

MLS Listings County Summaries

Single Family Homes

March 2022

In **San Mateo County**, the median Single Family home cost \$2,060,000 and sold in 8 days for 115% of the list price has not changed 0% from 2022 and up 7% from 2021 based on 415 sales in March 2022

- Inventory was 343 up 5% from 2022 and down -28% from 2021
- Average days on market (DOM) moved -3 days from 14 to 11 or down -21%; median DOM went up 1 day from the month before.
- Number of new listings for the month of March up 28% over February, down -4% from March of last year
- Closed sales up 89% from February from 220 to 415, Closed sales down -2% from March 2021

In **Santa Clara County**, the median Single Family home cost \$1,920,000 and sold in 7 days for 118% of the list price up 1% from 2022 and up 8% from 2021 based on 969 sales in March 2022

- Inventory was 632 up 19% from 2022 and down -23% from 2021
- Average days on market (DOM) moved -4 days from 14 to 10 or down -29%; median DOM as unchanged at 7 days from the month before.
- Number of new listings for the month of March up 34% over February , up 1% from March of last year
- Closed sales up 80% from February from 539 to 969 , Closed sales down -1% from March 2021

In **Santa Cruz County**, the median Single Family home cost \$1,612,500 and sold in 9 days for 110% of the list price up 4% from 2022 and up 5% from 2021 based on 138 sales in March 2022

- Inventory was 189 up 13% from 2022 and down -21% from 2021
- Average days on market (DOM) moved -7 days from 23 to 16 or down -30%; median DOM as unchanged at 9 days from the month before.
- Number of new listings for the month of March up 27% over February, down -5% from March of last year
- Closed sales up 50% from February from 92 to 138, Closed sales down -9% from March 2021

In **Monterey County**, the median Single Family home cost \$925,000 and sold in 9 days for 102% of the list price up 1% from 2022 and up 1% from 2021 based on 213 sales in March 2022

- Inventory was 294 up 2% from 2022 and down -28% from 2021
- Average days on market (DOM) moved -9 days from 29 to 20 or down -31%; median DOM was unchanged at 9 days from the month before.
- Number of new listings for the month of March up 15% over February, up 3% from March of last year
- Closed sales up 32% from February from 161 to 213, Closed sales down -7% from March 2021

In **San Benito County**, the median Single Family home cost \$835,000 and sold in 13 days for 102% of the list price has not changed 0% from 2022 and down 1% from 2021 based on 49 sales in March 2022

- Inventory was 69 down **-15%** from 2022 and down **-32%** from 2021
- Average days on market (DOM) moved -4 days from 31 to 27 or down **-13%**; median DOM dropped -5 days from the month before.
- Number of new listings for the month of March down **-2%** over February, down -5% from March of last year
- Closed sales up **17%** from February from 42 to 49, Closed sales down **-11%** from March 2021