

MLS Listings County Summaries

Single Family Homes

March 2024

In **San Mateo County**, the median Single Family home cost \$2,000,000 and sold in 9 days for 106% of the list price based on 272 sales in March 2024

- Inventory was 301 up 1% from February and down -12% from March 2023
- Average days on market (DOM) decreased -8 days from 27 to 19 or down -30%; median DOM was 9 days, a decrease of 1 day from the month before.
- Number of new listings for the month of March was up 23% over February, up 15% from March of last year
- Closed sales increased 30% from February from 210 to 272, Closed sales up 7% from March 2023

In **Santa Clara County**, the median Single Family home cost \$1,900,000 and sold in 8 days for 109% of the list price based on 650 sales in March 2024

- Inventory was 497 down -2% from February and down -20% from March 2023
- Average days on market (DOM) decreased -5 days from 20 to 15 or down -25%; median DOM was 8 days, unchanged from the month before.
- Number of new listings for the month of March was up 19% over February, and up 11% from March of last year
- Closed sales were up 45% from February from 449 to 650, Closed sales were up 1% from March 2023

In **Santa Cruz County**, the median Single Family home cost \$1,315,000 and sold in 16 days for 101% of the list price based on 89 sales in March 2024

- Inventory was 220 up 19% from February and up 13% from March 2023
- Average days on market (DOM) moved -10 days from 45 to 35 days or down -22%; median DOM (16 days) saw a increase of 1 day from the month before.
- Number of new listings for the month of March was up 32% from February, and up 15% from March of last year
- Closed sales were up 33% from February from 67 to 89, Closed sales were down -9% from March 2023

In **Monterey County**, the median Single Family home cost \$930,000 and sold in 13 days for 100% of the list price based on 149 sales in March 2024

- Inventory was 354 up 5% from February and up 9% from March 2023
- Average days on market (DOM) was unchanged at 41; median DOM decreased -5 days from the month before.
- Number of new listings for the month of March was up 27% from February, and up 18% from March of last year
- Closed sales increased 45% from February from 103 to 149, Closed sales decreased -5% from March 2023

In **San Benito County**, the median Single Family home cost \$769,000 and sold in 32 days for 100% of the list price based on 33 sales in March 2024

- Inventory was 99 up 4% from February and up 9% from March 2023
- Average days on market (DOM) increased by 13 days from 45 to 58 or up 29%; median DOM decreased -8 days from the month before.
- Number of new listings for the month of March was up 6% over February, and up 22% from March of last year
- Closed sales were down -8% from February from 36 to 33, Closed sales were down -8% from March 2023

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