

MLS Listings County Summaries

Single Family Homes

July 2024

In **San Mateo County**, the median Single Family home cost \$2,003,500 and sold in 12 days for 106% of the list price based on 314 sales in July 2024

- Inventory was 443 down **-6%** from June and up **5%** from July 2023
- Average days on market (DOM) increased 2 days from 19 to 21 or up **11%**; median DOM was 12 days, an increase of 1 day the month before.
- Number of new listings for the month of July were down **-9%** over June, and up **7%** from July of last year
- Closed sales decreased **-11%** from June from 352 to 314, Closed sales were up **13%** from July 2023

In **Santa Clara County**, the median Single Family home cost \$1,865,000 and sold in 9 days for 105% of the list price based on 798 sales in July 2024

- Inventory was 830 down **-8%** from June and up **34%** from July 2023
- Average days on market (DOM) increased 1 day from 15 to 16 or up **7%**; median DOM also increased by 1 day to 9 days, the first increase since February.
- Number of new listings for the month of July was down **-13%** over June, and up **25%** from July of last year
- Closed sales were down **-2%** from June from 815 to 798, and up **30%** from July 2023

In **Santa Cruz County**, the median Single Family home cost \$1,355,000 and sold in 17 days for 100% of the list price based on 131 sales in July 2024

- Inventory was 334 up **2%** from June and up **15%** from July 2023
- Average days on market (DOM) moved -1 day from 29 to 28 days or down **-3%**; median DOM (17 days) saw an increase of 4 days from the month before.
- Number of new listings for the month of July was up **16%** from June, and up **37%** from July of last year
- Closed sales were up **16%** from June from 113 to 131, and up **5%** from July 2023

In **Monterey County**, the median Single Family home cost \$945,000 and sold in 16 days for 99% of the list price based on 145 sales in July 2024

- Inventory was 491 up **3%** from June and up **25%** from July 2023
- Average days on market (DOM) moved 14 days from 27 to 41 days or up **52%**; median DOM increased 6 days from the month before.
- Number of new listings for the month of July was up **1%** from June, and up **15%** from July of last year
- Closed sales increased **12%** from June from 130 to 145, closed sales increased **2%** from July 2023

In **San Benito County**, the median Single Family home cost \$778,000 and sold in 23 days for 99% of the list price based on 39 sales in July 2024

- Inventory was 136 up 5% from June and up 16% from July 2023
- Average days on market (DOM) remained at 40 days; median DOM increased 1 day from the month before.
- Number of new listings for the month of July was down -5% over June, and up 4% from July of last year
- Closed sales were up 26% from June from 31 to 39, Closed sales were up 18% from July 2023

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