



# Market Snapshot - May 2026 vs. May 2025

Single Family Homes Year-over-Year May-26 vs. May-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change
Monterey	553	540	2%	196	138	42%	\$957,500	\$893,500	7%	\$1,395,366	\$1,421,483	-2%	\$273,491,837	\$196,164,774	39%	14	18	-22%	210	213	-1%	99%	99%	0%
San Benito	159	144	10%	41	34	21%	\$775,000	\$832,000	-7%	\$912,370	\$855,714	7%	\$37,407,176	\$29,094,277	29%	17	38	-55%	68	64	6%	100%	100%	0%
San Mateo	513	656	-22%	375	381	-2%	\$2,200,000	\$2,068,000	6%	\$3,010,907	\$2,631,971	14%	\$1,129,090,128	\$1,002,781,021	13%	11	11	0%	467	527	-11%	107%	105%	2%
Santa Clara	1275	1251	2%	823	768	7%	\$2,050,000	\$2,166,125	-5%	\$2,585,767	\$2,525,844	2%	\$2,128,086,309	\$1,939,848,467	10%	11	10	10%	1038	1142	-9%	104%	104%	0%
Santa Cruz	450	528	-15%	133	125	6%	\$1,250,000	\$1,340,000	-7%	\$1,400,709	\$1,504,490	-7%	\$186,294,347	\$188,061,366	-1%	14	13	8%	197	273	-28%	100%	100%	0%

Condo/Townhouse Year-over-Year May 2026 vs. May 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change
Monterey	105	92	14%	22	14	57%	\$642,500	\$677,500	-5%	\$855,121	\$779,928	10%	\$18,812,666	\$10,919,000	72%	17	24	-29%	32	28	14%	99%	98%	1%
San Benito	20	8	150%	2	3	-33%	\$510,000	\$629,900	-19%	\$510,000	\$613,300	-17%	\$1,020,000	\$1,839,900	-45%	51	13	292%	9	1	800%	101%	100%	1%
San Mateo	292	348	-16%	105	102	3%	\$1,130,000	\$912,500	24%	\$1,209,437	\$1,044,500	16%	\$126,990,952	\$106,539,011	19%	17	24	-29%	149	152	-2%	101%	100%	1%
Santa Clara	996	874	14%	336	294	14%	\$959,000	\$981,500	-2%	\$1,039,165	\$1,082,449	-4%	\$349,159,459	\$318,240,023	10%	20	16	25%	500	523	-4%	101%	102%	-1%
Santa Cruz	132	147	-10%	28	35	-20%	\$855,000	\$830,000	3%	\$853,464	\$896,784	-5%	\$23,897,000	\$31,387,449	-24%	23	28	-18%	49	55	-11%	99%	98%	1%

# Market Snapshot - May 2026 vs. April 2026



Single Family Homes - Current Month vs. Prior Month																										
May-26									vs.									April-26								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26
Monterey	553	547	1%	196	161	22%	\$957,500	\$980,000	-2%	\$1,395,366	\$1,607,652	-13%	\$273,491,837	\$258,832,051	6%	14	13	8%	210	268	-22%	99%	99%	0%		
San Benito	159	138	15%	41	41	0%	\$775,000	\$765,000	1%	\$912,370	\$828,647	10%	\$37,407,176	\$33,974,550	10%	17	12	42%	68	63	8%	100%	100%	0%		
San Mateo	513	498	3%	375	419	-11%	\$2,200,000	\$2,170,000	1%	\$3,010,907	\$2,915,466	3%	\$1,129,090,128	\$1,221,580,349	-8%	11	10	10%	467	468	0%	107%	107%	0%		
Santa Clara	1275	1254	2%	823	839	-2%	\$2,050,000	\$2,100,000	-2%	\$2,585,767	\$2,552,658	1%	\$2,128,086,309	\$2,141,680,769	-1%	11	9	22%	1038	1205	-14%	104%	105%	-1%		
Santa Cruz	450	409	10%	133	106	25%	\$1,250,000	\$1,342,500	-7%	\$1,400,709	\$1,587,462	-12%	\$186,294,347	\$168,271,043	11%	14	13	8%	197	201	-2%	100%	101%	-1%		

Condo/Townhouse - Current Month vs. Prior Month - May 2026 vs. April 2026																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26	% Change	May-26	Apr-26
Monterey	105	97	8%	22	25	-12%	\$642,500	\$740,000	-13%	\$855,121	\$793,808	8%	\$18,812,666	\$19,845,203	-5%	17	12	42%	32	34	-6%	99%	99%	0%		
San Benito	20	14	43%	2	3	-33%	\$510,000	\$540,000	-6%	\$510,000	\$496,666	3%	\$1,020,000	\$1,490,000	-32%	51	11	364%	9	5	80%	101%	99%	2%		
San Mateo	292	289	1%	105	124	-15%	\$1,130,000	\$942,000	20%	\$1,209,437	\$1,075,531	12%	\$126,990,952	\$133,365,933	-5%	17	19	-11%	149	173	-14%	101%	101%	0%		
Santa Clara	996	957	4%	336	321	5%	\$959,000	\$1,100,000	-12.8%	\$1,039,165	\$1,124,953	-8%	\$349,159,459	\$361,110,017	-3%	20	16	25%	500	601	-17%	101%	102%	-1%		
Santa Cruz	132	130	2%	28	38	-26%	\$855,000	\$807,750	6%	\$853,464	\$854,723	0%	\$23,897,000	\$32,479,500	-26%	23	24	-4%	49	53	-8%	99%	99%	0%		