

MLS Listings County Summaries

Single Family Homes

August 2022

In **San Mateo County**, the median Single Family home cost \$1,850,000 and sold in 15 days for 101% of the list price based on 339 sales in August 2022

- Inventory was 524 - down **-12%** July 2022 but up **10%** from August 2021
- Average days on market (DOM) moved 3 days from 20 to 23 or up **15%**; median DOM gained 3 days from the month before.
- Number of new listings for the month of August was down **-11%** over July, down **-22%** from August of last year
- Closed sales increased **2%** from July from 333 to 339, Closed sales down **-28%** from August 2021

In **Santa Clara County**, the median Single Family home cost \$1,625,000 and sold in 17 days for 100% of the list price based on 795 sales in August 2022

- Inventory was 1097 down **-18%** from July 2022 and up **29%** from August 2021
- Average days on market (DOM) gained 3 days from 21 to 24 or **14%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of August was down **-16%** over July, and down **-24%** from August of last year
- Closed sales were up **22%** from July from 654 to 795, Closed sales down **-29%** from August 2021

In **Santa Cruz County**, the median Single Family home cost \$1,300,000 and sold in 18 days for 100% of the list price based on 146 sales in August 2022

- Inventory was 280 down **-8%** from July 2022 and down **-4%** from August 2021
- Average days on market (DOM) moved 9 days from 20 to 29 or up **45%**; median DOM gained 4 days from the month before.
- Number of new listings for the month of August was unchanged from July, down **-24%** from August of last year
- Closed sales were up **23%** from July from 119 to 146, Closed sales down **-33%** from August 2021

In **Monterey County**, the median Single Family home cost \$835,000 and sold in 19 days for 98% of the list price based on 179 sales in August 2022

- Inventory was 511 the same as July 2022 but up **7%** from August 2021
- Average days on market (DOM) gained 7 days from 22 to 29 or up **32%**; median DOM increased 5 days from the month before.
- Number of new listings for the month of August was up **9%** over July, but down **-21%** from August of last year
- Closed sales were up **2%** from July from 175 to 179, Closed sales were down **-36%** from August 2021

In **San Benito County**, the median Single Family home cost \$780,500 and sold in 32 days for 99% of the list price based on 26 sales in August 2022

- Inventory was 153 up 1% from July 2022 and up 39% from August 2021
- Average days on market (DOM) moved 42 days from 29 to 71 or up 145%; median DOM increased 10 days from the month before.
- Number of new listings for the month of August was down -7% over July, and down -14% from August of last year
- Closed sales were down -41% from July from 44 to 26, Closed sales down -62% from August 2021