

MLS Listings County Summaries

Single Family Homes

November 2023

In **San Mateo County**, the median Single Family home cost \$1,725,000 and sold in 14 days for 103% of the list price based on 281 sales in November 2023

- Inventory was 401 down **-25%** from October and down **-18%** from November 2022
- Average days on market (DOM) increased 3 days from 22 to 25 or up **14%**; median DOM was 14 days, an increase of 3 days from the month before.
- Number of new listings for the month of November was down **-43%** over October, down **-3%** from November of last year
- Closed sales decreased **-8%** from October from 305 to 281, Closed sales up **11%** from November 2022

In **Santa Clara County**, the median Single Family home cost \$1,700,000 and sold in 10 days for 104% of the list price based on 544 sales in November 2023

- Inventory was 574 down **-16%** from October 2023 and down **-28%** from November 2022
- Average days on market (DOM) increased 1 day from 19 to 20 or up **5%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of November was down **-25%** over October, and up **2%** from November of last year
- Closed sales were down **-16%** from October from 648 to 544, Closed sales were up **3%** from November 2022

In **Santa Cruz County**, the median Single Family home cost \$1,280,000 and sold in 18 days for 99% of the list price based on 69 sales in November 2023

- Inventory was 244 down **-16%** from October and down **-2%** from November 2022
- Average days on market (DOM) moved -2 days from 30 to 28 days or down **-7%**; median DOM (18 days) saw an increase of 5 days from the month before.
- Number of new listings for the month of November was down **-39%** from October, and down **-7%** from November of last year
- Closed sales were down **-38%** from October at 69, Closed sales were down **-22%** from November 2022

In **Monterey County**, the median Single Family home cost \$930,000 and sold in 20 days for 99% of the list price based on 125 sales in November 2023

- Inventory was 342 down **-3%** from October 2023 and down **-15%** from November 2022
- Average days on market (DOM) increased by 4 days from 38 to 42 or up **11%**; median DOM increased 7 days from the month before.
- Number of new listings for the month of November was down **-1%** from October, and up **21%** from November of last year
- Closed sales decreased **-15%** from October from 147 to 125, Closed sales were down **-1%** from November 2022

In **San Benito County**, the median Single Family home cost \$795,000 and sold in 20 days for 99% of the list price based on 35 sales in November 2023

- Inventory was 114 up 3% from October 2022 and down -16% from November 2022
- Average days on market (DOM) decreased by -4 days from 40 to 36 or down -10%; median DOM decreased 5 days from the month before.
- Number of new listings for the month of November was up 13% over October, and up 53% from November of last year
- Closed sales increased 9% from October from 32 to 35, Closed sales were up 52% from November 2022

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