

MLS Listings County Summaries

Single Family Homes

January 2025

In **San Mateo County**, the median Single Family home cost \$1,800,000 and sold in 14 days for 104% of the list price based on 155 sales in January 2025

- Inventory was 267 up **58%** from December and down **-9%** from January 2024
- Average days on market (DOM) moved 3 days from 34 to 37 or up **9%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of January were up **216%** over December, and up **7%** from December of last year
- Closed sales decreased **-35%** from December from 237 to 155, Closed sales were up **9%** from January 2024

In **Santa Clara County**, the median Single Family home cost \$1,800,000 and sold in 10 days for 104% of the list price based on 374 sales in January 2025

- Inventory was 456 up **46%** from December and up **8%** from January 2024
- Average days on market (DOM) decreased -1 days from 26 to 25 or down **-4%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of January was up **114%** over December, and up **18%** from December of last year
- Closed sales were down **-33%** from December from 560 to 374, and up **4%** from January 2024

In **Santa Cruz County**, the median Single Family home cost \$1,199,000 and sold in 32 days for 99% of the list price based on 69 sales in January 2025

- Inventory was 238 up **12%** from December and up **32%** from January 2024
- Average days on market (DOM) moved 11 days from 35 to 46 days or up **31%**; median DOM saw an increase of 6 days from the month before.
- Number of new listings for the month of January was up **165%** from December, and up **52%** from December of last year
- Closed sales were down **-18%** from December from 84 to 69, and up **19%** from January 2024

In **Monterey County**, the median Single Family home cost \$939,000 and sold in 22 days for 99% of the list price based on 129 sales in January 2025

- Inventory was 391 up **6%** from December and up **20%** from January 2024
- Average days on market (DOM) increased 6 days from 45 to 51 days or up **13%**; median DOM decreased -3 days from the month before.
- Number of new listings for the month of January was up **104%** from December, and up **38%** from December of last year
- Closed sales decreased **-10%** from December from 143 to 129, closed sales increased **34%** from January 2024

In **San Benito County**, the median Single Family home cost \$775,000 and sold in 27 days for 99% of the list price based on 29 sales in January 2025

- Inventory was 85 down **-9%** from December and down **-3%** from January 2024.
- Average days on market (DOM) moved -22 days from 66 to 44 or down **-33%**; median DOM decreased -15 days from the month before.
- Number of new listings for the month of January was up **60%** over December, and down **-7%** from January of last year.
- Closed sales were down **-26%** from December from 39 to 29, Closed sales were down **-12%** from January 2024.

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