

MLSListings County Summaries

Residential - Common Interest

July 2026

In **San Mateo County**, the median Residential - Common Interest home cost \$958,000 and sold in 39 days for 101% of the list price based on 107 sales in July 2026

- Inventory was 272 down **2%** from June 2026 and down **18%** from July 2025
 - Average days on market (DOM) moved +12 days from 37 to 49 or up **32%**; median DOM increased 17 days from the month before.
 - Number of new listings for the month of July were up **6%** over June 2026, and up **0%** from July of last year
 - Closed sales were up **4%** from June 2026 from 103 to 107, Closed sales were up **16%** from July 2025
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In **Santa Clara County**, the median Residential - Common Interest home cost \$906,944 and sold in 29 days for 101% of the list price based on 284 sales in July 2026

- Inventory was 928 down **4%** from June 2026 and up **13%** from July 2025
 - Average days on market (DOM) moved +6 days from 36 to 42 or up **17%**; median DOM increased 3 days from the month before.
 - Number of new listings for the month of July were up **2%** over June 2026, and up **5%** from July of last year
 - Closed sales were down **5%** from June 2026 from 299 to 284, Closed sales were **unchanged** from July 2025
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In **Santa Cruz County**, the median Residential - Common Interest home cost \$702,500 and sold in 25 days for 99% of the list price based on 32 sales in July 2026

- Inventory was 127 up **5%** from June 2026 and down **16%** from July 2025
 - Average days on market (DOM) moved +28 days from 44 to 72 or up **64%**; median DOM increased 3 days from the month before.
 - Number of new listings for the month of July were up **19%** over June 2026, and down **6%** from July of last year
 - Closed sales were down **42%** from June 2026 from 55 to 32, Closed sales were up **19%** from July 2025
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In **Monterey County**, the median Residential - Common Interest home cost \$710,000 and sold in 47 days for 97% of the list price based on 24 sales in July 2026

- Inventory was 103 up **0%** from June 2026 and up **11%** from July 2025
 - Average days on market (DOM) moved +33 days from 40 to 73 or up **83%**; median DOM increased 30 days from the month before.
 - Number of new listings for the month of July were up **36%** over June 2026, and up **6%** from July of last year
 - Closed sales were down **8%** from June 2026 from 26 to 24, Closed sales were up **26%** from July 2025
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Data current as of 8/3/2026

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Residential - Common Interest

July 2026 (continued)

In **San Benito County**, the median Residential - Common Interest home cost \$465,000 and sold in 20 days for 100% of the list price based on 3 sales in July 2026

- Inventory was 11 down **8%** from June 2026 and down **15%** from July 2025
 - Average days on market (DOM) moved +18 days from 12 to 30 or up **150%**; median DOM increased 8 days from the month before.
 - Number of new listings for the month of July were up **200%** over June 2026, and down **50%** from July of last year
 - Closed sales were up **200%** from June 2026 from 1 to 3, Closed sales were up **200%** from July 2025
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In **Alameda County**, the median Residential - Common Interest home cost \$650,000 and sold in 22 days for 100% of the list price based on 210 sales in July 2026

- Inventory was 749 down **3%** from June 2026 and down **5%** from July 2025
 - Average days on market (DOM) moved -1 days from 40 to 39 or down **2%**; median DOM decreased 3 days from the month before.
 - Number of new listings for the month of July were up **3%** over June 2026, and up **3%** from July of last year
 - Closed sales were down **18%** from June 2026 from 256 to 210, Closed sales were up **4%** from July 2025
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In **Contra Costa County**, the median Residential - Common Interest home cost \$549,000 and sold in 27 days for 99% of the list price based on 173 sales in July 2026

- Inventory was 649 down **2%** from June 2026 and up **3%** from July 2025
 - Average days on market (DOM) moved +3 days from 38 to 41 or up **8%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of July were down **6%** over June 2026, and down **4%** from July of last year
 - Closed sales were down **6%** from June 2026 from 184 to 173, Closed sales were down **10%** from July 2025
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In **Marin County**, the median Residential - Common Interest home cost \$800,000 and sold in 52 days for 100% of the list price based on 55 sales in July 2026

- Inventory was 153 down **13%** from June 2026 and down **4%** from July 2025
 - Average days on market (DOM) moved -3 days from 69 to 66 or down **4%**; median DOM decreased 0 days from the month before.
 - Number of new listings for the month of July were down **23%** over June 2026, and down **4%** from July of last year
 - Closed sales were down **2%** from June 2026 from 56 to 55, Closed sales were up **45%** from July 2025
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Data current as of 8/3/2026

MLSListings County Summaries

Residential - Common Interest

July 2026 (continued)

In **Napa County**, the median Residential - Common Interest home cost \$724,500 and sold in 28 days for 99% of the list price based on 12 sales in July 2026

- Inventory was 75 up **10%** from June 2026 and up **4%** from July 2025
 - Average days on market (DOM) moved -47 days from 106 to 59 or down **44%**; median DOM decreased 59 days from the month before.
 - Number of new listings for the month of July were up **35%** over June 2026, and up **93%** from July of last year
 - Closed sales were up **0%** from June 2026 from 12 to 12, Closed sales were up **9%** from July 2025
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In **San Francisco County**, the median Residential - Common Interest home cost \$1,250,000 and sold in 18 days for 106% of the list price based on 243 sales in July 2026

- Inventory was 382 down **9%** from June 2026 and down **35%** from July 2025
 - Average days on market (DOM) moved +5 days from 35 to 40 or up **14%**; median DOM decreased 2 days from the month before.
 - Number of new listings for the month of July were down **14%** over June 2026, and down **1%** from July of last year
 - Closed sales were down **10%** from June 2026 from 269 to 243, Closed sales were up **34%** from July 2025
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In **San Joaquin County**, the median Residential - Common Interest home cost \$307,500 and sold in 25 days for 99% of the list price based on 18 sales in July 2026

- Inventory was 96 down **9%** from June 2026 and down **9%** from July 2025
 - Average days on market (DOM) moved +4 days from 46 to 50 or up **9%**; median DOM decreased 9 days from the month before.
 - Number of new listings for the month of July were down **6%** over June 2026, and down **11%** from July of last year
 - Closed sales were down **31%** from June 2026 from 26 to 18, Closed sales were down **5%** from July 2025
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In **Sonoma County**, the median Residential - Common Interest home cost \$457,500 and sold in 43 days for 99% of the list price based on 38 sales in July 2026

- Inventory was 189 up **1%** from June 2026 and up **4%** from July 2025
 - Average days on market (DOM) moved +3 days from 59 to 62 or up **5%**; median DOM increased 10 days from the month before.
 - Number of new listings for the month of July were up **6%** over June 2026, and up **16%** from July of last year
 - Closed sales were down **22%** from June 2026 from 49 to 38, Closed sales were down **5%** from July 2025
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Data current as of 8/3/2026