

MLS Listings County Summaries

Single Family Homes

February 2026¹

In **San Mateo County**, the median Single Family home cost \$1,950,000 and sold in 9 days for 107% of the list price based on 227 sales in February 2026

- Inventory was 373 up **18%** from January and up **2%** from February 2025
- Average days on market (DOM) moved -12 days from 36 to 24 or down **-33%**; median DOM decreased -5 days from the month before.
- Number of new listings for the month of February were up **16%** over January, and up **1%** from February of last year
- Closed sales were up **44%** from January from 158 to 227, Closed sales were up **11%** from February 2025

In **Santa Clara County**, the median Single Family home cost \$2,000,000 and sold in 8 days for 105% of the list price based on 509 sales in February 2026

- Inventory was 799 up **34%** from January and up **11%** from February 2025
- Average days on market (DOM) decreased -9 days from 32 to 23 or down **-28%**; median DOM was 8 days, a decrease of -4 days from the month before.
- Number of new listings for the month of February was up **27%** over January, and up **2%** from February of last year
- Closed sales were up **62%** from January from 315 to 509 and up **11%** from February 2025

In **Santa Cruz County**, the median Single Family home cost \$1,275,000 and sold in 20 days for 99% of the list price based on 86 sales in February 2026

- Inventory was 282 up **4%** from January and down **-3%** from February 2025
- Average days on market (DOM) moved -16 days from 73 to 57 days or down **-22%**; median DOM decreased -23 days from the month before.
- Number of new listings for the month of February was up **5%** from January, and down **-1%** from February of last year
- Closed sales were up **51%** from January from 57 to 86, and up **51%** from February 2025

In **Monterey County**, the median Single Family home cost \$880,000 and sold in 30 days for 99% of the list price based on 115 sales in February 2026

- Inventory was 481 up **13%** from January and up **11%** from February 2025
- Average days on market (DOM) increased 2 days from 53 to 55 days or up **4%**; median DOM decreased -4 days from the month before.
- Number of new listings for the month of February were up **16%** from January, and up **12%** from February of last year
- Closed sales up **14%** from January from 101 to 115, closed sales were up **3%** from February 2025

¹ Data current as of 2/7/26

In **San Benito County**, the median Single Family home cost \$821,900 and sold in 29 days for 98% of the list price based on 28 sales in February 2026

- Inventory was 112 up 3% from January and down -6% from February 2025.
- Average days on market (DOM) moved -13 days from 81 to 68 or down -16%; median DOM decreased -38 days from the month before.
- Number of new listings for the month of February was down -13% over January, and down -24% from February of last year.
- Closed sales were down -3% from January from 29 to 28, Closed sales were unchanged from February 2025.

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