

MLS Listings County Summaries

Single Family Homes

January 2026¹

In **San Mateo County**, the median Single Family home cost \$1,927,000 and sold in 14 days for 103% of the list price based on 157 sales in January 2026

- Inventory was 319 up **65%** from December and up **12%** from January 2025
- Average days on market (DOM) moved 3 days from 33 to 36 or up **9%**; median DOM decreased -2 days from the month before.
- Number of new listings for the month of January were up **181%** over December, and up **3%** from January of last year
- Closed sales were down **-45%** from December from 287 to 157, Closed sales were unchanged from January 2025

In **Santa Clara County**, the median Single Family home cost \$1,745,000 and sold in 12 days for 103% of the list price based on 312 sales in January 2026

- Inventory was 592 up **57%** from December and up **20%** from January 2025
- Average days on market (DOM) increased 3 days from 29 to 32 or up **10%**; median DOM was 12 days, a decrease of 2 days from the month before.
- Number of new listings for the month of January was up **180%** over December, and up **11%** from January of last year
- Closed sales were down **-38%** from December from 503 to 312 and down **-17%** from January 2025

In **Santa Cruz County**, the median Single Family home cost \$1,225,000 and sold in 43 days for 98% of the list price based on 57 sales in January 2026

- Inventory was 273 up **13%** from December and unchanged from January 2025
- Average days on market (DOM) moved 21 days from 52 to 73 days or up **40%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of January was up **147%** from December, and down **-20%** from January of last year
- Closed sales were down **-46%** from December from 106 to 57, and down **-17%** from January 2025

In **Monterey County**, the median Single Family home cost \$972,500 and sold in 36 days for 97% of the list price based on 100 sales in January 2026

- Inventory was 431 up **6%** from December and up **4%** from January 2025
- Average days on market (DOM) decreased -1 day from 55 to 54 days or down **-2%**; median DOM increased 10 days from the month before.
- Number of new listings for the month of January were up **58%** from December, and down **-2%** from January of last year
- Closed sales decreased **-36%** from December from 157 to 100, closed sales were down **-23%** from January 2025

¹ Data current as of 2/7/26

In **San Benito County**, the median Single Family home cost \$859,900 and sold in 58 days for 97% of the list price based on 27 sales in January 2026

- Inventory was 111 up 23% from December and up 21% from January 2025.
- Average days on market (DOM) moved 21 days from 60 to 81 or up 35%; median DOM increased 17 days from the month before.
- Number of new listings for the month of January was up 139% over December, and up 41% from January of last year.
- Closed sales were down -36% from December from 42 to 27, Closed sales were down -7% from January 2025.

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