

MLS Listings County Summaries

Single Family Homes

May 2025

In **San Mateo County**, the median Single Family home cost \$2,059,400 and sold in 11 days for 105% of the list price based on 380 sales in May 2025

- Inventory was 654 up **17%** from April and up **28%** from May 2024
- Average days on market (DOM) moved -2 days from 20 to 18 or down **-10%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of May were up **4%** over April, and up **2%** from May of last year
- Closed sales increased **1%** from April from 375 to 380, Closed sales were up **2%** from May 2024

In **Santa Clara County**, the median Single Family home cost \$2,162,500 and sold in 10 days for 104% of the list price based on 764 sales in May 2025

- Inventory was 1244 up **5%** from April and up **37%** from May 2024
- Average days on market (DOM) increased 3 day from 14 to 17 or up **21%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of May was down **-4%** over April, and down **-4%** from May of last year
- Closed sales were down **-9%** from April from 836 to 764 and down **-18%** from May 2024

In **Santa Cruz County**, the median Single Family home cost \$1,340,000 and sold in 13 days for 100% of the list price based on 125 sales in May 2025

- Inventory was 523 up **20%** from April and up **52%** from May 2024
- Average days on market (DOM) moved -3 days from 28 to 25 days or down **-11%**; median DOM was unchanged from the month before.
- Number of new listings for the month of May was up **21%** from April, and up **30%** from May of last year
- Closed sales were down **-5%** from April from 131 to 125, and up **13%** from May 2024

In **Monterey County**, the median Single Family home cost \$897,000 and sold in 17 days for 99% of the list price based on 137 sales in May 2025

- Inventory was 545 up **9%** from April and up **22%** from May 2024
- Average days on market (DOM) decreased -2 days from 39 to 37 days or down **-5%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of May were down **-10%** from April, and down **-3%** from May of last year
- Closed sales decreased **-22%** from April from 175 to 137, closed sales decreased **-22%** from May 2024

In **San Benito County**, the median Single Family home cost \$839,000 and sold in 35 days for 100% of the list price based on 31 sales in May 2025

- Inventory was 146 up 13% from April and up 17% from May 2024.
- Average days on market (DOM) moved -2 days from 44 to 42 or down -5%; median DOM increased 13 days from the month before.
- Number of new listings for the month of May was up 3% over April, and down -9% from May of last year.
- Closed sales were down -33% from April from 46 to 31, Closed sales were down -28% from May 2024.

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