Market Snapshot – October 2026 vs. October 2025



Single Family Homes Year-over-Year October-26 vs. October-25

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change
Monterey	555	551	1%	167	184	-9%	$989,000	$1,015,000	-3%	$1,508,911	$1,656,646	-9%	$251,988,140	$304,822,890	-17%	18	32	-44%	184	166	11%	99%	97%	2%
San Benito	156	142	10%	29	35	-17%	$743,000	$774,821	-4%	$815,683	$815,380	0%	$23,654,807	$28,538,318	-17%	22	29	-24%	47	52	-10%	100%	100%	0%
San Mateo	503	517	-3%	343	414	-17%	$2,200,000	$2,000,000	10%	$2,810,227	$2,618,768	7%	$963,907,928	$1,084,170,149	-11%	11	12	-8%	411	420	-2%	108%	105%	3%
Santa Clara	1220	888	37%	671	760	-12%	$2,008,800	$1,912,500	5%	$2,576,176	$2,386,726	8%	$1,728,614,405	$1,813,912,477	-5%	11	11	0%	803	711	13%	104%	104%	0%
Santa Cruz	440	448	-2%	131	126	4%	$1,275,000	$1,275,000	0%	$1,466,063	$1,337,096	10%	$192,054,286	$168,474,188	14%	24	28	-14%	132	135	-2%	99%	99%	0%

Condo/Townhouse Year-over-Year October-26 vs. October-25

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change
Monterey	86	97	-11%	27	28	-4%	$670,000	$872,500	-23%	$887,825	$882,309	1%	$23,971,300	$24,704,675	-3%	34	21	62%	26	30	-13%	99%	98%	1%
San Benito	8	16	-50%	3	3	0%	$532,750	$535,000	0%	$524,916	$554,333	-5%	$1,574,750	$1,663,000	-5%	15	29	-48%	2	5	-60%	99%	100%	-1%
San Mateo	268	293	-9%	95	106	-10%	$886,000	$921,000	-4%	$1,034,853	$1,015,968	2%	$98,311,079	$107,692,680	-9%	21	25	-16%	116	147	-21%	101%	99%	2%
Santa Clara	856	754	14%	282	297	-5%	$900,000	$964,990	-7%	$1,032,239	$1,064,056	-3%	$291,091,604	$316,024,817	-8%	25	26	-4%	367	378	-3%	100%	100%	0%
Santa Cruz	115	115	0%	33	35	-6%	$762,000	$710,000	7%	$830,357	$742,287	12%	$27,401,800	$25,980,049	5%	29	25	16%	40	33	21%	98%	98%	0%

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Market Snapshot – October 2026 vs. September 2026



Single Family Homes - Current Month vs. Prior Month October-26 vs. September-26

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change
Monterey	555	572	-3%	167	176	-5%	$989,000	$907,500	9%	$1,508,911	$1,438,227	5%	$251,988,140	$253,128,070	0%	18	26	-31%	184	189	-3%	99%	99%	0%
San Benito	156	145	8%	29	35	-17%	$743,000	$780,000	-5%	$815,683	$817,581	0%	$23,654,807	$28,615,359	-17%	22	37	-41%	47	52	-10%	100%	99%	1%
San Mateo	503	476	6%	343	324	6%	$2,200,000	$2,172,500	1%	$2,810,227	$2,815,079	0%	$963,907,928	$912,085,660	6%	11	11	0%	411	421	-2%	108%	106%	2%
Santa Clara	1220	1221	0%	671	732	-8%	$2,008,800	$1,877,500	7%	$2,576,176	$2,429,664	6%	$1,728,614,405	$1,778,514,101	-3%	11	12	-8%	803	943	-15%	104%	103%	1%
Santa Cruz	440	477	-8%	131	128	2%	$1,275,000	$1,250,000	2%	$1,466,063	$1,321,540	11%	$192,054,286	$169,157,231	14%	24	25	-4%	132	181	-27%	99%	99%	0%

Condo/Townhouse - Current Month vs. Prior Month October-26 vs. September-26

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change	Oct-26	Sep-26	% Change
Monterey	86	98	-12%	27	14	93%	$670,000	$457,000	47%	$887,825	$725,857	22%	$23,971,300	$10,162,000	136%	34	58	-41%	26	25	4%	99%	96%	3%
San Benito	8	9	-11%	3	0	N/A	$532,750	—	N/A	$524,916	—	N/A	$1,574,750	—	N/A	15	—	N/A	2	4	-50%	99%	—	N/A
San Mateo	268	276	-3%	95	97	-2%	$886,000	$877,600	1%	$1,034,853	$972,878	6%	$98,311,079	$94,369,212	4%	21	22	-5%	116	168	-31%	101%	100%	1%
Santa Clara	856	909	-6%	282	265	6%	$900,000	$850,000	6%	$1,032,239	$969,449	6%	$291,091,604	$256,904,002	13%	25	23	9%	367	460	-20%	100%	100%	0%
Santa Cruz	115	119	-3%	33	26	27%	$762,000	$697,000	9%	$830,357	$771,634	8%	$27,401,800	$20,062,500	37%	29	37	-22%	40	37	8%	98%	99%	-1%

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