

MLSListings County Summaries

Residential - Common Interest

August 2026

In **San Mateo County**, the median Residential - Common Interest home cost \$907,944 and sold in 33 days for 99% of the list price based on 102 sales in August 2026

- Inventory was 247 down **9%** from July 2026 and down **15%** from August 2025
 - Average days on market (DOM) moved -5 days from 50 to 45 or down **10%**; median DOM decreased 7 days from the month before.
 - Number of new listings for the month of August were down **9%** over July 2026, and down **2%** from August of last year
 - Closed sales were down **6%** from July 2026 from 108 to 102, Closed sales were up **2%** from August 2025
-

In **Santa Clara County**, the median Residential - Common Interest home cost \$850,000 and sold in 26 days for 100% of the list price based on 275 sales in August 2026

- Inventory was 894 down **5%** from July 2026 and up **20%** from August 2025
 - Average days on market (DOM) moved -2 days from 42 to 40 or down **5%**; median DOM decreased 3 days from the month before.
 - Number of new listings for the month of August were down **7%** over July 2026, and up **15%** from August of last year
 - Closed sales were down **6%** from July 2026 from 292 to 275, Closed sales were **unchanged** from August 2025
-

In **Santa Cruz County**, the median Residential - Common Interest home cost \$803,000 and sold in 34 days for 99% of the list price based on 25 sales in August 2026

- Inventory was 126 up **1%** from July 2026 and down **14%** from August 2025
 - Average days on market (DOM) moved -25 days from 71 to 46 or down **35%**; median DOM increased 4 days from the month before.
 - Number of new listings for the month of August were down **24%** over July 2026, and down **10%** from August of last year
 - Closed sales were down **29%** from July 2026 from 35 to 25, Closed sales were down **26%** from August 2025
-

In **Monterey County**, the median Residential - Common Interest home cost \$730,000 and sold in 39 days for 98% of the list price based on 24 sales in August 2026

- Inventory was 93 down **8%** from July 2026 and down **7%** from August 2025
 - Average days on market (DOM) moved -21 days from 73 to 52 or down **29%**; median DOM decreased 8 days from the month before.
 - Number of new listings for the month of August were down **37%** over July 2026, and down **35%** from August of last year
 - Closed sales were up **0%** from July 2026 from 24 to 24, Closed sales were **unchanged** from August 2025
-

MLSListings County Summaries

Residential - Common Interest

August 2026 (continued)

In **San Benito County**, the median Residential - Common Interest home cost \$550,000 and sold in 116 days for 100% of the list price based on 3 sales in August 2026

- Inventory was 9 down **18%** from July 2026 and down **36%** from August 2025
 - Average days on market (DOM) moved +58 days from 30 to 88 or up **193%**; median DOM increased 96 days from the month before.
 - Number of new listings for the month of August were down **67%** over July 2026, and down **67%** from August of last year
 - Closed sales were up **0%** from July 2026 from 3 to 3, Closed sales were up **200%** from August 2025
-

In **Alameda County**, the median Residential - Common Interest home cost \$639,000 and sold in 33 days for 100% of the list price based on 192 sales in August 2026

- Inventory was 705 down **8%** from July 2026 and down **9%** from August 2025
 - Average days on market (DOM) moved +2 days from 40 to 42 or up **5%**; median DOM increased 11 days from the month before.
 - Number of new listings for the month of August were down **16%** over July 2026, and down **15%** from August of last year
 - Closed sales were down **12%** from July 2026 from 218 to 192, Closed sales were down **13%** from August 2025
-

In **Contra Costa County**, the median Residential - Common Interest home cost \$499,000 and sold in 25 days for 100% of the list price based on 164 sales in August 2026

- Inventory was 602 down **9%** from July 2026 and **unchanged** from August 2025
 - Average days on market (DOM) moved 0 days from 44 to 44 or up **0%**; median DOM decreased 3 days from the month before.
 - Number of new listings for the month of August were down **13%** over July 2026, and down **12%** from August of last year
 - Closed sales were down **9%** from July 2026 from 181 to 164, Closed sales were down **9%** from August 2025
-

In **Marin County**, the median Residential - Common Interest home cost \$742,500 and sold in 46 days for 99% of the list price based on 54 sales in August 2026

- Inventory was 152 down **3%** from July 2026 and up **7%** from August 2025
 - Average days on market (DOM) moved -9 days from 64 to 55 or down **14%**; median DOM decreased 6 days from the month before.
 - Number of new listings for the month of August were up **13%** over July 2026, and up **11%** from August of last year
 - Closed sales were down **7%** from July 2026 from 58 to 54, Closed sales were up **38%** from August 2025
-

MLSListings County Summaries

Residential - Common Interest

August 2026 (continued)

In **Napa County**, the median Residential - Common Interest home cost \$687,495 and sold in 70 days for 100% of the list price based on 16 sales in August 2026

- Inventory was 73 down **1%** from July 2026 and up **4%** from August 2025
 - Average days on market (DOM) moved +33 days from 59 to 92 or up **56%**; median DOM increased 42 days from the month before.
 - Number of new listings for the month of August were down **19%** over July 2026, and up **38%** from August of last year
 - Closed sales were up **33%** from July 2026 from 12 to 16, Closed sales were up **45%** from August 2025
-

In **San Francisco County**, the median Residential - Common Interest home cost \$1,260,000 and sold in 15 days for 106% of the list price based on 179 sales in August 2026

- Inventory was 387 up **0%** from July 2026 and down **26%** from August 2025
 - Average days on market (DOM) moved +6 days from 40 to 46 or up **15%**; median DOM decreased 3 days from the month before.
 - Number of new listings for the month of August were up **21%** over July 2026, and up **14%** from August of last year
 - Closed sales were down **30%** from July 2026 from 254 to 179, Closed sales were up **8%** from August 2025
-

In **San Joaquin County**, the median Residential - Common Interest home cost \$252,500 and sold in 45 days for 98% of the list price based on 26 sales in August 2026

- Inventory was 92 down **6%** from July 2026 and down **19%** from August 2025
 - Average days on market (DOM) moved +21 days from 48 to 69 or up **44%**; median DOM increased 25 days from the month before.
 - Number of new listings for the month of August were up **0%** over July 2026, and down **18%** from August of last year
 - Closed sales were up **18%** from July 2026 from 22 to 26, Closed sales were up **53%** from August 2025
-

In **Sonoma County**, the median Residential - Common Interest home cost \$459,995 and sold in 41 days for 100% of the list price based on 43 sales in August 2026

- Inventory was 181 down **6%** from July 2026 and up **4%** from August 2025
 - Average days on market (DOM) moved -7 days from 59 to 52 or down **12%**; median DOM decreased 2 days from the month before.
 - Number of new listings for the month of August were down **18%** over July 2026, and up **17%** from August of last year
 - Closed sales were up **2%** from July 2026 from 42 to 43, Closed sales were up **8%** from August 2025
-

Data current as of 9/2/2026