

## MLS Listings County Summaries

### Single Family Homes

#### December 2024

---

In **San Mateo County**, the median Single Family home cost \$1,734,400 and sold in 15 days for 104% of the list price based on 235 sales in December 2024

- Inventory was 166 down **-50%** from November and down **-18%** from December 2023
- Average days on market (DOM) moved 10 days from 24 to 34 or up **42%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of December were down **-54%** over November, and down **-7%** from December of last year
- Closed sales decreased **-22%** from November from 300 to 235, Closed sales were down **-7%** from December 2023

In **Santa Clara County**, the median Single Family home cost \$1,810,000 and sold in 11 days for 105% of the list price based on 559 sales in December 2024

- Inventory was 299 down **-39%** from November and down **-13%** from December 2023
- Average days on market (DOM) increased 4 days from 22 to 26 or up **18%**; median DOM rose 1 day from the month before.
- Number of new listings for the month of December was down **-32%** over November, and up **10%** from December of last year
- Closed sales were down **-20%** from November from 700 to 559, and up **22%** from December 2023

In **Santa Cruz County**, the median Single Family home cost \$1,255,000 and sold in 26 days for 100% of the list price based on 84 sales in December 2024

- Inventory was 209 down **-33%** from November and up **23%** from December 2023
- Average days on market (DOM) moved -3 days from 38 to 35 days or down **-8%**; median DOM (26 days) saw an increase of 5 days from the month before.
- Number of new listings for the month of December was down **-48%** from November, and up **8%** from December of last year
- Closed sales were down **-24%** from November from 111 to 84, and up **4%** from December 2023

In **Monterey County**, the median Single Family home cost \$928,500 and sold in 25 days for 99% of the list price based on 142 sales in December 2024

- Inventory was 365 down **-24%** from November and up **21%** from December 2023
- Average days on market (DOM) was unchanged at 45 days; median DOM increased 1 day from the month before.
- Number of new listings for the month of December was down **-43%** from November, and up **10%** from December of last year
- Closed sales increased **7%** from November from 133 to 142, closed sales increased **38%** from December 2023

In **San Benito County**, the median Single Family home cost \$805,000 and sold in 42 days for 99% of the list price based on 39 sales in December 2024

- Inventory was 91 down **-22%** from November and up **5%** from December 2023.
- Average days on market (DOM) moved 13 days from 53 to 66 or up **25%**; median DOM increased 7 days from the month before.
- Number of new listings for the month of December was down **-40%** over November, and up **9%** from December of last year.
- Closed sales were up **26%** from November from 31 to 39, Closed sales were up **18%** from December 2023.

###