

## MLS Listings County Summaries

### Single Family Homes

#### August 2025

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In **San Mateo County**, the median Single Family home cost \$1,900,000 and sold in 14 days for 103% of the list price based on 312 sales in August 2025

- Inventory was 480 down **-13%** from July and unchanged from August 2024
- Average days on market (DOM) moved 2 days from 25 to 27 or up **8%**; median DOM was unchanged from the month before.
- Number of new listings for the month of August were down **-5%** over July, and down **-11%** from August of last year
- Closed sales were down **-14%** from July from 362 to 312, Closed sales were down **-6%** from August 2024

In **Santa Clara County**, the median Single Family home cost \$1,881,000 and sold in 14 days for 102% of the list price based on 722 sales in August 2025

- Inventory was 932 down **-17%** from July and up **10%** from August 2024
- Average days on market (DOM) increased 3 days from 23 to 26 or up **13%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of August was down **-11%** over July, and down **-9%** from August of last year
- Closed sales were down **-1%** from July from 729 to 722 and down **-5%** from August 2024

In **Santa Cruz County**, the median Single Family home cost \$1,394,000 and sold in 31 days for 98% of the list price based on 127 sales in August 2025

- Inventory was 506 down **-9%** from July and up **28%** from August 2024
- Average days on market (DOM) moved 20 days from 29 to 49 days or up **69%**; median DOM increased 14 days from the month before.
- Number of new listings for the month of August was down **-34%** from July, and down **-19%** from August of last year
- Closed sales were down **-11%** from July from 143 to 127, and down **-5%** from August 2024

In **Monterey County**, the median Single Family home cost \$1,075,000 and sold in 18 days for 97% of the list price based on 151 sales in August 2025

- Inventory was 588 up **3%** from July and up **8%** from August 2024
- Average days on market (DOM) increased 7 days from 41 to 48 days or up **17%**; median DOM decreased -5 days from the month before.
- Number of new listings for the month of August were down **-11%** from July, and down **-10%** from August of last year
- Closed sales increased **1%** from July from 150 to 151, closed sales increased **4%** from August 2024

In **San Benito County**, the median Single Family home cost \$742,500 and sold in 45 days for 97% of the list price based on 40 sales in August 2025

- Inventory was 149 down -2% from July and up 7% from August 2024.
- Average days on market (DOM) moved 27 days from 36 to 63 or up 75%; median DOM increased 26 days from the month before.
- Number of new listings for the month of August was down -13% over July, and down -15% from August of last year.
- Closed sales were up 14% from July from 35 to 40, Closed sales were up 11% from August 2024.

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