

## MLS Listings County Summaries

### Single Family Homes

#### July 2023

---

In **San Mateo County**, the median Single Family home cost \$1,800,000 and sold in 11 days for 104% of the list price based on 278 sales in July 2023

- Inventory was 425 down **-2%** from June and down **-30%** from July 2022
- Average days on market (DOM) decreased -1 day from 21 to 20 or down **-5%**; median DOM was 11 days, 1 day more than the month before.
- Number of new listings for the month of July was down **-18%** over June, down **-24%** from July of last year
- Closed sales decreased **-25%** from June from 371 to 278, Closed sales down **-17%** from July 2022

In **Santa Clara County**, the median Single Family home cost \$1,775,000 and sold in 8 days for 106% of the list price based on 607 sales in July 2023

- Inventory was 608 unchanged from June 2023 and down **-55%** from July 2022
- Average days on market (DOM) remained at 16 days or 0% change; median DOM was unchanged from the month before.
- Number of new listings for the month of July was down **-13%** over June, and down **-34%** from July of last year
- Closed sales were down **-24%** from June from 802 to 607, Closed sales down **-7%** from July 2022

In **Santa Cruz County**, the median Single Family home cost \$1,300,000 and sold in 14 days for 102% of the list price based on 125 sales in July 2023

- Inventory was 295 down **-1%** from June and down **-3%** from July 2022
- Average days on market (DOM) moved 8 days from 25 to 33 days or up **32%**; median DOM (14 days) was an increase of 3 days from the month before.
- Number of new listings for the month of July was down **-23%** from June, and down **-10%** from July of last year
- Closed sales were down **-18%** from June from 152 to 125, Closed sales were up **5%** from July 2022

In **Monterey County**, the median Single Family home cost \$944,500 and sold in 12 days for 99% of the list price based on 142 sales in July 2023

- Inventory was 384 up **3%** from June 2023 and down **-25%** from July 2022
- Average days on market (DOM) increased by 6 days from 29 to 35 or up **21%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of July was down **-16%** from June, and down **-20%** from July of last year
- Closed sales decreased **-13%** from June from 164 to 142, Closed sales were down **-18%** from July 2022

In **San Benito County**, the median Single Family home cost \$775,000 and sold in 23 days for 101% of the list price based on 33 sales in July 2023

- Inventory was 115 up 12% from June 2022 and down -24% from July 2022
- Average days on market (DOM) increased by 2 days from 42 to 44 or up 5%; median DOM increased 10 days from the month before.
- Number of new listings for the month of July was down -10% over June, and down -25% from July of last year
- Closed sales decreased -33% from June from 49 to 33, Closed sales were down -25% from July 2022

###