



MLSListings County Summaries Single Family Homes | February 2023

In **San Mateo County**, the median Single Family home cost \$1,950,000 and sold in 12 days for 100% of the list price based on 177 sales in February 2023

- Inventory was 310 down **-2%** from January and up **5%** from February 2022
- Average days on market (DOM) moved down -7 days from 39 to 32 or down **-18%**; median DOM decreased by -17 days from the month before.
- Number of new listings for the month of February was up **14%** over January, down **-39%** from February of last year
- Closed sales increased **11%** from January from 160 to 177, Closed sales down **-20%** from February 2022

In **Santa Clara County**, the median Single Family home cost \$1,480,000 and sold in 10 days for 101% of the list price based on 353 sales in February 2023

- Inventory was 588 up **3%** from January 2022 and up **18%** from February 2022
- Average days on market (DOM) decreased by -2 days from 35 to 33 or **-6%**; median DOM decreased -12 days from the month before.
- Number of new listings for the month of February was up **28%** over January, and down **-38%** from February of last year
- Closed sales were up **18%** from January from 299 to 353, Closed sales down **-34%** from February 2022

In **Santa Cruz County**, the median Single Family home cost \$1,208,000 and sold in 24 days for 99% of the list price based on 58 sales in February 2023

- Inventory was 182 up **6%** from January and up **17%** from February 2022
- Average days on market (DOM) moved -6 days from 54 to 48 days or down **-11%**; median DOM decreased by -11 days from the month before.
- Number of new listings for the month of February was up **102%** from January, down **-36%** from February of last year
- Closed sales were down **-6%** from January from 62 to 58, Closed sales down **-37%** from February 2022



MLSListings County Summaries Single Family Homes (Cont.) | February 2023

In **Monterey County**, the median Single Family home cost \$780,000 and sold in 22 days for 99% of the list price based on 101 sales in February 2023

- Inventory was 335 down **-4%** from January 2023 and up **21%** from February 2022
- Average days on market (DOM) decreased by -7 days from 52 to 45 or down **-13%**; median DOM decreased -14 days from the month before.
- Number of new listings for the month of February was up **19%** over January, and down **-27%** from February of last year
- Closed sales were up **2%** from January from 98 to 101, Closed sales were down **-38%** from February 2022

In **San Benito County**, the median Single Family home cost \$750,000 and sold in 42 days for 97% of the list price based on 31 sales in February 2023

- Inventory was 105 unchanged from January 2022 and up **38%** from February 2022
- Average days on market (DOM) increased 13 days from 42 to 55 or up **31%**; median DOM increased 13 days from the month before.
- Number of new listings for the month of February was down **-22%** over January, and down **-37%** from February of last year
- Closed sales were up **41%** from January from 22 to 31, Closed sales down **-26%** from February 2022