

MLSListings County Summaries

Residential - Single Family

August 2026

In **San Mateo County**, the median Residential - Single Family home cost \$2,075,000 and sold in 12 days for 107% of the list price based on 321 sales in August 2026

- Inventory was 424 up **1%** from July 2026 and down **13%** from August 2025
 - Average days on market (DOM) moved 0 days from 25 to 25 or up **0%**; median DOM decreased 1 day from the month before.
 - Number of new listings for the month of August were up **4%** over July 2026, and up **2%** from August of last year
 - Closed sales were down **13%** from July 2026 from 367 to 321, Closed sales were up **3%** from August 2025
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In **Santa Clara County**, the median Residential - Single Family home cost \$1,850,000 and sold in 12 days for 103% of the list price based on 624 sales in August 2026

- Inventory was 1,104 up **1%** from July 2026 and up **19%** from August 2025
 - Average days on market (DOM) moved -2 days from 27 to 25 or down **7%**; median DOM decreased 2 days from the month before.
 - Number of new listings for the month of August were up **4%** over July 2026, and up **20%** from August of last year
 - Closed sales were down **13%** from July 2026 from 717 to 624, Closed sales were down **14%** from August 2025
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In **Santa Cruz County**, the median Residential - Single Family home cost \$1,350,000 and sold in 14 days for 100% of the list price based on 111 sales in August 2026

- Inventory was 462 up **4%** from July 2026 and down **8%** from August 2025
 - Average days on market (DOM) moved -8 days from 44 to 36 or down **18%**; 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 up **18%** from August of last year
 - Closed sales were down **20%** from July 2026 from 139 to 111, Closed sales were down **13%** from August 2025
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In **Monterey County**, the median Residential - Single Family home cost \$940,000 and sold in 27 days for 98% of the list price based on 167 sales in August 2026

- Inventory was 594 up **1%** from July 2026 and up **1%** from August 2025
 - Average days on market (DOM) moved +7 days from 43 to 50 or up **16%**; median DOM increased 8 days from the month before.
 - Number of new listings for the month of August were up **3%** over July 2026, and up **6%** from August of last year
 - Closed sales were up **0%** from July 2026 from 167 to 167, Closed sales were up **11%** from August 2025
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Data current as of 9/2/2026

MLSListings County Summaries

Residential - Single Family

August 2026 (continued)

In **San Benito County**, the median Residential - Single Family home cost \$842,450 and sold in 38 days for 99% of the list price based on 40 sales in August 2026

- Inventory was 146 up **4%** from July 2026 and down **3%** from August 2025
- Average days on market (DOM) moved +18 days from 38 to 56 or up **47%**; median DOM increased 18 days from the month before.
- Number of new listings for the month of August were up **3%** over July 2026, and up **35%** from August of last year
- Closed sales were down **17%** from July 2026 from 48 to 40, Closed sales were down **5%** from August 2025

In **Alameda County**, the median Residential - Single Family home cost \$1,272,000 and sold in 14 days for 108% of the list price based on 590 sales in August 2026

- Inventory was 1,108 down **3%** from July 2026 and down **8%** from August 2025
- Average days on market (DOM) moved 0 days from 25 to 25 or up **0%**; median DOM decreased 1 day from the month before.
- Number of new listings for the month of August were up **4%** over July 2026, and up **11%** from August of last year
- Closed sales were down **15%** from July 2026 from 691 to 590, Closed sales were down **12%** from August 2025

In **Contra Costa County**, the median Residential - Single Family home cost \$865,000 and sold in 19 days for 101% of the list price based on 615 sales in August 2026

- Inventory was 1,476 down **4%** from July 2026 and down **7%** from August 2025
- Average days on market (DOM) moved +4 days from 28 to 32 or up **14%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of August were down **13%** over July 2026, and up **0%** from August of last year
- Closed sales were down **12%** from July 2026 from 699 to 615, Closed sales were down **10%** from August 2025

In **Marin County**, the median Residential - Single Family home cost \$1,800,000 and sold in 20 days for 103% of the list price based on 153 sales in August 2026

- Inventory was 315 up **17%** from July 2026 and down **22%** from August 2025
- Average days on market (DOM) moved -1 days from 37 to 36 or down **3%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of August were up **60%** over July 2026, and up **17%** from August of last year
- Closed sales were down **23%** from July 2026 from 198 to 153, Closed sales were up **18%** from August 2025

Data current as of 9/2/2026

MLSListings County Summaries

Residential - Single Family

August 2026 (continued)

In **Napa County**, the median Residential - Single Family home cost \$975,000 and sold in 53 days for 98% of the list price based on 85 sales in August 2026

- Inventory was 481 down **5%** from July 2026 and down **8%** from August 2025
- Average days on market (DOM) moved +22 days from 65 to 87 or up **34%**; median DOM increased 10 days from the month before.
- Number of new listings for the month of August were down **9%** over July 2026, and down **6%** from August of last year
- Closed sales were up **0%** from July 2026 from 85 to 85, Closed sales were up **20%** from August 2025

In **San Francisco County**, the median Residential - Single Family home cost \$1,855,000 and sold in 13 days for 125% of the list price based on 148 sales in August 2026

- Inventory was 154 down **5%** from July 2026 and down **27%** from August 2025
- Average days on market (DOM) moved +4 days from 20 to 24 or up **20%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of August were up **0%** over July 2026, and up **11%** from August of last year
- Closed sales were down **16%** from July 2026 from 177 to 148, Closed sales were down **9%** from August 2025

In **San Joaquin County**, the median Residential - Single Family home cost \$560,000 and sold in 26 days for 99% of the list price based on 454 sales in August 2026

- Inventory was 1,415 down **5%** from July 2026 and down **11%** from August 2025
- Average days on market (DOM) moved +1 days from 41 to 42 or up **2%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of August were down **12%** over July 2026, and up **2%** from August of last year
- Closed sales were down **5%** from July 2026 from 478 to 454, Closed sales were up **8%** from August 2025

In **Sonoma County**, the median Residential - Single Family home cost \$790,000 and sold in 38 days for 100% of the list price based on 324 sales in August 2026

- Inventory was 1,105 up **2%** from July 2026 and down **11%** from August 2025
- Average days on market (DOM) moved +4 days from 55 to 59 or up **7%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of August were down **1%** over July 2026, and up **9%** from August of last year
- Closed sales were down **13%** from July 2026 from 371 to 324, Closed sales were down **12%** from August 2025

Data current as of 9/2/2026