

MLS Listings County Summaries

Single Family Homes

November 2025¹

In **San Mateo County**, the median Single Family home cost \$1,922,501 and sold in 14 days for 105% of the list price based on 318 sales in November 2025

- Inventory was 385 down **-25%** from October and up **11%** from November 2024
- Average days on market (DOM) moved 4 days from 25 to 29 or up **16%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of November were down **-54%** over October, and up **4%** from November of last year
- Closed sales were down **-23%** from October from 413 to 318, Closed sales were up **5%** from November 2024

In **Santa Clara County**, the median Single Family home cost \$1,905,000 and sold in 12 days for 104% of the list price based on 578 sales in November 2025

- Inventory was 653 down **-27%** from October and up **22%** from November 2024
- Average days on market (DOM) increased 2 days from 24 to 26 or up **8%**; median DOM was 12 days, an increase of 1 day from the month before.
- Number of new listings for the month of November was down **-49%** over October, and down **-7%** from November of last year
- Closed sales were down **-24%** from October from 760 to 578 and down **-17%** from November 2024

In **Santa Cruz County**, the median Single Family home cost \$1,299,500 and sold in 40 days for 97% of the list price based on 100 sales in November 2025

- Inventory was 391 down **-14%** from October and up **13%** from November 2024
- Average days on market (DOM) moved 22 days from 43 to 65 days or up **51%**; median DOM increased 12 days from the month before.
- Number of new listings for the month of November was down **-36%** from October, and down **-10%** from November of last year
- Closed sales were down **-21%** from October from 126 to 100, and down **-10%** from November 2024

In **Monterey County**, the median Single Family home cost \$899,500 and sold in 24 days for 98% of the list price based on 128 sales in November 2025

- Inventory was 516 down **-6%** from October and up **5%** from November 2024
- Average days on market (DOM) decreased -8 days from 56 to 48 days or down **-14%**; median DOM decreased -9 days from the month before.
- Number of new listings for the month of November were down **-10%** from October, and down **-6%** from November of last year
- Closed sales decreased **-30%** from October from 182 to 128, closed sales were down **-4%** from November 2024

¹ Data current as of 12/7/25

In **San Benito County**, the median Single Family home cost \$732,500 and sold in 36 days for 99% of the list price based on 28 sales in November 2025

- Inventory was 128 down **-10%** from October and up **5%** from November 2024.
- Average days on market (DOM) moved 16 days from 44 to 60 or up **36%**; median DOM increased 7 days from the month before.
- Number of new listings for the month of November was down **-47%** over October, and down **-36%** from November of last year.
- Closed sales were down **-20%** from October from 35 to 28, Closed sales were down **-10%** from November 2024.

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