

MLS Listings County Summaries

Single Family Homes

September 2025¹

In **San Mateo County**, the median Single Family home cost \$2,000,000 and sold in 13 days for 104% of the list price based on 364 sales in September 2025

- Inventory was 567 up **16%** from August and up **4%** from September 2024
- Average days on market (DOM) moved 3 days from 27 to 30 or up **11%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of September were up **41%** over August, and up **11%** from September of last year
- Closed sales were up **17%** from August from 312 to 364, Closed sales were up **11%** from September 2024

In **Santa Clara County**, the median Single Family home cost \$1,952,500 and sold in 11 days for 103% of the list price based on 702 sales in September 2025

- Inventory was 1012 up **9%** from August and up **6%** from September 2024
- Average days on market (DOM) decreased -1 day from 26 to 25 or down **-4%**; median DOM decreased -3 days from the month before.
- Number of new listings for the month of September was up **25%** over August, and down **-1%** from September of last year
- Closed sales were down **-3%** from August from 724 to 702 and up **10%** from September 2024

In **Santa Cruz County**, the median Single Family home cost \$1,234,800 and sold in 29 days for 99% of the list price based on 129 sales in September 2025

- Inventory was 479 down **-5%** from August and up **14%** from September 2024
- Average days on market (DOM) moved -2 days from 49 to 47 days or down **-4%**; median DOM decreased -2 days from the month before.
- Number of new listings for the month of September was up **20%** from August, and up **3%** from September of last year
- Closed sales were up **2%** from August from 127 to 129, and up **29%** from September 2024

In **Monterey County**, the median Single Family home cost \$940,000 and sold in 17 days for 98% of the list price based on 143 sales in September 2025

- Inventory was 605 up **3%** from August and up **11%** from September 2024
- Average days on market (DOM) decreased -1 day from 48 to 47 days or down **-2%**; median DOM decreased -1 day from the month before.
- Number of new listings for the month of September were up **4%** from August, and up **16%** from September of last year
- Closed sales decreased **-5%** from August from 151 to 143, closed sales decreased **-7%** from September 2024

¹ Data current as of 10/7/25

In **San Benito County**, the median Single Family home cost \$744,500 and sold in 37 days for 99% of the list price based on 37 sales in September 2025

- Inventory was 157 up 4% from August and up 13% from September 2024.
- Average days on market (DOM) moved -3 days from 60 to 57 or down -5%; median DOM decreased -6 days from the month before.
- Number of new listings for the month of September was up 24% over August, and up 14% from September of last year.
- Closed sales were down -12% from August from 42 to 37, Closed sales were down -23% from September 2024.

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