

MLSListings County Summaries

Residential - Single Family

July 2026

In **San Mateo County**, the median Residential - Single Family home cost \$2,160,000 and sold in 13 days for 106% of the list price based on 358 sales in July 2026

- Inventory was 411 down **8%** from June 2026 and down **26%** from July 2025
 - Average days on market (DOM) moved +5 days from 20 to 25 or up **25%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of July were down **10%** over June 2026, and down **7%** from July of last year
 - Closed sales were down **18%** from June 2026 from 439 to 358, Closed sales were down **1%** from July 2025
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In **Santa Clara County**, the median Residential - Single Family home cost \$1,900,000 and sold in 14 days for 102% of the list price based on 703 sales in July 2026

- Inventory was 1,093 down **0%** from June 2026 and down **2%** from July 2025
 - Average days on market (DOM) moved +5 days from 22 to 27 or up **23%**; median DOM increased 3 days from the month before.
 - Number of new listings for the month of July were up **5%** over June 2026, and up **2%** from July of last year
 - Closed sales were down **15%** from June 2026 from 830 to 703, Closed sales were down **4%** from July 2025
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In **Santa Cruz County**, the median Residential - Single Family home cost \$1,375,000 and sold in 21 days for 99% of the list price based on 137 sales in July 2026

- Inventory was 445 up **1%** from June 2026 and down **19%** from July 2025
 - Average days on market (DOM) moved +12 days from 33 to 45 or up **36%**; median DOM increased 5 days from the month before.
 - Number of new listings for the month of July were up **9%** over June 2026, and down **13%** from July of last year
 - Closed sales were down **12%** from June 2026 from 156 to 137, Closed sales were down **5%** from July 2025
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In **Monterey County**, the median Residential - Single Family home cost \$965,000 and sold in 19 days for 99% of the list price based on 161 sales in July 2026

- Inventory was 591 up **3%** from June 2026 and up **3%** from July 2025
 - Average days on market (DOM) moved -1 days from 44 to 43 or down **2%**; median DOM increased 4 days from the month before.
 - Number of new listings for the month of July were down **12%** over June 2026, and down **9%** from July of last year
 - Closed sales were up **3%** from June 2026 from 157 to 161, Closed sales were up **7%** from July 2025
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Data current as of 8/3/2026

MLSListings County Summaries

Residential - Single Family

July 2026 (continued)

In **San Benito County**, the median Residential - Single Family home cost \$815,000 and sold in 20 days for 99% of the list price based on 43 sales in July 2026

- Inventory was 146 up **1%** from June 2026 and down **5%** from July 2025
- Average days on market (DOM) moved +5 days from 32 to 37 or up **16%**; 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 **13%** from July of last year
- Closed sales were down **10%** from June 2026 from 48 to 43, Closed sales were up **23%** from July 2025

In **Alameda County**, the median Residential - Single Family home cost \$1,272,500 and sold in 15 days for 109% of the list price based on 676 sales in July 2026

- Inventory was 1,098 down **6%** from June 2026 and down **19%** from July 2025
- Average days on market (DOM) moved +1 days from 24 to 25 or up **4%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of July were down **6%** over June 2026, and down **10%** from July of last year
- Closed sales were down **12%** from June 2026 from 765 to 676, Closed sales were down **6%** from July 2025

In **Contra Costa County**, the median Residential - Single Family home cost \$875,000 and sold in 15 days for 102% of the list price based on 662 sales in July 2026

- Inventory was 1,506 up **0%** from June 2026 and down **14%** from July 2025
- Average days on market (DOM) moved +2 days from 25 to 27 or up **8%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of July were up **2%** over June 2026, and up **3%** from July of last year
- Closed sales were down **15%** from June 2026 from 778 to 662, Closed sales were down **4%** from July 2025

In **Marin County**, the median Residential - Single Family home cost \$1,720,000 and sold in 19 days for 104% of the list price based on 192 sales in July 2026

- Inventory was 267 down **16%** from June 2026 and down **34%** from July 2025
- Average days on market (DOM) moved +6 days from 29 to 35 or up **21%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of July were down **31%** over June 2026, and down **10%** from July of last year
- Closed sales were down **20%** from June 2026 from 241 to 192, Closed sales were up **14%** from July 2025

Data current as of 8/3/2026

MLSListings County Summaries

Residential - Single Family

July 2026 (continued)

In **Napa County**, the median Residential - Single Family home cost \$900,000 and sold in 39 days for 97% of the list price based on 81 sales in July 2026

- Inventory was 503 down **6%** from June 2026 and down **4%** from July 2025
- Average days on market (DOM) moved -5 days from 70 to 65 or down **7%**; median DOM decreased 5 days from the month before.
- Number of new listings for the month of July were down **18%** over June 2026, and up **6%** from July of last year
- Closed sales were down **12%** from June 2026 from 92 to 81, Closed sales were down **4%** from July 2025

In **San Francisco County**, the median Residential - Single Family home cost \$2,050,000 and sold in 12 days for 127% of the list price based on 171 sales in July 2026

- Inventory was 158 up **8%** from June 2026 and down **38%** from July 2025
- Average days on market (DOM) moved +2 days from 18 to 20 or up **11%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of July were down **2%** over June 2026, and up **16%** from July of last year
- Closed sales were down **36%** from June 2026 from 266 to 171, Closed sales were down **12%** from July 2025

In **San Joaquin County**, the median Residential - Single Family home cost \$560,000 and sold in 23 days for 99% of the list price based on 447 sales in July 2026

- Inventory was 1,435 down **3%** from June 2026 and down **15%** from July 2025
- Average days on market (DOM) moved +3 days from 37 to 40 or up **8%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of July were down **1%** over June 2026, and down **1%** from July of last year
- Closed sales were down **9%** from June 2026 from 490 to 447, Closed sales were up **3%** from July 2025

In **Sonoma County**, the median Residential - Single Family home cost \$835,000 and sold in 34 days for 100% of the list price based on 352 sales in July 2026

- Inventory was 1,096 down **1%** from June 2026 and down **18%** from July 2025
- Average days on market (DOM) moved +2 days from 50 to 52 or up **4%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of July were down **10%** over June 2026, and down **12%** from July of last year
- Closed sales were down **9%** from June 2026 from 385 to 352, Closed sales were down **9%** from July 2025

Data current as of 8/3/2026