

## MLS Listings County Summaries

### Single Family Homes

#### April 2025

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In **San Mateo County**, the median Single Family home cost \$2,110,500 and sold in 10 days for 107% of the list price based on 366 sales in April 2025

- Inventory was 560 up **23%** from March and up **26%** from April 2024
- Average days on market (DOM) moved 3 days from 17 to 20 or up **18%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of April were up **10%** over March, and up **10%** from April of last year
- Closed sales increased **30%** from March from 282 to 366, Closed sales were up **8%** from April 2024

In **Santa Clara County**, the median Single Family home cost \$2,100,000 and sold in 8 days for 107% of the list price based on 824 sales in April 2025

- Inventory was 1177 up **22%** from March and up **46%** from April 2024
- Average days on market (DOM) increased 1 day from 13 to 14 or up **8%**; median DOM was unchanged from the month before.
- Number of new listings for the month of April was up **7%** over March, and up **5%** from April of last year
- Closed sales were up **24%** from March from 666 to 824 and up **2%** from April 2024

In **Santa Cruz County**, the median Single Family home cost \$1,275,000 and sold in 13 days for 101% of the list price based on 131 sales in April 2025

- Inventory was 437 up **18%** from March and up **58%** from April 2024
- Average days on market (DOM) moved -12 day from 40 to 28 days or down **-30%**; median DOM was unchanged from the month before.
- Number of new listings for the month of April was up **4%** from March, and up **29%** from April of last year
- Closed sales were up **39%** from March from 94 to 131, and up **7%** from April 2024

In **Monterey County**, the median Single Family home cost \$917,000 and sold in 14 days for 99% of the list price based on 172 sales in April 2025

- Inventory was 494 up **12%** from March and up **20%** from April 2024
- Average days on market (DOM) decreased -6 days from 46 to 40 days or down **-13%**; median DOM decreased -4 days from the month before.
- Number of new listings for the month of April were up **21%** from March, and up **10%** from April of last year
- Closed sales increased **31%** from March from 131 to 172, closed sales increased **26%** from April 2024

In **San Benito County**, the median Single Family home cost \$742,500 and sold in 22 days for 99% of the list price based on 46 sales in April 2025

- Inventory was 128 up 5% from March and up 19% from April 2024.
- Average days on market (DOM) moved -7 days from 51 to 44 or down -14%; median DOM decreased -7 days from the month before.
- Number of new listings for the month of April was down -3% over March, and up 3% from April of last year.
- Closed sales were up 31% from March from 35 to 46, Closed sales were up 35% from April 2024.

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