

MLS Listings County Summaries

Single Family Homes

January 2023

In **San Mateo County**, the median Single Family home cost \$1,480,000 and sold in 29 days for 99% of the list price based on 160 sales in January 2023

- Inventory was 313 up **15%** from December 2022 and up **33%** from January 2022
- Average days on market (DOM) moved up 2 days from 37 to 39 or up **5%**; median DOM increased by 3 days from the month before.
- Number of new listings for the month of January was up **83%** over December, down **-29%** from January of last year
- Closed sales decreased **-35%** from December from 247 to 160, Closed sales down **-27%** from January 2022

In **Santa Clara County**, the median Single Family home cost \$1,509,000 and sold in 22 days for 99% of the list price based on 298 sales in January 2023

- Inventory was 557 up **12%** from December 2022 and up **46%** from January 2022
- Average days on market (DOM) increased by 5 days from 30 to 35 or **17%**; median DOM increased 5 days from the month before at 17 days.
- Number of new listings for the month of January was up **88%** over December, and down **-33%** from January of last year
- Closed sales were down **-35%** from December from 461 to 298, Closed sales down **-40%** from January 2022

In **Santa Cruz County**, the median Single Family home cost \$1,160,000 and sold in 35 days for 96% of the list price based on 62 sales in January 2023

- Inventory was 173 down **-14%** from December 2022 and up **41%** from January 2022
- Average days on market (DOM) moved 18 days from 36 to 54 days or up **50%**; median DOM increased by 11 days from the month before.
- Number of new listings for the month of January was down **-14%** from December, down **-58%** from January of last year
- Closed sales were down **-27%** from December from 85 to 62, Closed sales down **-28%** from January 2022

In **Monterey County**, the median Single Family home cost \$849,500 and sold in 37 days for 98% of the list price based on 98 sales in January 2023

- Inventory was 347 up **4%** from December 2022 and up **38%** from January 2022
- Average days on market (DOM) increased by 6 days from 46 to 22 or up **13%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of January was up **46%** over December, and down **-32%** from January of last year
- Closed sales were down **-15%** from December from 115 to 98, Closed sales were down **-40%** from January 2022

In **San Benito County**, the median Single Family home cost \$745,000 and sold in 29 days for 99% of the list price based on 22 sales in January 2023

- Inventory was 104 up 4% from December 2022 and up 55% from January 2022
- Average days on market (DOM) decreased -23 days from 65 to 42 or down -35%; median DOM decreased -16 days from the month before.
- Number of new listings for the month of January was up 75% over December, and up 26% from January of last year
- Closed sales were down -50% from December from 44 to 22, Closed sales down -44% from January 2022