

MLS Listings County Summaries

Single Family Homes

June 2025

In **San Mateo County**, the median Single Family home cost \$2,000,000 and sold in 12 days for 103% of the list price based on 359 sales in June 2025

- Inventory was 595 down **-9%** from May and up **17%** from June 2024
- Average days on market (DOM) moved 4 days from 18 to 22 or up **22%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of June were down **-26%** over May, and up **2%** from June of last year
- Closed sales decreased **-6%** from May from 381 to 359, Closed sales were up **1%** from June 2024

In **Santa Clara County**, the median Single Family home cost \$2,090,000 and sold in 11 days for 104% of the list price based on 830 sales in June 2025

- Inventory was 1192 down **-4%** from May and up **24%** from June 2024
- Average days on market (DOM) increased 1 day from 17 to 18 or up **6%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of June was down **-22%** over May, and down **-7%** from June of last year
- Closed sales were up **8%** from May from 766 to 830 and up **2%** from June 2024

In **Santa Cruz County**, the median Single Family home cost \$1,335,000 and sold in 15 days for 99% of the list price based on 130 sales in June 2025

- Inventory was 532 up **1%** from May and up **51%** from June 2024
- Average days on market (DOM) moved 1 day from 25 to 26 days or up **4%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of June was down **-26%** from May, and up **24%** from June of last year
- Closed sales were up **4%** from May from 125 to 130, and up **15%** from June 2024

In **Monterey County**, the median Single Family home cost \$962,000 and sold in 21 days for 99% of the list price based on 152 sales in June 2025

- Inventory was 565 up **3%** from May and up **14%** from June 2024
- Average days on market (DOM) increased 11 days from 37 to 48 days or up **30%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of June were down **-11%** from May, and down **-6%** from June of last year
- Closed sales increased **10%** from May from 138 to 152, closed sales increased **17%** from June 2024

In **San Benito County**, the median Single Family home cost \$876,444 and sold in 24 days for 100% of the list price based on 41 sales in June 2025

- Inventory was 152 up 5% from May and up 11% from June 2024.
- Average days on market (DOM) moved -4 days from 42 to 38 or down -10%; median DOM decreased -14 days from the month before.
- Number of new listings for the month of June was up 3% over May, and up 16% from June of last year.
- Closed sales were up 21% from May from 34 to 41, Closed sales were up 32% from June 2024.

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