

MLS Listings County Summaries

Single Family Homes

February 2025

In **San Mateo County**, the median Single Family home cost \$2,095,000 and sold in 10 days for 107% of the list price based on 201 sales in February 2025

- Inventory was 349 up **29%** from January and up **16%** from February 2024
- Average days on market (DOM) moved -15 days from 37 to 22 or down **-41%**; median DOM decreased -4 days from the month before.
- Number of new listings for the month of February were up **15%** over January, and up **16%** from February of last year
- Closed sales increased **30%** from January from 155 to 201, Closed sales were down **-4%** from February 2024

In **Santa Clara County**, the median Single Family home cost \$1,990,000 and sold in 8 days for 109% of the list price based on 451 sales in February 2025

- Inventory was 671 up **46%** from January and up **28%** from February 2024
- Average days on market (DOM) decreased -9 days from 25 to 16 or down **-36%**; median DOM decreased -2 days from the month before.
- Number of new listings for the month of February was up **33%** over January, and up **18%** from February of last year
- Closed sales were up **20%** from January from 375 to 451, and unchanged from February 2024

In **Santa Cruz County**, the median Single Family home cost \$1,250,000 and sold in 18 days for 97% of the list price based on 57 sales in February 2025

- Inventory was 255 up **6%** from January and up **36%** from February 2024
- Average days on market (DOM) moved -1 day from 46 to 45 days or down **-2%**; median DOM saw a decrease of -14 days from the month before.
- Number of new listings for the month of February was down **-16%** from January, and up **7%** from February of last year
- Closed sales were down **-17%** from January from 69 to 57, and down **-15%** from February 2024

In **Monterey County**, the median Single Family home cost \$900,000 and sold in 17 days for 99% of the list price based on 109 sales in February 2025

- Inventory was 409 up **4%** from January and up **22%** from February 2024
- Average days on market (DOM) decreased -9 days from 51 to 42 days or down **-18%**; median DOM decreased -5 days from the month before.
- Number of new listings for the month of February were down **-13%** from January, and up **11%** from February of last year
- Closed sales decreased **-16%** from January from 129 to 109, closed sales increased **6%** from February 2024

In **San Benito County**, the median Single Family home cost \$770,000 and sold in 16 days for 99% of the list price based on 28 sales in February 2025

- Inventory was 112 up 32% from January and up 18% from February 2024.
- Average days on market (DOM) moved -6 days from 44 to 38 or down -14%; median DOM decreased -11 days from the month before.
- Number of new listings for the month of February was up 65% over January, and up 40% from February of last year.
- Closed sales were down -3% from January from 29 to 28, Closed sales were down -22% from February 2024.

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