

MLS Listings County Summaries

Single Family Homes

March 2025

In **San Mateo County**, the median Single Family home cost \$2,050,000 and sold in 9 days for 108% of the list price based on 281 sales in March 2025

- Inventory was 475 up **6%** from February and up **12%** from March 2024
- Average days on market (DOM) moved -5 days from 22 to 17 or down **-23%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of March were up **25%** over February, and up **18%** from March of last year
- Closed sales increased **38%** from February from 203 to 281, Closed sales were up **3%** from March 2024

In **Santa Clara County**, the median Single Family home cost \$2,122,500 and sold in 8 days for 108% of the list price based on 664 sales in March 2025

- Inventory was 986 up **11%** from February and up **23%** from March 2024
- Average days on market (DOM) decreased -3 days from 16 to 13 or down **-19%**; median DOM was unchanged from the month before.
- Number of new listings for the month of March was up **22%** over February, and up **21%** from March of last year
- Closed sales were up **45%** from February from 375 to 451 and up **1%** from March 2024

In **Santa Cruz County**, the median Single Family home cost \$1,400,000 and sold in 13 days for 100% of the list price based on 93 sales in March 2025

- Inventory was 367 up **22%** from February and up **46%** from March 2024
- Average days on market (DOM) moved -5 days from 45 to 40 days or down **-11%**; median DOM saw a decrease of -5 days from the month before.
- Number of new listings for the month of March was up **83%** from February, and up **49%** from March of last year
- Closed sales were up **63%** from February from 57 to 93, and up **3%** from March 2024

In **Monterey County**, the median Single Family home cost \$916,500 and sold in 18 days for 98% of the list price based on 130 sales in March 2025

- Inventory was 437 down **-2%** from February and up **12%** from March 2024
- Average days on market (DOM) increased 3 days from 43 to 46 days or up **7%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of March were up **18%** from February, and up **4%** from March of last year
- Closed sales increased **16%** from February from 112 to 130, closed sales decreased **-13%** from March 2024

In **San Benito County**, the median Single Family home cost \$769,000 and sold in 29 days for 98% of the list price based on 35 sales in March 2025

- Inventory was 125 unchanged from February and up 15% from March 2024.
- Average days on market (DOM) moved 13 days from 38 to 51 or up 34%; median DOM increased 13 days from the month before.
- Number of new listings for the month of March was down -3% over February, and up 25% from March of last year.
- Closed sales were up 25% from February from 28 to 35, Closed sales were unchanged from March 2024.

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