

MLS Listings County Summaries

Residential - Single Family

April 2026

In **San Mateo County**, the median Residential - Single Family home cost \$2,170,000 and sold in 10 days for 107% of the list price based on 419 sales in April 2026

- Inventory was 495 up **6%** from March 2026 and down **11%** from April 2025
 - Average days on market (DOM) moved -1 days from 19 to 18 or down **5%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of April were down **1%** over March 2026, and down **6%** from April of last year
 - Closed sales were up **34%** from March 2026 from 313 to 419, Closed sales were up **11%** from April 2025
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In **Santa Clara County**, the median Residential - Single Family home cost \$2,100,000 and sold in 9 days for 105% of the list price based on 837 sales in April 2026

- Inventory was 1,253 up **20%** from March 2026 and up **6%** from April 2025
 - Average days on market (DOM) moved -3 days from 19 to 16 or down **16%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of April were up **4%** over March 2026, and up **3%** from April of last year
 - Closed sales were up **17%** from March 2026 from 715 to 837, Closed sales were **unchanged** from April 2025
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In **Santa Cruz County**, the median Residential - Single Family home cost \$1,335,000 and sold in 13 days for 101% of the list price based on 105 sales in April 2026

- Inventory was 407 up **17%** from March 2026 and down **7%** from April 2025
 - Average days on market (DOM) moved -6 days from 47 to 41 or down **13%**; median DOM decreased 1 day from the month before.
 - Number of new listings for the month of April were up **7%** over March 2026, and down **8%** from April of last year
 - Closed sales were down **3%** from March 2026 from 108 to 105, Closed sales were down **20%** from April 2025
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In **Monterey County**, the median Residential - Single Family home cost \$979,000 and sold in 13 days for 99% of the list price based on 159 sales in April 2026

- Inventory was 542 up **16%** from March 2026 and up **9%** from April 2025
 - Average days on market (DOM) moved 0 days from 49 to 49 or up **0%**; median DOM decreased 4 days from the month before.
 - Number of new listings for the month of April were up **41%** over March 2026, and up **16%** from April of last year
 - Closed sales were up **2%** from March 2026 from 156 to 159, Closed sales were down **9%** from April 2025
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MLSListings County Summaries

Residential - Single Family

April 2026 (continued)

In **San Benito County**, the median Residential - Single Family home cost \$765,000 and sold in 11 days for 100% of the list price based on 39 sales in April 2026

- Inventory was 139 up **9%** from March 2026 and up **9%** from April 2025
 - Average days on market (DOM) moved -18 days from 43 to 25 or down **42%**; median DOM decreased 5 days from the month before.
 - Number of new listings for the month of April were down **11%** over March 2026, and up **5%** from April of last year
 - Closed sales were down **15%** from March 2026 from 46 to 39, Closed sales were down **15%** from April 2025
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In **Alameda County**, the median Residential - Single Family home cost \$1,310,000 and sold in 12 days for 111% of the list price based on 677 sales in April 2026

- Inventory was 1,083 up **12%** from March 2026 and down **24%** from April 2025
 - Average days on market (DOM) moved +2 days from 19 to 21 or up **11%**; median DOM decreased 0 days from the month before.
 - Number of new listings for the month of April were up **7%** over March 2026, and down **14%** from April of last year
 - Closed sales were up **13%** from March 2026 from 598 to 677, Closed sales were down **1%** from April 2025
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In **Contra Costa County**, the median Residential - Single Family home cost \$851,000 and sold in 12 days for 102% of the list price based on 682 sales in April 2026

- Inventory was 1,313 up **17%** from March 2026 and down **15%** from April 2025
 - Average days on market (DOM) moved -5 days from 29 to 24 or down **17%**; median DOM decreased 1 day from the month before.
 - Number of new listings for the month of April were up **21%** over March 2026, and down **3%** from April of last year
 - Closed sales were up **7%** from March 2026 from 637 to 682, Closed sales were **unchanged** from April 2025
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In **Marin County**, the median Residential - Single Family home cost \$1,905,000 and sold in 13 days for 104% of the list price based on 224 sales in April 2026

- Inventory was 339 up **13%** from March 2026 and down **25%** from April 2025
 - Average days on market (DOM) moved -5 days from 30 to 25 or down **17%**; median DOM decreased 0 days from the month before.
 - Number of new listings for the month of April were up **1%** over March 2026, and down **18%** from April of last year
 - Closed sales were up **61%** from March 2026 from 139 to 224, Closed sales were up **15%** from April 2025
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Data current as of 5/11/2026

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April 2026 (continued)

In **Napa County**, the median Residential - Single Family home cost \$902,000 and sold in 54 days for 97% of the list price based on 74 sales in April 2026

- Inventory was 481 up **13%** from March 2026 and down **3%** from April 2025
 - Average days on market (DOM) moved -18 days from 104 to 86 or down **17%**; median DOM increased 5 days from the month before.
 - Number of new listings for the month of April were down **12%** over March 2026, and up **1%** from April of last year
 - Closed sales were up **9%** from March 2026 from 68 to 74, Closed sales were up **14%** from April 2025
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In **San Francisco County**, the median Residential - Single Family home cost \$2,105,000 and sold in 11 days for 125% of the list price based on 249 sales in April 2026

- Inventory was 227 up **15%** from March 2026 and down **31%** from April 2025
 - Average days on market (DOM) moved -2 days from 17 to 15 or down **12%**; median DOM decreased 0 days from the month before.
 - Number of new listings for the month of April were up **11%** over March 2026, and up **4%** from April of last year
 - Closed sales were up **23%** from March 2026 from 202 to 249, Closed sales were up **9%** from April 2025
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In **San Joaquin County**, the median Residential - Single Family home cost \$555,000 and sold in 20 days for 99% of the list price based on 453 sales in April 2026

- Inventory was 1,260 up **9%** from March 2026 and down **10%** from April 2025
 - Average days on market (DOM) moved -5 days from 48 to 43 or down **10%**; median DOM decreased 9 days from the month before.
 - Number of new listings for the month of April were up **7%** over March 2026, and down **9%** from April of last year
 - Closed sales were up **13%** from March 2026 from 402 to 453, Closed sales were up **6%** from April 2025
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In **Sonoma County**, the median Residential - Single Family home cost \$865,000 and sold in 26 days for 101% of the list price based on 370 sales in April 2026

- Inventory was 999 up **20%** from March 2026 and down **16%** from April 2025
 - Average days on market (DOM) moved -12 days from 62 to 50 or down **19%**; median DOM decreased 5 days from the month before.
 - Number of new listings for the month of April were up **8%** over March 2026, and down **14%** from April of last year
 - Closed sales were up **35%** from March 2026 from 275 to 370, Closed sales were up **12%** from April 2025
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Data current as of 5/11/2026

