

MLS Listings County Summaries

Single Family Homes

December 2023

In **San Mateo County**, the median Single Family home cost \$1,652,500 and sold in 18 days for 102% of the list price based on 252 sales in December 2023

- Inventory was 188 down **-53%** from November and down **-32%** from December 2022
- Average days on market (DOM) increased 7 days from 25 to 32 or up **28%**; median DOM was 18 days, an increase of 4 days from the month before.
- Number of new listings for the month of December was down **-58%** over November, down **-31%** from December of last year
- Closed sales decreased **-11%** from November from 283 to 252, Closed sales up **2%** from December 2022

In **Santa Clara County**, the median Single Family home cost \$1,700,000 and sold in 12 days for 103% of the list price based on 456 sales in December 2023

- Inventory was 318 down **-45%** from November 2023 and down **-37%** from December 2022
- Average days on market (DOM) increased 2 days from 20 to 22 or up **10%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of December was down **-49%** over November, and up **2%** from December of last year
- Closed sales were down **-17%** from November from 547 to 456, Closed sales were down **-1%** from December 2022

In **Santa Cruz County**, the median Single Family home cost \$1,050,000 and sold in 24 days for 98% of the list price based on 81 sales in December 2023

- Inventory was 162 down **-33%** from November and down **-19%** from December 2022
- Average days on market (DOM) moved 16 days from 28 to 44 days or up **57%**; median DOM (24 days) saw an increase of 6 days from the month before.
- Number of new listings for the month of December was down **-47%** from November, and down **-19%** from December of last year
- Closed sales were up **17%** from November from 69 to 81, Closed sales were down **-5%** from December 2022

In **Monterey County**, the median Single Family home cost \$929,000 and sold in 14 days for 98% of the list price based on 103 sales in December 2023

- Inventory was 299 down **-13%** from November 2023 and down **-12%** from December 2022
- Average days on market (DOM) decreased by -12 days from 42 to 30 or down **-29%**; median DOM decreased -6 days from the month before.
- Number of new listings for the month of December was down **-46%** from November, and down **-10%** from December of last year
- Closed sales decreased **-18%** from November from 126 to 103, Closed sales were down **-10%** from December 2022

In **San Benito County**, the median Single Family home cost \$809,944 and sold in 36 days for 100% of the list price based on 34 sales in December 2023

- Inventory was 86 down **-25%** from November 2022 and down **-16%** from December 2022
- Average days on market (DOM) increased by 1 day from 36 to 37 or up **3%**; median DOM increased 16 days from the month before.
- Number of new listings for the month of December was down **-55%** over November, and down **-21%** from December of last year
- Closed sales decreased **-3%** from November from 35 to 34, Closed sales were down **-23%** from December 2022

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