

MLS Listings County Summaries

Single Family Homes

September 2022

In **San Mateo County**, the median Single Family home cost \$1,745,000 and sold in 17 days for 101% of the list price based on 362 sales in September 2022

- Inventory was 595 - up **12%** from August 2022 and up **20%** from September 2021
- Average days on market (DOM) moved 6 days from 23 to 29 or up **26%**; median DOM gained 2 days from the month before.
- Number of new listings for the month of September was up **15%** over August, down **-16%** from September of last year
- Closed sales increased **6%** from August from 340 to 362, Closed sales down **-29%** from September 2021

In **Santa Clara County**, the median Single Family home cost \$1,650,000 and sold in 17 days for 100% of the list price based on 818 sales in September 2022

- Inventory was 1046 down **-6%** from August 2022 and up **27%** from September 2021
- Average days on market (DOM) gained 2 days from 24 to 26 or **8%**; median DOM was unchanged from the month before at 17 days.
- Number of new listings for the month of September was down **-2%** over August, and down **-27%** from September of last year
- Closed sales were up **3%** from August from 797 to 818, Closed sales down **-26%** from September 2021

In **Santa Cruz County**, the median Single Family home cost \$1,199,500 and sold in 18 days for 100% of the list price based on 132 sales in September 2022

- Inventory was 286 up **1%** from August 2022 and up **7%** from September 2021
- Average days on market (DOM) moved 2 days from 29 to 31 days; median DOM was unchanged from the month before.
- Number of new listings for the month of September was down **-10%** from August, down **-15%** from September of last year
- Closed sales were down **-10%** from August from 146 to 132, Closed sales down **-29%** from September 2021

In **Monterey County**, the median Single Family home cost \$822,500 and sold in 17 days for 99% of the list price based on 194 sales in September 2022

- Inventory was 466 down **-9%** from August 2022 but up **1%** from September 2021
- Average days on market (DOM) was unchanged at 30 days; median DOM decreased -2 days from the month before.
- Number of new listings for the month of September was down **-22%** over August, and down **-21%** from September of last year
- Closed sales were up **8%** from August from 180 to 194, Closed sales were down **-18%** from September 2021

In **San Benito County**, the median Single Family home cost \$750,000 and sold in 34 days for 99% of the list price based on 45 sales in September 2022

- Inventory was 151 down **-2%** from August 2022 and up **24%** from September 2021
- Average days on market (DOM) moved -36 days from 71 to 35 or down **-51%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of September was down **-8%** over August, and down **-14%** from September of last year
- Closed sales were up **73%** from August from 26 to 45, Closed sales down **-29%** from September 2021