

MLS Listings County Summaries

Single Family Homes

October 2025¹

In **San Mateo County**, the median Single Family home cost \$2,000,000 and sold in 12 days for 105% of the list price based on 412 sales in October 2025

- Inventory was 517 down **-10%** from September and up **9%** from October 2024
- Average days on market (DOM) moved -4 days from 30 to 26 or down **-13%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of October were down **-14%** over September, and up **14%** from October of last year
- Closed sales were up **13%** from September from 365 to 412, Closed sales were up **13%** from October 2024

In **Santa Clara County**, the median Single Family home cost \$1,910,000 and sold in 11 days for 104% of the list price based on 759 sales in October 2025

- Inventory was 890 down **-12%** from September and up **6%** from October 2024
- Average days on market (DOM) decreased -1 day from 25 to 24 or down **-4%**; median DOM was 11 days, unchanged from the month before.
- Number of new listings for the month of October was down **-21%** over September, and down **-9%** from October of last year
- Closed sales were up **7%** from September from 708 to 759 and down **-1%** from October 2024

In **Santa Cruz County**, the median Single Family home cost \$1,277,911 and sold in 26 days for 99% of the list price based on 124 sales in October 2025

- Inventory was 455 down **-5%** from September and up **10%** from October 2024
- Average days on market (DOM) moved -5 days from 47 to 42 days or down **-11%**; median DOM decreased -3 days from the month before.
- Number of new listings for the month of October was down **-20%** from September, and down **-20%** from October of last year
- Closed sales were down **-6%** from September from 132 to 124, and down **-8%** from October 2024

In **Monterey County**, the median Single Family home cost \$993,000 and sold in 32 days for 97% of the list price based on 181 sales in October 2025

- Inventory was 547 down **-10%** from September and up **6%** from October 2024
- Average days on market (DOM) increased 6 days from 50 to 56 days or up **12%**; median DOM increased 14 days from the month before.
- Number of new listings for the month of October were down **-19%** from September, and down **-8%** from October of last year
- Closed sales increased **26%** from September from 144 to 181, closed sales increased **27%** from October 2024

¹ Data current as of 11/7/25

In **San Benito County**, the median Single Family home cost \$744,821 and sold in 27 days for 100% of the list price based on 33 sales in October 2025

- Inventory was 142 down **-10%** from September and up **17%** from October 2024.
- Average days on market (DOM) moved -17 days from 57 to 40 or down **-30%**; median DOM decreased -10 days from the month before.
- Number of new listings for the month of October was down **-11%** over September, and up **6%** from October of last year.
- Closed sales were down **-11%** from September from 37 to 33, Closed sales were down **-13%** from October 2024.

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