

MLS Listings County Summaries

Single Family Homes

December 2025¹

In **San Mateo County**, the median Single Family home cost \$1,900,000 and sold in 16 days for 104% of the list price based on 285 sales in December 2025

- Inventory was 191 down **-50%** from November and up **6%** from December 2024
- Average days on market (DOM) moved 5 days from 28 to 33 or up **18%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of December were down **-45%** over November, and up **32%** from December of last year
- Closed sales were down **-11%** from November from 321 to 285, Closed sales were up **20%** from December 2024

In **Santa Clara County**, the median Single Family home cost \$1,800,000 and sold in 14 days for 103% of the list price based on 492 sales in December 2025

- Inventory was 376 down **-42%** from November and up **11%** from December 2024
- Average days on market (DOM) increased 3 days from 26 to 29 or up **12%**; median DOM was 14 days, an increase of 2 days from the month before.
- Number of new listings for the month of December was down **-32%** over November, and down **-9%** from December of last year
- Closed sales were down **-15%** from November from 580 to 492 and down **-12%** from December 2024

In **Santa Cruz County**, the median Single Family home cost \$1,270,000 and sold in 39 days for 98% of the list price based on 106 sales in December 2025

- Inventory was 238 down **-39%** from November and unchanged from December 2024
- Average days on market (DOM) moved -11 days from 63 to 52 days or down **-17%**; median DOM was unchanged from the month before.
- Number of new listings for the month of December was down **-47%** from November, and down **-8%** from December of last year
- Closed sales were up **4%** from November from 102 to 106, and up **26%** from December 2024

In **Monterey County**, the median Single Family home cost \$900,000 and sold in 26 days for 98% of the list price based on 155 sales in December 2025

- Inventory was 413 down **-20%** from November and up **7%** from December 2024
- Average days on market (DOM) increased 7 days from 48 to 55 days or up **15%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of December were down **-34%** from November, and up **8%** from December of last year
- Closed sales increased **19%** from November from 130 to 155, closed sales were up **8%** from December 2024

¹ Data current as of 1/7/26

In **San Benito County**, the median Single Family home cost \$762,500 and sold in 37 days for 98% of the list price based on 40 sales in December 2025

- Inventory was 92 down **-28%** from November and down **-2%** from December 2024.
- Average days on market (DOM) moved -3 days from 60 to 57 or down **-5%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of December was down **-12%** over November, and down **-4%** from December of last year.
- Closed sales were up **38%** from November from 29 to 40, Closed sales were up **3%** from December 2024.

###