MLSListings County Summaries

Residential - Common Interest

October 2026

In **San Mateo County**, the median Residential - Common Interest home cost $894,500 and sold in 21 days for 101% of the list price based on 92 sales in October 2026

- Inventory was 269 down **3%** from September 2026 and down **8%** from October 2025
- Average days on market (DOM) moved -9 days from 47 to 38 or down **19%**; median DOM decreased 1 day from the month before.
- Number of new listings for the month of October were down **32%** over September 2026, and down **22%** from October of last year
- Closed sales were down **5%** from September 2026 from 97 to 92, Closed sales were down **13%** from October 2025

In **Santa Clara County**, the median Residential - Common Interest home cost $900,000 and sold in 24 days for 100% of the list price based on 277 sales in October 2026

- Inventory was 858 down **6%** from September 2026 and up **14%** from October 2025
- Average days on market (DOM) moved -1 days from 42 to 41 or down **2%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of October were down **20%** over September 2026, and down **3%** from October of last year
- Closed sales were up **5%** from September 2026 from 263 to 277, Closed sales were down **7%** from October 2025

In **Santa Cruz County**, the median Residential - Common Interest home cost $762,000 and sold in 29 days for 98% of the list price based on 33 sales in October 2026

- Inventory was 115 down **3%** from September 2026 and **unchanged** from October 2025
- Average days on market (DOM) moved +8 days from 41 to 49 or up **20%**; median DOM decreased 8 days from the month before.
- Number of new listings for the month of October were up **8%** over September 2026, and up **21%** from October of last year
- Closed sales were up **27%** from September 2026 from 26 to 33, Closed sales were down **6%** from October 2025

In **Monterey County**, the median Residential - Common Interest home cost $670,000 and sold in 34 days for 99% of the list price based on 27 sales in October 2026

- Inventory was 87 down **11%** from September 2026 and down **10%** from October 2025
- Average days on market (DOM) moved -13 days from 74 to 61 or down **18%**; median DOM decreased 24 days from the month before.
- Number of new listings for the month of October were up **8%** over September 2026, and down **10%** from October of last year
- Closed sales were up **93%** from September 2026 from 14 to 27, Closed sales were down **4%** from October 2025

Data current as of 11/3/2026

MLSListings County Summaries

Residential - Common Interest

October 2026 (continued)

In **San Benito County**, the median Residential - Common Interest home cost $532,750 and sold in 15 days for 99% of the list price based on 3 sales in October 2026

- Inventory was 10 up **0%** from September 2026 and down **41%** from October 2025
- Number of new listings for the month of October were down **50%** over September 2026, and down **60%** from October of last year
- Closed sales were – from September 2026 from 0 to 3, Closed sales were **unchanged** from October 2025

In **Alameda County**, the median Residential - Common Interest home cost $675,000 and sold in 28 days for 101% of the list price based on 207 sales in October 2026

- Inventory was 663 down **8%** from September 2026 and down **16%** from October 2025
- Average days on market (DOM) moved -8 days from 49 to 41 or down **16%**; median DOM decreased 6 days from the month before.
- Number of new listings for the month of October were down **19%** over September 2026, and down **12%** from October of last year
- Closed sales were up **11%** from September 2026 from 187 to 207, Closed sales were up **1%** from October 2025

In **Contra Costa County**, the median Residential - Common Interest home cost $540,000 and sold in 19 days for 100% of the list price based on 143 sales in October 2026

- Inventory was 590 up **1%** from September 2026 and up **4%** from October 2025
- Average days on market (DOM) moved -10 days from 53 to 43 or down **19%**; median DOM decreased 9 days from the month before.
- Number of new listings for the month of October were up **3%** over September 2026, and down **1%** from October of last year
- Closed sales were down **20%** from September 2026 from 178 to 143, Closed sales were down **28%** from October 2025

In **Marin County**, the median Residential - Common Interest home cost $725,000 and sold in 37 days for 99% of the list price based on 51 sales in October 2026

- Inventory was 159 down **1%** from September 2026 and down **4%** from October 2025
- Average days on market (DOM) moved +19 days from 46 to 65 or up **41%**; median DOM increased 7 days from the month before.
- Number of new listings for the month of October were down **26%** over September 2026, and down **15%** from October of last year
- Closed sales were up **0%** from September 2026 from 51 to 51, Closed sales were down **7%** from October 2025

MLSListings County Summaries

Residential - Common Interest

October 2026 (continued)

In **Napa County**, the median Residential - Common Interest home cost $707,495 and sold in 70 days for 98% of the list price based on 8 sales in October 2026

- Inventory was 84 up **6%** from September 2026 and up **17%** from October 2025
- Average days on market (DOM) moved +25 days from 52 to 77 or up **48%**; median DOM increased 16 days from the month before.
- Number of new listings for the month of October were up **5%** over September 2026, and down **5%** from October of last year
- Closed sales were down **11%** from September 2026 from 9 to 8, Closed sales were down **47%** from October 2025

In **San Francisco County**, the median Residential - Common Interest home cost $1,337,500 and sold in 13 days for 111% of the list price based on 254 sales in October 2026

- Inventory was 493 up **5%** from September 2026 and down **13%** from October 2025
- Average days on market (DOM) moved +7 days from 33 to 40 or up **21%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of October were down **14%** over September 2026, and up **27%** from October of last year
- Closed sales were up **15%** from September 2026 from 221 to 254, Closed sales were down **3%** from October 2025

In **San Joaquin County**, the median Residential - Common Interest home cost $262,500 and sold in 30 days for 96% of the list price based on 12 sales in October 2026

- Inventory was 87 down **2%** from September 2026 and up **6%** from October 2025
- Average days on market (DOM) moved -7 days from 52 to 45 or down **13%**; median DOM increased 6 days from the month before.
- Number of new listings for the month of October were down **24%** over September 2026, and down **7%** from October of last year
- Closed sales were down **43%** from September 2026 from 21 to 12, Closed sales were down **37%** from October 2025

In **Sonoma County**, the median Residential - Common Interest home cost $450,000 and sold in 48 days for 99% of the list price based on 36 sales in October 2026

- Inventory was 189 down **5%** from September 2026 and up **18%** from October 2025
- Average days on market (DOM) moved +1 days from 75 to 76 or up **1%**; median DOM decreased 5 days from the month before.
- Number of new listings for the month of October were down **25%** over September 2026, and up **13%** from October of last year
- Closed sales were down **25%** from September 2026 from 48 to 36, Closed sales were down **18%** from October 2025
