

## MLS Listings County Summaries

### Single Family Homes

### September 2024

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In **San Mateo County**, the median Single Family home cost \$1,950,000 and sold in 13 days for 105% of the list price based on 327 sales in September 2024

- Inventory was 521 up **12%** from August and down **-3%** from September 2023
- Average days on market (DOM) was unchanged at 24 days; median DOM was 13 days, unchanged from the month before.
- Number of new listings for the month of September were up **9%** over August, and down **-10%** from September of last year
- Closed sales decreased **-2%** from August from 333 to 327, Closed sales were up **6%** from September 2023

In **Santa Clara County**, the median Single Family home cost \$1,900,000 and sold in 10 days for 105% of the list price based on 635 sales in September 2024

- Inventory was 908 up **14%** from August and up **26%** from September 2023
- Average days on market (DOM) increased 3 days from 18 to 21 or up **17%**; median DOM was unchanged at 10 days.
- Number of new listings for the month of September was up **13%** over August, and up **21%** from September of last year
- Closed sales were down **-17%** from August from 761 to 635, and up **5%** from September 2023

In **Santa Cruz County**, the median Single Family home cost \$1,285,000 and sold in 21 days for 100% of the list price based on 99 sales in September 2024

- Inventory was 385 up **8%** from August and up **30%** from September 2023
- Average days on market (DOM) moved 10 days from 30 to 40 days or up **33%**; median DOM (21 days) saw an increase of 5 days from the month before.
- Number of new listings for the month of September was down **-7%** from August, and up **2%** from September of last year
- Closed sales were down **-26%** from August from 134 to 99, and down **-8%** from September 2023

In **Monterey County**, the median Single Family home cost \$1,000,000 and sold in 17 days for 99% of the list price based on 150 sales in September 2024

- Inventory was 530 unchanged from August and up **41%** from September 2023
- Average days on market (DOM) moved 1 day from 36 to 37 days or up **3%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of September was down **-20%** from August, and up **11%** from September of last year
- Closed sales increased **3%** from August from 146 to 150, closed sales decreased **-3%** from September 2023

In **San Benito County**, the median Single Family home cost \$833,255 and sold in 36 days for 100% of the list price based on 47 sales in September 2024

- Inventory was 128 up **8%** from August and up **5%** from September 2023
- Average days on market (DOM) moved 15 days from 35 to 50 or up **43%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of September was down **-11%** over August, and down **-25%** from September of last year
- Closed sales were up **31%** from August from 36 to 47, Closed sales were up **15%** from September 2023

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