

MLS Listings County Summaries

Single Family Homes

September 2023

In **San Mateo County**, the median Single Family home cost \$1,842,500 and sold in 12 days for 103% of the list price based on 306 sales in September 2023

- Inventory was 536 up **27%** from August and down **-10%** from September 2022
- Average days on market (DOM) decreased -3 days from 27 to 24 or down **-11%**; median DOM was 12 days, the same as the month before.
- Number of new listings for the month of September was up **23%** over August, up **6%** from September of last year
- Closed sales decreased **-4%** from August from 319 to 306, Closed sales down **-17%** from September 2022

In **Santa Clara County**, the median Single Family home cost \$1,840,000 and sold in 8 days for 105% of the list price based on 601 sales in September 2023

- Inventory was 709 up **8%** from August 2023 and down **-33%** from September 2022
- Average days on market (DOM) increased 2 days from 18 to 20 or up **11%**; median DOM was unchanged from the month before.
- Number of new listings for the month of September was down **-8%** over August, and down **-9%** from September of last year
- Closed sales were down **-14%** from August from 696 to 601, Closed sales down **-27%** from September 2022

In **Santa Cruz County**, the median Single Family home cost \$1,185,000 and sold in 18 days for 100% of the list price based on 107 sales in September 2023

- Inventory was 300 up **2%** from August and up **5%** from September 2022
- Average days on market (DOM) moved 9 days from 28 to 37 days or up **32%**; median DOM (18 days) was an increase of 3 days from the month before.
- Number of new listings for the month of September was down **-1%** from August, and up **15%** from September of last year
- Closed sales were down **-14%** from August at 107, Closed sales were down **-19%** from September 2022

In **Monterey County**, the median Single Family home cost \$920,000 and sold in 14 days for 100% of the list price based on 155 sales in September 2023

- Inventory was 370 down **-6%** from August 2023 and down **-21%** from September 2022
- Average days on market (DOM) decreased by -5 days from 36 to 31 or down **-14%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of September was down **-25%** from August, and down **-18%** from September of last year
- Closed sales decreased **-9%** from August from 171 to 155, Closed sales were down **-20%** from September 2022

In **San Benito County**, the median Single Family home cost \$769,900 and sold in 20 days for 100% of the list price based on 41 sales in September 2023

- Inventory was 121 up 9% from August 2022 and down -20% from September 2022
- Average days on market (DOM) decreased by -5 days from 42 to 37 or down -12%; median DOM decreased 15 days from the month before.
- Number of new listings for the month of September was up 19% over August, and up 15% from September of last year
- Closed sales decreased -13% from August from 47 to 41, Closed sales were down -9% from September 2022

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