

MLS Listings County Summaries

Single Family Homes

October 2022

In **San Mateo County**, the median Single Family home cost \$1,810,500 and sold in 14 days for 100% of the list price based on 296 sales in October 2022

- Inventory was 608 up **2%** from September 2022 and up **41%** from October 2021
- Average days on market (DOM) moved -2 days from 29 to 27 or down **-7%**; median DOM dropped -3 days from the month before.
- Number of new listings for the month of October was down **-22%** over September, down **-25%** from October of last year
- Closed sales decreased **-19%** from September from 366 to 296, Closed sales down **-39%** from October 2021

In **Santa Clara County**, the median Single Family home cost \$1,588,000 and sold in 14 days for 100% of the list price based on 681 sales in October 2022

- Inventory was 911 down **-13%** from September 2022 and up **41%** from October 2021
- Average days on market (DOM) gained 2 days from 26 to 28 or **8%**; median DOM decreased -3 days from the month before at 14 days.
- Number of new listings for the month of October was down **-25%** over September, and down **-35%** from October of last year
- Closed sales were down **-17%** from September from 822 to 681, Closed sales down **-38%** from October 2021

In **Santa Cruz County**, the median Single Family home cost \$1,349,000 and sold in 20 days for 100% of the list price based on 101 sales in October 2022

- Inventory was 283 down **-2%** from September 2022 and up **30%** from October 2021
- Average days on market (DOM) moved 2 days from 31 to 33 days; median DOM added 2 days from the month before.
- Number of new listings for the month of October was down **-16%** from September, down **-17%** from October of last year
- Closed sales were down **-23%** from September from 132 to 101, Closed sales down **-38%** from October 2021

In **Monterey County**, the median Single Family home cost \$864,200 and sold in 19 days for 99% of the list price based on 152 sales in October 2022

- Inventory was 448 down **-5%** from September 2022 but down **-1%** from October 2021
- Average days on market (DOM) moved up 6 days from 30 to 36 or up **20%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of October was down **-26%** over September, and down **-43%** from October of last year
- Closed sales were down **-22%** from September from 194 to 152, Closed sales were down **-37%** from October 2021

In **San Benito County**, the median Single Family home cost \$763,000 and sold in 33 days for 98% of the list price based on 40 sales in October 2022

- Inventory was 145 down **-5%** from September 2022 and up **17%** from October 2021
- Average days on market (DOM) moved 12 days from 35 to 47 or up **34%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of October was up **14%** over September, and down **-20%** from October of last year
- Closed sales were down **-11%** from September from 45 to 40, Closed sales down **-38%** from October 2021