

MLS Listings County Summaries

Single Family Homes

October 2023

In **San Mateo County**, the median Single Family home cost \$1,927,500 and sold in 11 days for 103% of the list price based on 302 sales in October 2023

- Inventory was 537 up **0%** from September and down **-12%** from October 2022
- Average days on market (DOM) decreased -3 days from 24 to 21 or down **-13%**; median DOM was 11 days, a decrease of 1 day from the month before.
- Number of new listings for the month of October was down **-29%** over September, down **-3%** from October of last year
- Closed sales decreased **-2%** from September from 307 to 302, Closed sales up **2%** from October 2022

In **Santa Clara County**, the median Single Family home cost \$1,800,000 and sold in 8 days for 105% of the list price based on 646 sales in October 2023

- Inventory was 685 down **-4%** from September 2023 and down **-26%** from October 2022
- Average days on market (DOM) decreased 2 days from 20 to 18 or down **-10%**; median DOM was unchanged from the month before.
- Number of new listings for the month of October was down **-14%** over September, and up **3%** from October of last year
- Closed sales were up **7%** from September from 603 to 646, Closed sales down **-6%** from October 2022

In **Santa Cruz County**, the median Single Family home cost \$1,219,000 and sold in 13 days for 98% of the list price based on 112 sales in October 2023

- Inventory was 292 down **-2%** from September and up **4%** from October 2022
- Average days on market (DOM) moved -7 days from 37 to 30 days or down **-19%**; median DOM (13 days) saw an decrease of -5 days from the month before.
- Number of new listings for the month of October was down **-17%** from September, and up **11%** from October of last year
- Closed sales were up **4%** from September at 112, Closed sales were up **11%** from October 2022

In **Monterey County**, the median Single Family home cost \$1,096,500 and sold in 13 days for 99% of the list price based on 146 sales in October 2023

- Inventory was 348 down **-7%** from September 2023 and down **-22%** from October 2022
- Average days on market (DOM) increased by 7 days from 31 to 38 or up **23%**; median DOM decreased 1 day from the month before.
- Number of new listings for the month of October was down **-4%** from September, and up **6%** from October of last year
- Closed sales decreased **-6%** from September from 155 to 146, Closed sales were down **-3%** from October 2022

In **San Benito County**, the median Single Family home cost \$773,750 and sold in 25 days for 99% of the list price based on 32 sales in October 2023

- Inventory was 111 down **-8%** from September 2022 and down **-25%** from October 2022
- Average days on market (DOM) increased by 3 days from 37 to 40 or up **8%**; median DOM increased 5 days from the month before.
- Number of new listings for the month of October was down **-32%** over September, and down **-32%** from October of last year
- Closed sales decreased **-22%** from September from 41 to 32, Closed sales were down **-20%** from October 2022

###