

MLS Listings County Summaries

Single Family Homes

February 2022

In **San Mateo County**, the median Single Family home cost \$1,985,000 and sold in 7 days for 115% of the list price up 5% from 2022 and up 10% from 2021 based on 218 sales in February 2022

- Inventory was up 26% from January, but down -36% from 2021 with 323 homes available, compared to 504 homes same month last year
- Average days on market (DOM) moved 10 days from 24 to 14 or down -42%; median DOM showed 3 day (s) change or down -30%
- Number of new listings for the month of February was 412 or up 31% over January and down -10% from February of last year
- Closed sales were no change 0% from January from 218 to 218 and down -23% from February 2021

In **Santa Clara County**, the median Single Family home cost \$1,808,500 and sold in 7 days for 117% of the list price up 4% from 2022 and up 10% from 2021 based on 532 sales in February 2022

- Inventory was up 33% from January, but down -42% from 2021 with 520 homes available, compared to 890 homes same month last year
- Average days on market (DOM) moved 0 days from 14 to 14 or no change 0%; median DOM showed 0 day(s) change or no change 0%
- Number of new listings for the month of February was 977 or up 38% over January and down -8% from February of last year
- Closed sales were up 8% from January from 492 to 532 and down -17% from February 2021

In **Santa Cruz County**, the median Single Family home cost \$1,380,000 and sold in 9 days for 106% of the list price up 2% from 2022 and up 4% from 2021 based on 93 sales in February 2022

- Inventory was up 29% from January, but down -31% from 2021 with 165 homes available, compared to 239 homes same month last year
- Average days on market (DOM) moved 7 days from 31 to 24 or down -23%; median DOM showed 5 day (s) change or down -36%
- Number of new listings for the month of February was 155 or up 31% over January and up 4% from February of last year
- Closed sales were up 8% from January from 86 to 93 and down -19% from February 2021

In **Monterey County**, the median Single Family home cost \$892,500 and sold in 9 days for 101% of the list price down 1% from 2022 and up 2% from 2021 based on 158 sales in February 2022

- Inventory was up 11% from January, but down -33% from 2021 with 292 homes available, compared to 438 homes same month last year
- Average days on market (DOM) moved -4 days from 26 to 30 or up 15%; median DOM showed 1 day(s) change or down -10%

- Number of new listings for the month of February was 216 or up **10%** over January and up **6%** from February of last year
- Closed sales were down **-2%** from January from 161 to 158 and down **-15%** from February 2021

In **San Benito County**, the median Single Family home cost \$866,000 and sold in 18 days for 102% of the list price up 2% from 2022 and no change 0% from 2021 based on 40 sales in February 2022

- Inventory was up **12%** from January, but down **-21%** from 2021 with 74 homes available, compared to 94 homes same month last year
- Average days on market (DOM) moved -4 days from 27 to 31 or up **15%**; median DOM gained 6 days or up **50%**
- Number of new listings for the month of February was 62 or up **59%** over January and down **-19%** from February of last year
- Closed sales were up **11%** from January from 36 to 40 and up **11%** from February 2021