	-29%	228	187	22%	99%	98%	1%									
San Benito	147	151	-3%	45	41	10%	\$820,000	\$876,444	-6%	\$941,291	\$902,996	4%	\$42,358,136	\$37,022,859	14%	20	24	-17%	58	66	-12%	99%	100%	-1%									
San Mateo	454	604	-25%	434	361	20%	\$2,150,000	\$2,000,000	8%	\$2,814,692	\$2,717,336	4%	\$1,221,576,601	\$980,958,493	25%	12	12	0%	382	389	-2%	107%	103%	4%									
Santa Clara	1089	1203	-9%	821	837	-2%	\$1,910,000	\$2,100,000	-9%	\$2,468,831	\$2,509,736	-2%	\$2,026,910,967	\$2,100,649,434	-4%	11	11	0%	799	894	-11%	103%	104%	-1%									
Santa Cruz	442	536	-18%	155	132	17%	\$1,350,000	\$1,335,000	1%	\$1,531,454	\$1,607,980	-5%	\$237,375,494	\$212,253,420	12%	16	15	7%	170	200	-15%	101%	100%	1%									

Condo/Townhouse Year-over-Year June 2026 vs. June 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change
Monterey	104	89	17%	26	20	30%	\$675,000	\$888,500	-24%	\$951,211	\$998,175	-5%	\$24,731,500	\$19,963,500	24%	17	48	-65%	25	33	-24%	99%	98%	1%
San Benito	12	11	9%	1	3	-67%	\$681,500	\$560,000	22%	\$681,500	\$617,076	10%	\$681,500	\$1,851,230	-63%	12	25	-52%	1	7	-86%	101%	99%	2%
San Mateo	278	343	-19%	102	87	17%	\$875,000	\$850,000	3%	\$1,000,510	\$935,331	7%	\$102,052,102	\$81,373,873	25%	22	28	-21%	122	148	-18%	100%	99%	1%
Santa Clara	972	843	15%	294	306	-4%	\$910,000	\$940,000	-3%	\$1,025,911	\$1,083,081	-5%	\$301,618,084	\$331,422,818	-9%	26	20	30%	444	441	1%	100%	101%	-1%
Santa Cruz	121	142	-15%	54	40	35%	\$807,500	\$845,000	-4%	\$820,092	\$865,882	-5%	\$44,284,970	\$34,635,300	28%	22	19	16%	42	49	-14%	98%	98%	0%

Market Snapshot - June 2026 vs. May 2026



Single Family Homes - Current Month vs. Prior Month																								June-26			vs.			May-26											
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																			
	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change																	
Monterey	572	546	5%	155	198	-22%	\$960,000	\$942,000	2%	\$1,890,111	\$1,387,054	36%	\$292,967,236	\$274,636,837	7%	15	14	7%	228	211	8%	99%	99%	0%																	
San Benito	147	154	-5%	45	42	7%	\$820,000	\$772,500	6%	\$941,291	\$908,385	4%	\$42,358,136	\$38,152,176	11%	20	18	11%	58	68	-15%	99%	100%	-1%																	
San Mateo	454	511	-11%	434	376	15%	\$2,150,000	\$2,210,000	-3%	\$2,814,692	\$3,022,917	-7%	\$1,221,576,601	\$1,136,617,128	7%	12	11	9%	382	468	-18%	107%	107%	0%																	
Santa Clara	1089	1271	-14%	821	829	-1%	\$1,910,000	\$2,050,000	-7%	\$2,468,831	\$2,583,270	-4%	\$2,026,910,967	\$2,141,531,309	-5%	11	11	0%	799	1038	-23%	103%	104%	-1%																	
Santa Cruz	442	454	-3%	155	134	16%	\$1,350,000	\$1,245,000	8%	\$1,531,454	\$1,394,211	10%	\$237,375,494	\$186,824,347	27%	16	14	14%	170	196	-13%	101%	100%	1%																	

Condo/Townhouse - Current Month vs. Prior Month - June 2026 vs. May 2026																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change	Jun-26	May-26	% Change
Monterey	104	106	-2%	26	22	18%	\$675,000	\$642,500	5%	\$951,211	\$855,121	11%	\$24,731,500	\$18,812,666	31%	17	17	0%	25	32	-22%	99%	99%	0%
San Benito	12	19	-37%	1	2	-50%	\$681,500	\$510,000	34%	\$681,500	\$510,000	34%	\$681,500	\$1,020,000	-33%	12	51	-76%	1	9	-89%	101%	101%	0%
San Mateo	278	295	-6%	102	106	-4%	\$875,000	\$1,127,000	-22%	\$1,000,510	\$1,207,008	-17%	\$102,052,102	\$127,942,952	-20%	22	17	29%	122	149	-18%	100%	101%	-1%
Santa Clara	972	1003	-3%	294	337	-13%	\$910,000	\$960,000	-5.2%	\$1,025,911	\$1,040,532	-1%	\$301,618,084	\$350,659,604	-14%	26	19	37%	444	500	-11%	100%	101%	-1%
Santa Cruz	121	134	-10%	54	28	93%	\$807,500	\$855,000	-6%	\$820,092	\$853,464	-4%	\$44,284,970	\$23,897,000	85%	22	23	-4%	42	49	-14%	98%	99%	-1%