

MLS Listings County Summaries

Single Family Homes

April 2022

In **San Mateo County**, the median Single Family home cost \$2,250,000 and sold in 8 days for 114% of the list price based on 446 sales in April 2022

- Inventory was 415 up 20% from March 2022 and down -17% from April 2021
- Average days on market (DOM) moved 1 day from 11 to 12 or up 9%; median DOM was unchanged from the month before.
- Number of new listings for the month of April up 4% over March, down -5% from April of last year
- Closed sales up 6% from March from 419 to 446, Closed sales down -17% from April 2021

In **Santa Clara County**, the median Single Family home cost \$1,950,000 and sold in 7 days for 116% of the list price based on 1051 sales in April 2022

- Inventory was 884 up 37% from March 2022 and down -3% from April 2021
- Average days on market (DOM) stayed at 10 days or 0% change; median DOM was unchanged at 7 days from the month before.
- Number of new listings for the month of April was down -5% over March, and down -13% from April of last year
- Closed sales up 8% from March from 972 to 1051, Closed sales down -21% from April 2021

In **Santa Cruz County**, the median Single Family home cost \$1,410,000 and sold in 8 days for 110% of the list price based on 180 sales in April 2022

- Inventory was 211 up 11% from March 2022 and down -20% from April 2021
- Average days on market (DOM) moved -1 day from 16 to 15 or down -6%; median DOM dropped -1 day from the month before.
- Number of new listings for the month of April was down -1% over March, down -18% from April of last year
- Closed sales up 29% from March from 140 to 180, Closed sales down -14% from April 2021

In **Monterey County**, the median Single Family home cost \$888,000 and sold in 9 days for 103% of the list price based on 178 sales in April 2022

- Inventory was 351 up 19% from March 2022 and down -18% from April 2021
- Average days on market (DOM) moved -6 days from 21 to 15 or down -29%; median DOM was unchanged at 9 days from the month before.
- Number of new listings for the month of April up 7% over March, but down -3% from April of last year
- Closed sales were down -18% from March from 216 to 178, Closed sales down -24% from April 2021

In **San Benito County**, the median Single Family home cost \$860,000 and sold in 9 days for 102% of the list price based on 52 sales in April 2022

- Inventory was 109 up **51%** from March 2022 and up **10%** from April 2021
- Average days on market (DOM) moved -14 days from 30 to 16 or down **-47%**; median DOM dropped -5 days from the month before.
- Number of new listings for the month of April was up **46%** over March, and up **19%** from April of last year
- Closed sales were down **-2%** from March from 53 to 52, Closed sales down **-21%** from April 2021

Single Family Homes - Current Month vs. Prior Month																								
April-22												vs. March-21												
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Mar-21	% Change	Apr-22	Mar-21	% Change	Apr-22	Mar-21	% Change	Apr-22	Mar-21	% Change	Apr-22	Mar-21	% Change	Apr-22	Mar-21	% Change	Apr-22	Mar-21	% Change	Apr-22	Mar-21	% Change
Monterey	352	295	19%	178	216	-18%	\$888,000	\$918,500	-3%	\$1,476,800	\$1,605,003	-8%	\$262,870,544	\$346,680,792	-24%	9	9	0%	266	249	7%	103%	102%	1%
San Benito	109	72	51%	52	53	-2%	\$860,000	\$835,000	3%	\$955,136	\$888,894	7%	\$49,667,089	\$47,111,399	5%	9	14	-36%	89	61	46%	102%	103%	-1%
San Mateo	414	345	20%	445	419	6%	\$2,250,000	\$2,040,000	10%	\$2,714,093	\$2,621,152	4%	\$1,207,771,449	\$1,098,263,009	10%	8	8	0%	560	537	4%	114%	115%	-1%
Santa Clara	884	643	37%	1051	972	8%	\$1,950,000	\$1,920,000	2%	\$2,309,927	\$2,296,175	1%	\$2,427,733,441	\$2,231,883,053	9%	7	7	0%	1280	1344	-5%	116%	118%	-2%
Santa Cruz	211	190	11%	180	140	29%	\$1,410,000	\$1,600,000	-12%	\$1,575,410	\$1,647,749	-4%	\$283,573,924	\$230,684,929	23%	8	9	-11%	202	205	-1%	110%	110%	0%

Single Family Homes Year-over-Year																								
April-22												vs. April-21												
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change
Monterey	352	427	-18%	178	235	-24%	\$888,000	\$810,000	10%	\$1,476,800	\$1,515,424	-3%	\$262,870,544	\$356,124,663	-26%	9	8	13%	266	275	-3%	103%	101%	2%
San Benito	109	99	10%	52	66	-21%	\$860,000	\$717,500	20%	\$955,136	\$781,235	22%	\$49,667,089	\$51,561,511	-4%	9	8	13%	89	75	19%	102%	103%	-1%
San Mateo	414	501	-17%	445	537	-17%	\$2,250,000	\$1,880,000	20%	\$2,714,093	\$2,335,104	16%	\$1,207,771,449	\$1,253,951,003	-4%	8	8	0%	560	591	-5%	114%	110%	4%
Santa Clara	884	911	-3%	1051	1327	-21%	\$1,950,000	\$1,610,000	21%	\$2,309,927	\$1,948,312	19%	\$2,427,733,441	\$2,585,411,229	-6%	7	7	0%	1280	1473	-13%	116%	110%	5%
Santa Cruz	211	263	-20%	180	210	-14%	\$1,410,000	\$1,252,500	13%	\$1,575,410	\$1,368,438	15%	\$283,573,924	\$287,372,055	-1%	8	8	0%	202	245	-18%	110%	108%	2%