

MLS Listings County Summaries

Single Family Homes

August 2024

In **San Mateo County**, the median Single Family home cost \$1,780,000 and sold in 13 days for 105% of the list price based on 330 sales in August 2024

- Inventory was 461 up **4%** from July and up **10%** from August 2023
- Average days on market (DOM) increased 3 days from 21 to 24 or up **14%**; median DOM was 13 days, an increase of 1 day the month before.
- Number of new listings for the month of August were up **11%** over July, and unchanged from August of last year
- Closed sales increased **4%** from July from 316 to 330, Closed sales were up **3%** from August 2023

In **Santa Clara County**, the median Single Family home cost \$1,825,000 and sold in 10 days for 105% of the list price based on 759 sales in August 2024

- Inventory was 790 down **-6%** from July and up **19%** from August 2023
- Average days on market (DOM) increased 2 days from 16 to 18 or up **13%**; median DOM also increased by 1 day to 10 days.
- Number of new listings for the month of August was down **-5%** over July, and down **-2%** from August of last year
- Closed sales were down **-5%** from July from 798 to 759, and up **9%** from August 2023

In **Santa Cruz County**, the median Single Family home cost \$1,300,000 and sold in 16 days for 100% of the list price based on 133 sales in August 2024

- Inventory was 354 up **6%** from July and up **22%** from August 2023
- Average days on market (DOM) moved 2 days from 28 to 30 days or up **7%**; median DOM (16 days) saw a decrease of 1 day from the month before.
- Number of new listings for the month of August was down **-10%** from July, and up **8%** from August of last year
- Closed sales were up **1%** from July from 132 to 133, and up **6%** from August 2023

In **Monterey County**, the median Single Family home cost \$905,000 and sold in 18 days for 99% of the list price based on 145 sales in August 2024

- Inventory was 533 up **7%** from July and up **34%** from August 2023
- Average days on market (DOM) moved -4 days from 40 to 36 days or down **-10%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of August was up **3%** from July, and up **2%** from August of last year
- Closed sales decreased **-1%** from July from 146 to 145, closed sales decreased **-15%** from August 2023

In **San Benito County**, the median Single Family home cost \$810,000 and sold in 32 days for 99% of the list price based on 35 sales in August 2024

- Inventory was 119 down **-13%** from July and up **6%** from August 2023
- Average days on market (DOM) moved -4 days from 40 to 36 or down **-10%**; median DOM increased 9 days from the month before.
- Number of new listings for the month of August was up **2%** over July, and down **-2%** from August of last year
- Closed sales were down **-10%** from July from 39 to 35, Closed sales were down **-29%** from August 2023

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