

Market Snapshot - Sept. 2026 vs. Sept. 2025



Single Family Homes Year-over-Year September-26 vs. September-25																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change
Monterey	568	606	-6%	172	143	20%	\$920,000	\$950,000	-3%	\$1,456,834	\$1,611,254	-10%	\$250,575,570	\$230,409,351	9%	27	18	50%	189	203	-7%	99%	98%	1%
San Benito	146	156	-6%	32	37	-14%	\$752,500	\$744,500	1%	\$817,327	\$825,420	-1%	\$26,154,484	\$30,540,570	-14%	27	37	-27%	52	57	-9%	99%	99%	0%
San Mateo	476	574	-17%	319	367	-13%	\$2,175,000	\$1,998,000	9%	\$2,797,431	\$2,638,628	6%	\$892,380,660	\$968,376,841	-8%	11	13	-15%	420	490	-14%	106%	104%	2%
Santa Clara	1224	1009	21%	726	707	3%	\$1,880,000	\$1,950,000	-4%	\$2,428,192	\$2,443,473	-1%	\$1,762,868,111	\$1,727,535,971	2%	12	11	9%	943	904	4%	103%	103%	0%
Santa Cruz	478	476	0%	125	133	-6%	\$1,250,000	\$1,234,800	1%	\$1,306,737	\$1,423,422	-8%	\$163,342,231	\$189,315,178	-14%	26	28	-7%	183	174	5%	99%	99%	0%

Condo/Townhouse Year-over-Year September 2026 vs. September 2025																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change
Monterey	99	111	-11%	14	24	-42%	\$457,000	\$746,000	-39%	\$725,857	\$1,410,668	-49%	\$10,162,000	\$33,856,055	-70%	58	34	71%	25	42	-40%	96%	98%	-2%
San Benito	10	15	-33%	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	0	0	N/A	4	4	0%	0%	0%	N/A
San Mateo	276	315	-12%	94	99	-5%	\$917,500	\$880,000	4%	\$989,088	\$904,589	9%	\$92,974,324	\$89,554,339	4%	20	36	-44%	168	140	20%	100%	98%	2%
Santa Clara	901	767	17%	262	285	-8%	\$852,500	\$950,000	-10%	\$969,187	\$1,080,976	-10%	\$253,927,002	\$308,078,272	-18%	23	26	-12%	459	422	9%	100%	101%	-1%
Santa Cruz	119	135	-12%	26	39	-33%	\$697,000	\$787,500	-11%	\$771,634	\$863,811	-11%	\$20,062,500	\$33,688,638	-40%	37	29	28%	37	46	-20%	99%	98%	1%

Market Snapshot - Sept. 2026 vs. Aug. 2026



Single Family Homes - Current Month vs. Prior Month																								September-26			vs.			August-26											
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																			
	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change																	
Monterey	568	594	-4%	172	168	2%	\$920,000	\$935,000	-2%	\$1,456,834	\$1,255,192	16%	\$250,575,570	\$210,872,397	19%	27	27	0%	189	204	-7%	99%	98%	1%																	
San Benito	146	147	-1%	32	41	-22%	\$752,500	\$835,000	-10%	\$817,327	\$878,040	-7%	\$26,154,484	\$35,999,674	-27%	27	38	-29%	52	62	-16%	99%	99%	0%																	
San Mateo	476	423	13%	319	329	-3%	\$2,175,000	\$2,075,000	5%	\$2,797,431	\$3,045,548	-8%	\$892,380,660	\$1,001,985,427	-11%	11	12	-8%	420	356	18%	106%	107%	-1%																	
Santa Clara	1224	1116	10%	726	636	14%	\$1,880,000	\$1,850,000	2%	\$2,428,192	\$2,318,245	5%	\$1,762,868,111	\$1,474,403,895	20%	12	12	0%	943	872	8%	103%	103%	0%																	
Santa Cruz	478	462	3%	125	111	13%	\$1,250,000	\$1,350,000	-7%	\$1,306,737	\$1,422,503	-8%	\$163,342,231	\$157,897,921	3%	26	14	86%	183	165	11%	99%	100%	-1%																	

Condo/Townhouse - Current Month vs. Prior Month - September 2026 vs. August 2026																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change	Sep-26	Aug-26	% Change
Monterey	99	93	6%	14	24	-42%	\$457,000	\$730,000	-37%	\$725,857	\$844,666	-14%	\$10,162,000	\$20,272,000	-50%	58	39	49%	25	22	14%	96%	98%	-2%
San Benito	10	9	11%	0	3	-100%	\$0	\$550,000	-100%	\$0	\$526,333	-100%	\$0	\$1,579,000	-100%	0	116	-100%	4	1	300%	0%	100%	-100%
San Mateo	276	247	12%	94	104	-10%	\$917,500	\$907,944	1%	\$989,088	\$1,037,385	-5%	\$92,974,324	\$107,888,052	-14%	20	31	-35%	168	116	45%	100%	99%	1%
Santa Clara	901	892	1%	262	282	-7%	\$852,500	\$846,944	0.7%	\$969,187	\$964,399	0%	\$253,927,002	\$271,960,541	-7%	23	26	-12%	459	420	9%	100%	100%	0%
Santa Cruz	119	125	-5%	26	25	4%	\$697,000	\$803,000	-13%	\$771,634	\$892,360	-14%	\$20,062,500	\$22,309,000	-10%	37	34	9%	37	38	-3%	99%	99%	0%