

MLS Listings County Summaries

Single Family Homes

July 2022

In **San Mateo County**, the median Single Family home cost \$1,804,995 and sold in 12 days for 104% of the list price based on 330 sales in July 2022

- Inventory was 590 - the same as June 2022 and up **15%** from July 2021
- Average days on market (DOM) moved 6 days from 14 to 20 or up **43%**; median DOM gained 3 days from the month before.
- Number of new listings for the month of July was down **-20%** over June, down **-24%** from July of last year
- Closed sales dropped **-12%** from June from 374 to 330, Closed sales down **-36%** from July 2021

In **Santa Clara County**, the median Single Family home cost \$1,720,000 and sold in 14 days for 101% of the list price based on 652 sales in July 2022

- Inventory was 1329 up **5%** from June 2022 and up **42%** from July 2021
- Average days on market (DOM) gained 7 days from 14 to 21 or **50%**; median DOM increased 5 days from the month before.
- Number of new listings for the month of July was down **-13%** over June, and down **-25%** from July of last year
- Closed sales were down **-29%** from June from 923 to 652, Closed sales down **-47%** from July 2021

In **Santa Cruz County**, the median Single Family home cost \$1,250,000 and sold in 14 days for 102% of the list price based on 119 sales in July 2022

- Inventory was 302 up **5%** from June 2022 and down **-4%** from July 2021
- Average days on market (DOM) moved 2 days from 18 to 20 or up **11%**; median DOM gained 3 days from the month before.
- Number of new listings for the month of July was down **-11%** over June, down **-37%** from July of last year
- Closed sales were down **-17%** from June from 143 to 119, Closed sales down **-37%** from July 2021

In **Monterey County**, the median Single Family home cost \$904,000 and sold in 14 days for 100% of the list price based on 174 sales in July 2022

- Inventory was 507 up **9%** from June 2022 and up **11%** from July 2021
- Average days on market (DOM) moved -5 days from 27 to 22 or down **-19%**; median DOM gained 2 days from the month before.
- Number of new listings for the month of July was down **-15%** over June, and down **-20%** from July of last year
- Closed sales were down **-19%** from June from 214 to 174, Closed sales down **-29%** from July 2021

In **San Benito County**, the median Single Family home cost \$829,000 and sold in 22 days for 99% of the list price based on 44 sales in July 2022

- Inventory was 151 up 21% from June 2022 and up 34% from July 2021
- Average days on market (DOM) moved 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 July was up 19% over June, and down -4% from July of last year
- Closed sales were up 2% from June from 43 to 44, Closed sales down -32% from July 2021