

# MLS Listings County Summaries

## Residential - Single Family

March 2026

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In **San Mateo County**, the median Residential - Single Family home cost \$2,177,500 and sold in 9 days for 109% of the list price based on 312 sales in March 2026

- Inventory was 464 up **24%** from February 2026 and up **3%** from March 2025
  - Average days on market (DOM) moved -5 days from 24 to 19 or down **21%**; median DOM decreased 0 days from the month before.
  - Number of new listings for the month of March were up **34%** over February 2026, and up **6%** from March of last year
  - Closed sales were up **37%** from February 2026 from 228 to 312, Closed sales were up **10%** from March 2025
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In **Santa Clara County**, the median Residential - Single Family home cost \$2,080,188 and sold in 8 days for 106% of the list price based on 710 sales in March 2026

- Inventory was 1,044 up **29%** from February 2026 and up **9%** from March 2025
  - Average days on market (DOM) moved -4 days from 23 to 19 or down **17%**; median DOM decreased 0 days from the month before.
  - Number of new listings for the month of March were up **33%** over February 2026, and up **7%** from March of last year
  - Closed sales were up **39%** from February 2026 from 512 to 710, Closed sales were up **6%** from March 2025
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In **Santa Cruz County**, the median Residential - Single Family home cost \$1,300,000 and sold in 14 days for 100% of the list price based on 108 sales in March 2026

- Inventory was 349 up **22%** from February 2026 and down **5%** from March 2025
  - Average days on market (DOM) moved -10 days from 57 to 47 or down **18%**; median DOM decreased 6 days from the month before.
  - Number of new listings for the month of March were up **61%** over February 2026, and down **12%** from March of last year
  - Closed sales were up **26%** from February 2026 from 86 to 108, Closed sales were up **15%** from March 2025
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In **Monterey County**, the median Residential - Single Family home cost \$903,480 and sold in 17 days for 98% of the list price based on 154 sales in March 2026

- Inventory was 462 down **3%** from February 2026 and up **6%** from March 2025
- Average days on market (DOM) moved -6 days from 55 to 49 or down **11%**; median DOM decreased 13 days from the month before.
- Number of new listings for the month of March were up **8%** over February 2026, and down **1%** from March of last year
- Closed sales were up **34%** from February 2026 from 115 to 154, Closed sales were up **18%** from March

In **San Benito County**, the median Residential - Single Family home cost \$775,000 and sold in 16 days for 99% of the list price based on 46 sales in March 2026

- Inventory was 128 up **12%** from February 2026 and up **7%** from March 2025
- Average days on market (DOM) moved -25 days from 68 to 43 or down **37%**; median DOM decreased 13 days from the month before.
- Number of new listings for the month of March were up **48%** over February 2026, and up **11%** from March of last year
- Closed sales were up **64%** from February 2026 from 28 to 46, Closed sales were up **31%** from March 2025

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Data current as of 4/7/2026

# MLS Listings County Summaries

## Residential - Single Family

March 2026 (continued)

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In **Alameda County**, the median Residential - Single Family home cost \$1,350,500 and sold in 12 days for 111% of the list price based on 592 sales in March 2026

- Inventory was 950 up **17%** from February 2026 and down **17%** from March 2025
  - Average days on market (DOM) moved -8 days from 26 to 18 or down **31%**; median DOM decreased 0 days from the month before.
  - Number of new listings for the month of March were up **31%** over February 2026, and down **7%** from March of last year
  - Closed sales were up **31%** from February 2026 from 452 to 592, Closed sales were down **9%** from March 2025
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In **Contra Costa County**, the median Residential - Single Family home cost \$859,000 and sold in 13 days for 103% of the list price based on 619 sales in March 2026

- Inventory was 1,103 up **6%** from February 2026 and down **13%** from March 2025
  - Average days on market (DOM) moved -10 days from 38 to 28 or down **26%**; median DOM decreased 0 days from the month before.
  - Number of new listings for the month of March were up **21%** over February 2026, and down **5%** from March of last year
  - Closed sales were up **32%** from February 2026 from 470 to 619, Closed sales were down **3%** from March 2025
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In **Marin County**, the median Residential - Single Family home cost \$1,750,000 and sold in 14 days for 102% of the list price based on 135 sales in March 2026

- Inventory was 291 up **37%** from February 2026 and down **8%** from March 2025
  - Average days on market (DOM) moved -17 days from 48 to 31 or down **35%**; median DOM decreased 4 days from the month before.
  - Number of new listings for the month of March were up **88%** over February 2026, and up **4%** from March of last year
  - Closed sales were up **12%** from February 2026 from 121 to 135, Closed sales were down **13%** from March 2025
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In **Napa County**, the median Residential - Single Family home cost \$885,000 and sold in 49 days for 97% of the list price based on 67 sales in March 2026

- Inventory was 421 up **22%** from February 2026 and up **2%** from March 2025
- Average days on market (DOM) moved -1 days from 106 to 105 or down **1%**; median DOM decreased 31 days from the month before.
- Number of new listings for the month of March were up **90%** over February 2026, and up **18%** from March of last year
- Closed sales were up **24%** from February 2026 from 54 to 67, Closed sales were up **10%** from March

In **San Francisco County**, the median Residential - Single Family home cost \$2,150,000 and sold in 11 days for 123% of the list price based on 199 sales in March 2026

- Inventory was 195 up **18%** from February 2026 and down **30%** from March 2025
- Average days on market (DOM) moved -3 days from 20 to 17 or down **15%**; median DOM decreased 1 day from the month before.
- Number of new listings for the month of March were up **47%** over February 2026, and down **4%** from March of last year
- Closed sales were up **36%** from February 2026 from 146 to 199, Closed sales were up **2%** from March 2025

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Data current as of 4/7/2026

# MLSListings County Summaries

## Residential - Single Family

March 2026 (continued)

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In **San Joaquin County**, the median Residential - Single Family home cost \$560,000 and sold in 28 days for 99% of the list price based on 391 sales in March 2026

- Inventory was 1,116 up **2%** from February 2026 and down **11%** from March 2025
  - Average days on market (DOM) moved -5 days from 53 to 48 or down **9%**; median DOM decreased 6 days from the month before.
  - Number of new listings for the month of March were up **24%** over February 2026, and down **8%** from March of last year
  - Closed sales were up **31%** from February 2026 from 298 to 391, Closed sales were down **1%** from March 2025
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In **Sonoma County**, the median Residential - Single Family home cost \$869,950 and sold in 31 days for 100% of the list price based on 271 sales in March 2026

- Inventory was 812 up **19%** from February 2026 and down **14%** from March 2025
- Average days on market (DOM) moved -12 days from 74 to 62 or down **16%**; median DOM decreased 11 days from the month before.
- Number of new listings for the month of March were up **56%** over February 2026, and up **3%** from March of last year
- Closed sales were up **23%** from February 2026 from 221 to 271, Closed sales were up **9%** from March 2025

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Data current as of 4/7/2026