



## MLSListings County Summaries Single Family Homes | March 2023

In **San Mateo County**, the median Single Family home cost \$1,787,250 and sold in 12 days for 103% of the list price based on 252 sales in March 2023

- Inventory was 335 up **6%** from February and up **8%** from March 2022
- Average days on market (DOM) moved down -4 days from 32 to 28 or down **-13%**; median DOM was 12 days, unchanged from the month before.
- Number of new listings for the month of March was up **24%** over February, down **-40%** from March of last year
- Closed sales increased **42%** from February from 178 to 252, Closed sales down **-40%** from March 2022

In **Santa Clara County**, the median Single Family home cost \$1,682,500 and sold in 9 days for 103% of the list price based on 642 sales in March 2023

- Inventory was 610 up **2%** from February 2022 and up **3%** from March 2022
- Average days on market (DOM) decreased by -9 days from 33 to 24 or **-27%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of March was up **27%** over February, and down **-41%** from March of last year
- Closed sales were up **80%** from February from 357 to 642, Closed sales down **-34%** from March 2022

In **Santa Cruz County**, the median Single Family home cost \$1,190,000 and sold in 13 days for 101% of the list price based on 96 sales in March 2023

- Inventory was 196 up **8%** from February and up **9%** from March 2022
- Average days on market (DOM) moved -3 days from 48 to 45 days or down **-6%**; median DOM decreased by -11 days from the month before.
- Number of new listings for the month of March was up **25%** from February, down **-38%** from March of last year
- Closed sales were up **66%** from February from 58 to 96, Closed sales down **-31%** from March 2022



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

In **Monterey County**, the median Single Family home cost \$897,750 and sold in 16 days for 98% of the list price based on 156 sales in March 2023

- Inventory was 319 down **-5%** from February 2023 and up **14%** from March 2022
- Average days on market (DOM) increased by 2 days from 44 to 46 or up **5%**; median DOM decreased -6 days from the month before.
- Number of new listings for the month of March was unchanged from February, and down **-35%** from March of last year
- Closed sales were up **53%** from February from 102 to 156, Closed sales were down **-28%** from March 2022

In **San Benito County**, the median Single Family home cost \$762,390 and sold in 30 days for 99% of the list price based on 36 sales in March 2023

- Inventory was 89 down **-16%** from February 2022 and up **31%** from March 2022
- Average days on market (DOM) decreased by -2 days from 55 to 53 or down **-4%**; median DOM decreased -12 days from the month before.
- Number of new listings for the month of March was up **8%** over February, and down **-34%** from March of last year
- Closed sales were up **16%** from February from 31 to 36, Closed sales down **-32%** from March 2022