

MLS Listings County Summaries

Single Family Homes

January 2024

In **San Mateo County**, the median Single Family home cost \$1,850,000 and sold in 19 days for 100% of the list price based on 139 sales in January 2024

- Inventory was 284 up **47%** from December and down **-12%** from January 2023
- Average days on market (DOM) increased 10 days from 32 to 42 or up **31%**; median DOM was 19 days, an increase of 2 days from the month before.
- Number of new listings for the month of January was up **199%** over December, up **26%** from January of last year
- Closed sales decreased **-45%** from December from 253 to 139, Closed sales down **-14%** from January 2023

In **Santa Clara County**, the median Single Family home cost \$1,700,000 and sold in 11 days for 103% of the list price based on 355 sales in January 2024

- Inventory was 403 up **22%** from December 2023 and down **-29%** from January 2023
- Average days on market (DOM) increased 2 days from 22 to 24 or up **9%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of January was up **103%** over December, and up **12%** from January of last year
- Closed sales were down **-23%** from December from 459 to 355, Closed sales were up **19%** from January 2023

In **Santa Cruz County**, the median Single Family home cost \$1,160,000 and sold in 40 days for 99% of the list price based on 58 sales in January 2024

- Inventory was 176 up **5%** from December and up **3%** from January 2023
- Average days on market (DOM) moved 3 days from 44 to 47 days or up **7%**; median DOM (40 days) saw an increase of 16 days from the month before.
- Number of new listings for the month of January was up **98%** from December, and up **94%** from January of last year
- Closed sales were down **-28%** from December from 81 to 58, Closed sales were down **-6%** from January 2023

In **Monterey County**, the median Single Family home cost \$805,000 and sold in 26 days for 99% of the list price based on 96 sales in January 2024

- Inventory was 320 up **6%** from December 2023 and down **-9%** from January 2023
- Average days on market (DOM) increased by 16 days from 30 to 46 or up **53%**; median DOM increased 12 days from the month before.
- Number of new listings for the month of January was up **63%** from December, and up **2%** from January of last year
- Closed sales decreased **-7%** from December from 103 to 96, Closed sales were down **-3%** from January 2023

In **San Benito County**, the median Single Family home cost \$760,000 and sold in 54 days for 100% of the list price based on 33 sales in January 2024

- Inventory was 88 up 1% from December 2023 and down -17% from January 2023
- Average days on market (DOM) increased by 34 days from 36 to 70 or up 94%; median DOM increased 20 days from the month before.
- Number of new listings for the month of January was up 87% over December, and down -12% from January of last year
- Closed sales were unchanged from December at 33, Closed sales were up 50% from January 2023

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