

## MLS Listings County Summaries

### Single Family Homes

#### May 2022

---

In **San Mateo County**, the median Single Family home cost \$2,080,000 and sold in 8 days for 113% of the list price based on 469 sales in May 2022

- Inventory was 479 up **15%** from April 2022 and down **-1%** from May 2021
- Average days on market (DOM) moved 2 days from 12 to 14 or up **17%**; median DOM was unchanged from the month before.
- Number of new listings for the month of May was down **-9%** over April, down **-9%** from May of last year
- Closed sales up **4%** from April from 450 to 469, Closed sales down **-9%** from May 2021

In **Santa Clara County**, the median Single Family home cost \$1,900,000 and sold in 8 days for 112% of the list price based on 960 sales in May 2022

- Inventory was 1153 up **30%** from April 2022 and up **26%** from May 2021
- Average days on market (DOM) moved at 1 day from 10 to 11 or **10%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of May was up **3%** over April, and down **-5%** from May of last year
- Closed sales were down **-9%** from April from 1053 to 960, Closed sales down **-23%** from May 2021

In **Santa Cruz County**, the median Single Family home cost \$1,312,500 and sold in 9 days for 109% of the list price based on 156 sales in May 2022

- Inventory was 291 up **36%** from April 2022 and down **-11%** from May 2021
- Average days on market (DOM) moved -2 days from 15 to 13 or down **-13%**; median DOM gained 1 day from the month before.
- Number of new listings for the month of May was up **11%** over April, down **-18%** from May of last year
- Closed sales were down **-14%** from April from 182 to 156, Closed sales down **-22%** from May 2021

In **Monterey County**, the median Single Family home cost \$900,000 and sold in 9 days for 102% of the list price based on 201 sales in May 2022

- Inventory was 437 up **24%** from April 2022 and unchanged from May 2021
- Average days on market (DOM) moved 3 days from 15 to 17 or up **13%**; median DOM was unchanged at 9 days from the month before.
- Number of new listings for the month of May up **20%** over April, and up **13%** from May of last year
- Closed sales were up **12%** from April from 180 to 201, Closed sales down **-13%** from May 2021

In **San Benito County**, the median Single Family home cost \$831,000 and sold in 11 days for 101% of the list price based on 57 sales in May 2022

- Inventory was 119 up **9%** from April 2022 and up **23%** from May 2021
- Average days on market (DOM) moved 5 days from 15 to 20 or up **33%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of May was down **-19%** over April, and down **-10%** from May of last year
- Closed sales were up **8%** from April from 53 to 57, Closed sales down **-11%** from May 2021

Single Family Homes - Current Month vs. Prior Month																								
May-22											vs. April-22													
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change
Monterey	439	353	24%	199	180	11%	\$885,000	\$875,500	1%	\$1,584,199	\$1,468,391	8%	\$315,255,630	\$264,310,544	19%	9	9	0%	321	267	20%	102%	103%	-1%
San Benito	119	109	9%	57	53	8%	\$831,000	\$860,000	-3%	\$919,647	\$949,567	-3%	\$52,419,927	\$50,327,089	4%	11	9	22%	72	89	-19%	101%	102%	-1%
San Mateo	478	416	15%	467	450	4%	\$2,081,000	\$2,250,000	-8%	\$2,716,306	\$2,698,398	1%	\$1,268,514,915	\$1,214,279,449	4%	8	8	0%	520	571	-9%	113%	114%	-1%
Santa Clara	1155	885	31%	960	1053	-9%	\$1,900,000	\$1,950,000	-3%	\$2,278,206	\$2,308,530	-1%	\$2,187,078,145	\$2,430,882,441	-10%	8	7	14%	1325	1285	3%	112%	116%	-3%
Santa Cruz	291	214	36%	156	182	-14%	\$1,312,500	\$1,405,000	-7%	\$1,448,727	\$1,566,614	-8%	\$226,001,504	\$285,123,924	-21%	9	8	13%	226	204	11%	109%	110%	-1%

Single Family Homes Year-over-Year																								
May-22											vs. May-21													
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change
Monterey	439	439	0%	199	232	-14%	\$885,000	\$887,000	0%	\$1,584,199	\$1,576,901	0%	\$315,255,630	\$365,841,253	-14%	9	9	0%	321	285	13%	102%	101%	1%
San Benito	119	97	23%	57	64	-11%	\$831,000	\$810,000	3%	\$919,647	\$866,086	6%	\$52,419,927	\$55,429,513	-5%	11	9	22%	72	80	-10%	101%	104%	-3%
San Mateo	478	485	-1%	467	517	-10%	\$2,081,000	\$1,935,000	8%	\$2,716,306	\$2,494,639	9%	\$1,268,514,915	\$1,289,728,757	-2%	8	8	0%	520	573	-9%	113%	109%	4%
Santa Clara	1155	917	26%	960	1243	-23%	\$1,900,000	\$1,650,000	15%	\$2,278,206	\$2,025,239	12%	\$2,187,078,145	\$2,517,372,423	-13%	8	7	14%	1325	1393	-5%	112%	110%	2%
Santa Cruz	291	327	-11%	156	200	-22%	\$1,312,500	\$1,300,000	1%	\$1,448,727	\$1,348,332	7%	\$226,001,504	\$269,666,406	-16%	9	10	-10%	226	274	-18%	109%	107%	2%