

MLS Listings County Summaries

Single Family Homes

June 2024

In **San Mateo County**, the median Single Family home cost \$1,960,000 and sold in 11 days for 107% of the list price based on 351 sales in June 2024

- Inventory was 469 down **-3%** from May and up **9%** from June 2023
- Average days on market (DOM) increased 4 days from 15 to 19 or up **27%**; median DOM was 11 days, an increase of 3 days the month before.
- Number of new listings for the month of June were down **-27%** over May, and down **-6%** from June of last year
- Closed sales decreased **-5%** from May from 371 to 351, Closed sales were down **-5%** from June 2023

In **Santa Clara County**, the median Single Family home cost \$1,950,000 and sold in 8 days for 107% of the list price based on 813 sales in June 2024

- Inventory was 893 up **4%** from May and up **46%** from June 2023
- Average days on market (DOM) increased 1 day from 14 to 15 or up **7%**; median DOM was 8 days, unchanged since February.
- Number of new listings for the month of June was down **-18%** over May, and up **26%** from June of last year
- Closed sales were down **-12%** from May from 925 to 813, and up **1%** from June 2023

In **Santa Cruz County**, the median Single Family home cost \$1,413,000 and sold in 13 days for 100% of the list price based on 112 sales in June 2024

- Inventory was 328 up **4%** from May and up **11%** from June 2023
- Average days on market (DOM) moved 2 days from 27 to 29 days or up **7%**; median DOM (13 days) saw an increase of 1 day from the month before.
- Number of new listings for the month of June was down **-22%** from May, and down **11%** from June of last year
- Closed sales were up **2%** from May from 110 to 112, and down **-26%** from June 2023

In **Monterey County**, the median Single Family home cost \$1,048,000 and sold in 10 days for 100% of the list price based on 129 sales in June 2024

- Inventory was 475 up **11%** from May and up **27%** from June 2023
- Average days on market (DOM) moved **-7** days from 34 to 27 days or down **-21%**; median DOM decreased **-1** day from the month before.
- Number of new listings for the month of June was down **-8%** from May, and down **-4%** from June of last year
- Closed sales decreased **-27%** from May from 176 to 129, closed sales decreased **-22%** from June 2023

In **San Benito County**, the median Single Family home cost \$854,005 and sold in 22 days for 100% of the list price based on 31 sales in June 2024

- Inventory was 128 up 8% from May and up 22% from June 2023
- Average days on market (DOM) decreased -2 days from 42 to 40 days or down -5%; median DOM increased 8 days from the month before.
- Number of new listings for the month of June was down -19% over May, and down -2% from June of last year
- Closed sales were down -28% from May from 43 to 31, Closed sales dropped -37% from June 2023

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