

MLS Listings County Summaries

Single Family Homes

October 2024

In **San Mateo County**, the median Single Family home cost \$1,900,000 and sold in 12 days for 105% of the list price based on 359 sales in October 2024

- Inventory was 448 down **-15%** from September and down **-16%** from October 2023
- Average days on market (DOM) moved 4 days from 23 to 27 or up **17%**; median DOM dropped -1 day from the month before.
- Number of new listings for the month of October were down **-15%** over September, and up **7%** from October of last year
- Closed sales increased **9%** from September from 328 to 359, Closed sales were up **18%** from October 2023

In **Santa Clara County**, the median Single Family home cost \$1,960,101 and sold in 9 days for 106% of the list price based on 764 sales in October 2024

- Inventory was 784 down **-14%** from September and up **13%** from October 2023
- Average days on market (DOM) decreased -2 days from 18 to 21 or down **-10%**; median DOM dropped -1 day from the month before.
- Number of new listings for the month of October was down **-16%** over September, and up **19%** from October of last year
- Closed sales were up **20%** from September from 637 to 764, and up **18%** from October 2023

In **Santa Cruz County**, the median Single Family home cost \$1,325,000 and sold in 19 days for 99% of the list price based on 135 sales in October 2024

- Inventory was 376 down **-2%** from September and up **28%** from October 2023
- Average days on market (DOM) moved 1 day from 41 to 42 days or up **2%**; median DOM (19 days) saw a decrease of -3 days from the month before.
- Number of new listings for the month of October was up **2%** from September, and up **24%** from October of last year
- Closed sales were up **35%** from September from 100 to 135, and up **23%** from October 2023

In **Monterey County**, the median Single Family home cost \$919,838 and sold in 18 days for 98% of the list price based on 142 sales in October 2024

- Inventory was 499 down **-6%** from September and up **41%** from October 2023
- Average days on market (DOM) moved 6 days from 36 to 42 days or up **17%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of October was up **4%** from September, and up **21%** from October of last year
- Closed sales decreased **-7%** from September from 153 to 142, closed sales decreased **-3%** from October 2023

In **San Benito County**, the median Single Family home cost \$820,000 and sold in 30 days for 99% of the list price based on 38 sales in October 2024

- Inventory was 115 down **-10%** from September and up **2%** from October 2023
- Average days on market (DOM) moved -10 days from 50 to 40 or down **-20%**; median DOM decreased -7 days from the month before.
- Number of new listings for the month of October was down **-2%** over September, and up **9%** from October of last year
- Closed sales were down **-21%** from September from 48 to 38, Closed sales were up **19%** from October 2023

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