

MLS Listings County Summaries

Single Family Homes

April 2024

In **San Mateo County**, the median Single Family home cost \$2,075,500 and sold in 9 days for 107% of the list price based on 332 sales in April 2024

- Inventory was 407 up **34%** from March and up **3%** from April 2023
- Average days on market (DOM) decreased -1 day from 19 to 18 or down **-5%**; median DOM was 9 days, the same as the month before.
- Number of new listings for the month of April was up **15%** over March, and up **16%** from April of last year
- Closed sales increased **22%** from March from 272 to 332, Closed sales up **42%** from April 2023

In **Santa Clara County**, the median Single Family home cost \$2,000,000 and sold in 8 days for 110% of the list price based on 806 sales in April 2024

- Inventory was 745 up **47%** from March and up **10%** from April 2023
- Average days on market (DOM) decreased -2 days from 15 to 13 or down **-13%**; median DOM was 8 days, unchanged since February.
- Number of new listings for the month of April was up **25%** over March, and up **39%** from April of last year
- Closed sales were up **22%** from March from 658 to 806, and up **37%** from April 2023

In **Santa Cruz County**, the median Single Family home cost \$1,420,000 and sold in 11 days for 100% of the list price based on 121 sales in April 2024

- Inventory was 259 up **15%** from March and up **9%** from April 2023
- Average days on market (DOM) moved -5 days from 35 to 30 days or down **-14%**; median DOM (11 days) saw a decrease of 5 days from the month before.
- Number of new listings for the month of April was up **17%** from March, and up **18%** from April of last year
- Closed sales were up **34%** from March from 90 to 121, and up **59%** from April 2023

In **Monterey County**, the median Single Family home cost \$970,000 and sold in 10 days for 100% of the list price based on 136 sales in April 2024

- Inventory was 399 up **12%** from March and up **24%** from April 2023
- Average days on market (DOM) decreased -6 days from 41 to 35 or down **-15%**; median DOM decreased -3 days from the month before.
- Number of new listings for the month of April was up **12%** from March, and up **34%** from April of last year
- Closed sales decreased **-9%** from March from 150 to 36, closed sales increased **4%** from April 2023

In **San Benito County**, the median Single Family home cost \$802,500 and sold in 22 days for 100% of the list price based on 34 sales in April 2024

- Inventory was 101 up 1% from March and up 13% from April 2023
- Average days on market (DOM) decreased by -29 days from 59 to 30 or down -49%; median DOM decreased -10 days from the month before.
- Number of new listings for the month of April was up 18% over March, and up 51% from April of last year
- Closed sales were down -3% from March from 35 to 34, Closed sales were up 3% from April 2023

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