

MLS Listings County Summaries

Single Family Homes

November 2022

In **San Mateo County**, the median Single Family home cost \$1,710,000 and sold in 18 days for 99% of the list price based on 253 sales in November 2022

- Inventory was 481 down **-21%** from October 2022 and up **48%** from November 2021
- Average days on market (DOM) remained at 27 days or **0%** change; median DOM increased by 4 days from the month before.
- Number of new listings for the month of November was down **-43%** over October, down **-38%** from November of last year
- Closed sales decreased **-15%** from October from 297 to 253, Closed sales down **-48%** from November 2021

In **Santa Clara County**, the median Single Family home cost \$1,575,000 and sold in 13 days for 100% of the list price based on 528 sales in November 2022

- Inventory was 774 down **-16%** from October 2022 and up **90%** from November 2021
- Average days on market (DOM) dropped -2 days from 28 to 26 or **-7%**; median DOM decreased -1 day from the month before at 13 days.
- Number of new listings for the month of November was down **-25%** over October, and down **-25%** from November of last year
- Closed sales were down **-23%** from October from 684 to 528, Closed sales down **-48%** from November 2021

In **Santa Cruz County**, the median Single Family home cost \$1,230,000 and sold in 17 days for 101% of the list price based on 88 sales in November 2022

- Inventory was 250 down **-11%** from October 2022 and up **45%** from November 2021
- Average days on market (DOM) moved 2 days from 33 to 35 days or up **6%**; median DOM dropped -3 days from the month before.
- Number of new listings for the month of November was down **-25%** from October, down **-16%** from November of last year
- Closed sales were down **-13%** from October from 101 to 88, Closed sales down **-46%** from November 2021

In **Monterey County**, the median Single Family home cost \$815,000 and sold in 32 days for 98% of the list price based on 126 sales in November 2022

- Inventory was 405 down **-10%** from October 2022 but up **7%** from November 2021
- Average days on market (DOM) increased 13 days from 36 to 49 or up **36%**; median DOM increased 13 days from the month before.
- Number of new listings for the month of November was down **-14%** over October, and down **-34%** from November of last year
- Closed sales were down **-17%** from October from 152 to 126, Closed sales were down **-47%** from November 2021

In **San Benito County**, the median Single Family home cost \$718,712 and sold in 41 days for 97% of the list price based on 23 sales in November 2022

- Inventory was 134 down **-9%** from October 2022 and up **35%** from November 2021
- Average days on market (DOM) moved -4 days from 47 to 43 or down **-9%**; median DOM increased 8 days from the month before.
- Number of new listings for the month of November was down **-50%** over October, and down **-31%** from November of last year
- Closed sales were down **-43%** from October from 40 to 23, Closed sales down **-68%** from November 2021