

MLS Listings County Summaries

Single Family Homes

August 2023

In **San Mateo County**, the median Single Family home cost \$1,800,000 and sold in 12 days for 103% of the list price based on 317 sales in August 2023

- Inventory was 422 down **-1%** from July and down **-21%** from August 2022
- Average days on market (DOM) increased 8 days from 20 to 28 or up **40%**; median DOM was 12 days, 1 day more than the month before.
- Number of new listings for the month of August was up **18%** over July, down **-1%** from August of last year
- Closed sales increased **14%** from July from 278 to 317, Closed sales down **-7%** from August 2022

In **Santa Clara County**, the median Single Family home cost \$1,826,500 and sold in 8 days for 105% of the list price based on 688 sales in August 2023

- Inventory was 654 up **7%** from July 2023 and down **-41%** from August 2022
- Average days on market (DOM) increased 1 day from 16 to 17 or up **6%**; median DOM was unchanged from the month before.
- Number of new listings for the month of August was up **22%** over July, and down **-4%** from August of last year
- Closed sales were up **12%** from July from 612 to 688, Closed sales down **-14%** from August 2022

In **Santa Cruz County**, the median Single Family home cost \$1,200,000 and sold in 15 days for 100% of the list price based on 125 sales in August 2023

- Inventory was 291 down **-1%** from July and up **2%** from August 2022
- Average days on market (DOM) moved -5 days from 33 to 28 days or down **-15%**; median DOM (15 days) was an increase of 1 day from the month before.
- Number of new listings for the month of August was up **15%** from July, and up **3%** from August of last year
- Closed sales were unchanged from July at 125, Closed sales were down **-14%** from August 2022

In **Monterey County**, the median Single Family home cost \$889,000 and sold in 13 days for 100% of the list price based on 171 sales in August 2023

- Inventory was 392 up **1%** from July 2023 and down **-23%** from August 2022
- Average days on market (DOM) increased by 1 day from 35 to 36 or up **3%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of August was up **17%** from July, and down **-15%** from August of last year
- Closed sales increased **20%** from July from 142 to 171, Closed sales were down **-5%** from August 2022

In **San Benito County**, the median Single Family home cost \$815,437 and sold in 35 days for 100% of the list price based on 47 sales in August 2023

- Inventory was 111 down **-5%** from July 2022 and down **-28%** from August 2022
- Average days on market (DOM) decreased by -2 days from 44 to 42 or down **-5%**; median DOM increased 12 days from the month before.
- Number of new listings for the month of August was up **10%** over July, and down **-10%** from August of last year
- Closed sales increased **42%** from July from 33 to 47, Closed sales were up **81%** from August 2022

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