



MLSListings County Summaries Single Family Homes | May 2023

In **San Mateo County**, the median Single Family home cost \$1,900,000 and sold in 9 days for 104% of the list price based on 339 sales in May 2023

- Inventory was 421 up **7%** from April and down **-4%** from May 2022
- Average days on market (DOM) moved down -4 days from 23 to 19 or down **-17%**; median DOM was 9 days, -2 days from the month before.
- Number of new listings for the month of May was up **10%** over April, down **-19%** from May of last year
- Closed sales increased **45%** from April from 234 to 339, Closed sales down **-28%** from May 2022

In **Santa Clara County**, the median Single Family home cost \$1,757,500 and sold in 8 days for 105% of the list price based on 822 sales in May 2023

- Inventory was 674 unchanged from April 2023 and down **-38%** from May 2022
- Average days on market (DOM) decreased by -1 day from 19 to 18 or **-5%**; median DOM was unchanged from the month before.
- Number of new listings for the month of May was up **13%** over April, and down **-30%** from May of last year
- Closed sales were up **40%** from April from 586 to 822, Closed sales down **-15%** from May 2022

In **Santa Cruz County**, the median Single Family home cost \$1,352,000 and sold in 11 days for 100% of the list price based on 123 sales in May 2023

- Inventory was 281 up **17%** from April and up **5%** from May 2022
- Average days on market (DOM) moved -4 days from 38 to 34 days or down **-11%**; median DOM decreased by -5 days from the month before.
- Number of new listings for the month of May was up **30%** from April, down **-14%** from May of last year
- Closed sales were up **62%** from April from 76 to 123, Closed sales were down **-22%** from May 2022

In **Monterey County**, the median Single Family home cost \$870,368 and sold in 10 days for 99% of the list price based on 158 sales in May 2023

- Inventory was 341 up **7%** from April 2023 and down **-20%** from May 2022
- Average days on market (DOM) increased by 4 days from 33 to 37 or up **12%**; median DOM decreased -7 days from the month before.
- Number of new listings for the month of May was up **29%** from April, and down **-36%** from May of last year
- Closed sales increased **21%** from April from 131 to 158, Closed sales were down **-21%** from May 2022

In **San Benito County**, the median Single Family home cost \$752,000 and sold in 18 days for 100% of the list price based on 42 sales in May 2023

- Inventory was 99 up **13%** from April 2022 and down **-15%** from May 2022
- Average days on market (DOM) decreased by -25 days from 57 to 32 or down **-44%**; median DOM decreased -11 days from the month before.
- Number of new listings for the month of May was up **76%** over April, and down **-7%** from May of last year
- Closed sales increased **31%** from April from 32 to 42, Closed sales down **-26%** from May 2022