

MLSListings County Summaries

Residential - Common Interest

May 2026

In **San Mateo County**, the median Residential - Common Interest home cost \$1,130,000 and sold in 17 days for 101% of the list price based on 105 sales in May 2026

- Inventory was 292 up **1%** from April 2026 and down **16%** from May 2025
 - Average days on market (DOM) moved +1 days from 33 to 34 or up **3%**; median DOM decreased 2 days from the month before.
 - Number of new listings for the month of May were down **14%** over April 2026, and down **2%** from May of last year
 - Closed sales were down **15%** from April 2026 from 124 to 105, Closed sales were up **3%** from May 2025
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In **Santa Clara County**, the median Residential - Common Interest home cost \$959,000 and sold in 20 days for 101% of the list price based on 336 sales in May 2026

- Inventory was 995 up **4%** from April 2026 and up **14%** from May 2025
 - Average days on market (DOM) moved -1 days from 33 to 32 or down **3%**; median DOM increased 4 days from the month before.
 - Number of new listings for the month of May were down **17%** over April 2026, and down **4%** from May of last year
 - Closed sales were up **5%** from April 2026 from 321 to 336, Closed sales were up **14%** from May 2025
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In **Santa Cruz County**, the median Residential - Common Interest home cost \$855,000 and sold in 23 days for 99% of the list price based on 28 sales in May 2026

- Inventory was 132 up **2%** from April 2026 and down **10%** from May 2025
 - Average days on market (DOM) moved -5 days from 48 to 43 or down **10%**; median DOM decreased 1 day from the month before.
 - Number of new listings for the month of May were down **8%** over April 2026, and down **11%** from May of last year
 - Closed sales were down **26%** from April 2026 from 38 to 28, Closed sales were down **20%** from May 2025
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In **Monterey County**, the median Residential - Common Interest home cost \$642,500 and sold in 17 days for 99% of the list price based on 22 sales in May 2026

- Inventory was 105 up **8%** from April 2026 and up **14%** from May 2025
 - Average days on market (DOM) moved +6 days from 36 to 42 or up **17%**; median DOM increased 5 days from the month before.
 - Number of new listings for the month of May were down **6%** over April 2026, and up **14%** from May of last year
 - Closed sales were down **12%** from April 2026 from 25 to 22, Closed sales were up **57%** from May 2025
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Data current as of 6/9/2026

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Residential - Common Interest

May 2026 (continued)

In **San Benito County**, the median Residential - Common Interest home cost \$510,000 and sold in 51 days for 101% of the list price based on 2 sales in May 2026

- Inventory was 19 up **46%** from April 2026 and up **138%** from May 2025
 - Average days on market (DOM) moved -13 days from 64 to 51 or down **20%**; median DOM increased 40 days from the month before.
 - Number of new listings for the month of May were up **80%** over April 2026, and up **800%** from May of last year
 - Closed sales were down **33%** from April 2026 from 3 to 2, Closed sales were down **33%** from May 2025
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In **Alameda County**, the median Residential - Common Interest home cost \$670,000 and sold in 26 days for 101% of the list price based on 208 sales in May 2026

- Inventory was 805 up **3%** from April 2026 and down **5%** from May 2025
 - Average days on market (DOM) moved +3 days from 35 to 38 or up **9%**; median DOM increased 6 days from the month before.
 - Number of new listings for the month of May were down **12%** over April 2026, and down **12%** from May of last year
 - Closed sales were down **1%** from April 2026 from 210 to 208, Closed sales were up **9%** from May 2025
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In **Contra Costa County**, the median Residential - Common Interest home cost \$617,500 and sold in 21 days for 100% of the list price based on 154 sales in May 2026

- Inventory was 645 up **4%** from April 2026 and up **4%** from May 2025
 - Average days on market (DOM) moved -5 days from 40 to 35 or down **12%**; median DOM decreased 0 days from the month before.
 - Number of new listings for the month of May were down **11%** over April 2026, and down **13%** from May of last year
 - Closed sales were down **11%** from April 2026 from 173 to 154, Closed sales were down **23%** from May 2025
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In **Marin County**, the median Residential - Common Interest home cost \$820,000 and sold in 28 days for 101% of the list price based on 53 sales in May 2026

- Inventory was 169 up **0%** from April 2026 and down **8%** from May 2025
 - Average days on market (DOM) moved -1 days from 40 to 39 or down **2%**; median DOM decreased 5 days from the month before.
 - Number of new listings for the month of May were down **5%** over April 2026, and down **8%** from May of last year
 - Closed sales were down **9%** from April 2026 from 58 to 53, Closed sales were up **20%** from May 2025
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Data current as of 6/9/2026

MLSListings County Summaries

Residential - Common Interest

May 2026 (continued)

In **Napa County**, the median Residential - Common Interest home cost \$842,000 and sold in 74 days for 98% of the list price based on 9 sales in May 2026

- Inventory was 68 up **5%** from April 2026 and down **8%** from May 2025
 - Average days on market (DOM) moved -42 days from 109 to 67 or down **39%**; median DOM increased 15 days from the month before.
 - Number of new listings for the month of May were up **0%** over April 2026, and up **0%** from May of last year
 - Closed sales were up **29%** from April 2026 from 7 to 9, Closed sales were up **50%** from May 2025
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In **San Francisco County**, the median Residential - Common Interest home cost \$1,325,000 and sold in 15 days for 107% of the list price based on 247 sales in May 2026

- Inventory was 518 up **1%** from April 2026 and down **31%** from May 2025
 - Average days on market (DOM) moved +4 days from 28 to 32 or up **14%**; median DOM increased 2 days from the month before.
 - Number of new listings for the month of May were down **8%** over April 2026, and down **2%** from May of last year
 - Closed sales were up **4%** from April 2026 from 238 to 247, Closed sales were up **18%** from May 2025
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In **San Joaquin County**, the median Residential - Common Interest home cost \$260,000 and sold in 42 days for 96% of the list price based on 17 sales in May 2026

- Inventory was 105 down **5%** from April 2026 and up **18%** from May 2025
 - Average days on market (DOM) moved -3 days from 66 to 63 or down **5%**; median DOM increased 27 days from the month before.
 - Number of new listings for the month of May were down **17%** over April 2026, and down **23%** from May of last year
 - Closed sales were down **29%** from April 2026 from 24 to 17, Closed sales were **unchanged** from May 2025
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In **Sonoma County**, the median Residential - Common Interest home cost \$505,000 and sold in 38 days for 99% of the list price based on 33 sales in May 2026

- Inventory was 183 up **18%** from April 2026 and up **6%** from May 2025
 - Average days on market (DOM) moved -6 days from 62 to 56 or down **10%**; median DOM decreased 1 day from the month before.
 - Number of new listings for the month of May were up **25%** over April 2026, and up **14%** from May of last year
 - Closed sales were down **30%** from April 2026 from 47 to 33, Closed sales were down **17%** from May 2025
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Data current as of 6/9/2026