



MLSListings County Summaries Single Family Homes | June 2023

In **San Mateo County**, the median Single Family home cost \$1,950,000 and sold in 10 days for 103% of the list price based on 370 sales in June 2023

- Inventory was 430 up **2%** from May and down **-28%** from June 2022
- Average days on market (DOM) gained 1 day from 19 to 20 or up **5%**; median DOM was 10 days, 1 day more than the month before.
- Number of new listings for the month of June was down **-6%** over May, down **-27%** from June of last year
- Closed sales increased **9%** from May from 340 to 370, Closed sales down **-1%** from June 2022

In **Santa Clara County**, the median Single Family home cost \$1,804,000 and sold in 8 days for 105% of the list price based on 796 sales in June 2023

- Inventory was 600 down **-12%** from May 2023 and down **-53%** from June 2022
- Average days on market (DOM) decreased by -2 days from 18 to 16 or **-11%**; median DOM was unchanged from the month before.
- Number of new listings for the month of June was down **-19%** over May, and down **-35%** from June of last year
- Closed sales were down **-3%** from May from 822 to 796, Closed sales down **-14%** from June 2022

In **Santa Cruz County**, the median Single Family home cost \$1,200,000 and sold in 11 days for 102% of the list price based on 150 sales in June 2023

- Inventory was 301 up **8%** from May and up **5%** from June 2022
- Average days on market (DOM) moved -9 days from 34 to 25 days or down **-26%**; median DOM (11 days) was unchanged from the month before.
- Number of new listings for the month of June was down **-2%** from May, but up **4%** from June of last year
- Closed sales were up **20%** from May from 125 to 150, Closed sales were up **5%** from June 2022

In **Monterey County**, the median Single Family home cost \$800,000 and sold in 11 days for 100% of the list price based on 163 sales in June 2023

- Inventory was 370 up **8%** from May 2023 and down **-21%** from June 2022
- Average days on market (DOM) decreased by -8 days from 37 to 29 or down **-22%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of June was up **3%** from May, and down **-20%** from June of last year
- Closed sales increased **3%** from May from 159 to 163, Closed sales were down **-24%** from June 2022

In **San Benito County**, the median Single Family home cost \$757,073 and sold in 14 days for 100% of the list price based on 48 sales in June 2023

- Inventory was 104 up **4%** from May 2022 and down **-17%** from June 2022
- Average days on market (DOM) increased by 11 days from 32 to 43 or up **34%**; median DOM decreased -4 days from the month before.
- Number of new listings for the month of June was down **-13%** over May, and unchanged from June of last year
- Closed sales increased **12%** from May from 42 to 48, Closed sales were up **12%** from June 2022