

MLS Listings County Summaries

Single Family Homes

May 2024

In **San Mateo County**, the median Single Family home cost \$2,300,000 and sold in 8 days for 108% of the list price based on 371 sales in May 2024

- Inventory was 479 up **17%** from April and up **13%** from May 2023
- Average days on market (DOM) decreased -3 days from 18 to 15 or down **-17%**; median DOM was 8 days, a decrease of 1 day the month before.
- Number of new listings for the month of May was up **14%** over April, and up **20%** from May of last year
- Closed sales increased **10%** from April from 336 to 371, Closed sales up **8%** from May 2023

In **Santa Clara County**, the median Single Family home cost \$2,057,500 and sold in 8 days for 109% of the list price based on 920 sales in May 2024

- Inventory was 855 up **15%** from April and up **25%** from May 2023
- Average days on market (DOM) increased 2 days from 12 to 14 or up **17%**; median DOM was 8 days, unchanged since February.
- Number of new listings for the month of May was up **3%** over April, and up **26%** from May of last year
- Closed sales were up **14%** from April from 808 to 920, and up **12%** from May 2023

In **Santa Cruz County**, the median Single Family home cost \$1,355,000 and sold in 12 days for 101% of the list price based on 110 sales in May 2024

- Inventory was 316 up **22%** from April and up **14%** from May 2023
- Average days on market (DOM) moved -3 days from 30 to 27 days or down **-10%**; median DOM (12 days) saw an increase of 1 day from the month before.
- Number of new listings for the month of May was up **23%** from April, and up **10%** from May of last year
- Closed sales were down **9%** from April from 121 to 110, and down **-12%** from May 2023

In **Monterey County**, the median Single Family home cost \$1,000,000 and sold in 11 days for 100% of the list price based on 175 sales in May 2024

- Inventory was 427 up **7%** from April and up **23%** from May 2023
- Average days on market (DOM) was unchanged at 35 days; median DOM increased 1 day from the month before.
- Number of new listings for the month of May was up **4%** from April, and up **8%** from May of last year
- Closed sales increased **29%** from April from 136 to 175, closed sales increased **10%** from May 2023

In **San Benito County**, the median Single Family home cost \$739,900 and sold in 14 days for 101% of the list price based on 43 sales in May 2024

- Inventory was 117 up **16%** from April and up **16%** from May 2023
- Average days on market (DOM) increased from 30 to 42 days or up **40%**; median DOM decreased -8 days from the month before.
- Number of new listings for the month of May was up **17%** over April, and up **3%** from May of last year
- Closed sales were up **26%** from April from 34 to 43, Closed sales were unchanged from May 2023

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