



## MLSListings County Summaries Single Family Homes | April 2023

In **San Mateo County**, the median Single Family home cost \$1,850,000 and sold in 11 days for 103% of the list price based on 225 sales in April 2023

- Inventory was 390 up **16%** from March and up **5%** from April 2022
- Average days on market (DOM) moved down -5 days from 28 to 23 or down **-18%**; median DOM was 11 days, -1 day from the month before.
- Number of new listings for the month of April was up **13%** over March, down **-34%** from April of last year
- Closed sales decreased **-11%** from March from 254 to 225, Closed sales down **-50%** from April 2022

In **Santa Clara County**, the median Single Family home cost \$1,768,000 and sold in 8 days for 105% of the list price based on 581 sales in April 2023

- Inventory was 669 up **9%** from March 2023 and down **-19%** from April 2022
- Average days on market (DOM) decreased by -6 days from 24 to 18 or **-25%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of April was up **1%** over March, and down **-37%** from April of last year
- Closed sales were down **-10%** from March from 643 to 581, Closed sales down **-45%** from April 2022

In **Santa Cruz County**, the median Single Family home cost \$1,349,500 and sold in 16 days for 100% of the list price based on 76 sales in April 2023

- Inventory was 239 up **21%** from March and up **20%** from April 2022
- Average days on market (DOM) moved -9 days from 47 to 38 days or down **-19%**; median DOM increased by 3 days from the month before.
- Number of new listings for the month of April was up **16%** from March, down **-27%** from April of last year
- Closed sales were down **-22%** from March from 98 to 76, Closed sales down **-58%** from April 2022

In **Monterey County**, the median Single Family home cost \$900,000 and sold in 17 days for 99% of the list price based on 128 sales in April 2023

- Inventory was 315 down **-2%** from March 2023 and down **-8%** from April 2022
- Average days on market (DOM) decreased by -11 days from 45 to 34 or down **-24%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of April was down **-2%** from March, and down **-41%** from April of last year
- Closed sales decreased **-18%** from March from 157 to 128, Closed sales were down **-28%** from April 2022

In **San Benito County**, the median Single Family home cost \$792,500 and sold in 29 days for 99% of the list price based on 32 sales in April 2023

- Inventory was 85 down **-7%** from March 2022 and down **-17%** from April 2022
- Average days on market (DOM) increased by 4 days from 53 to 57 or up **8%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of April was down **-7%** over March, and down **-57%** from April of last year
- Closed sales decreased **-11%** from March from 36 to 32, Closed sales down **-40%** from April 2022