

## MLS Listings County Summaries

### Single Family Homes

#### December 2022

---

In **San Mateo County**, the median Single Family home cost \$1,540,000 and sold in 26 days for 99% of the list price based on 243 sales in December 2022

- Inventory was 268 down **-45%** from November 2022 and up **63%** from December 2021
- Average days on market (DOM) moved up 10 days from 27 to 37 or up **37%**; median DOM increased by 8 days from the month before.
- Number of new listings for the month of December was down **-42%** over November, down **-23%** from December of last year
- Closed sales decreased **-4%** from November from 253 to 243, Closed sales down **-38%** from December 2021

In **Santa Clara County**, the median Single Family home cost \$1,464,750 and sold in 17 days for 99% of the list price based on 458 sales in December 2022

- Inventory was 480 down **-39%** from November 2022 and up **108%** from December 2021
- Average days on market (DOM) increased by 4 days from 26 to 30 or **15%**; median DOM increased 4 days from the month before at 17 days.
- Number of new listings for the month of December was down **-49%** over November, and down **-39%** from December of last year
- Closed sales were down **-13%** from November from 528 to 458, Closed sales down **-44%** from December 2021

In **Santa Cruz County**, the median Single Family home cost \$1,163,500 and sold in 26 days for 98% of the list price based on 84 sales in December 2022

- Inventory was 200 down **-20%** from November 2022 and up **113%** from December 2021
- Average days on market (DOM) moved 2 days from 35 to 37 days or up **6%**; median DOM increased by 9 days from the month before.
- Number of new listings for the month of December was down **-40%** from November, down **-5%** from December of last year
- Closed sales were down **-5%** from November from 88 to 84, Closed sales down **-37%** from December 2021

In **Monterey County**, the median Single Family home cost \$778,250 and sold in 33 days for 98% of the list price based on 112 sales in December 2022

- Inventory was 335 down **-17%** from November 2022 but up **35%** from December 2021
- Average days on market (DOM) decreased by -7 days from 49 to 42 or down **-14%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of December was down **-29%** over November, and down **-32%** from December of last year
- Closed sales were down **-11%** from November from 126 to 112, Closed sales were down **-56%** from December 2021

In **San Benito County**, the median Single Family home cost \$790,250 and sold in 45 days for 96% of the list price based on 44 sales in December 2022

- Inventory was 99 down **-27%** from November 2022 and up **48%** from December 2021
- Average days on market (DOM) added 22 days from 43 to 65 or up **51%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of December was down **-18%** over November, and up **12%** from December of last year
- Closed sales were up **91%** from November from 23 to 44, Closed sales down **-39%** from December 2021