

MLSListings County Summaries

Residential - Single Family

June 2026

In **San Mateo County**, the median Residential - Single Family home cost \$2,150,000 and sold in 12 days for 107% of the list price based on 438 sales in June 2026

- Inventory was 451 down **12%** from May 2026 and down **25%** from June 2025
- Average days on market (DOM) moved -2 days from 22 to 20 or down **9%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of June were down **18%** over May 2026, and down **2%** from June of last year
- Closed sales were up **16%** from May 2026 from 376 to 438, Closed sales were up **21%** from June 2025

In **Santa Clara County**, the median Residential - Single Family home cost \$1,915,000 and sold in 11 days for 103% of the list price based on 827 sales in June 2026

- Inventory was 1,094 down **14%** from May 2026 and down **9%** from June 2025
- Average days on market (DOM) moved +3 days from 19 to 22 or up **16%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of June were down **23%** over May 2026, and down **11%** from June of last year
- Closed sales were up **0%** from May 2026 from 829 to 827, Closed sales were down **1%** from June 2025

In **Santa Cruz County**, the median Residential - Single Family home cost \$1,350,000 and sold in 16 days for 101% of the list price based on 156 sales in June 2026

- Inventory was 439 down **3%** from May 2026 and down **18%** from June 2025
- Average days on market (DOM) moved +8 days from 25 to 33 or up **32%**; median DOM increased 2 days from the month before.
- Number of new listings for the month of June were down **13%** over May 2026, and down **15%** from June of last year
- Closed sales were up **16%** from May 2026 from 134 to 156, Closed sales were up **18%** from June 2025

In **Monterey County**, the median Residential - Single Family home cost \$960,000 and sold in 15 days for 99% of the list price based on 155 sales in June 2026

- Inventory was 576 up **5%** from May 2026 and up **3%** from June 2025
- Average days on market (DOM) moved +5 days from 40 to 45 or up **13%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of June were up **8%** over May 2026, and up **22%** from June of last year
- Closed sales were down **22%** from May 2026 from 198 to 155, Closed sales were **unchanged** from June 2025

Data current as of 7/13/2026

MLSListings County Summaries

Residential - Single Family

June 2026 (continued)

In **San Benito County**, the median Residential - Single Family home cost \$820,000 and sold in 23 days for 99% of the list price based on 48 sales in June 2026

- Inventory was 147 down **5%** from May 2026 and down **3%** from June 2025
 - Average days on market (DOM) moved -12 days from 44 to 32 or down **27%**; median DOM increased 4 days from the month before.
 - Number of new listings for the month of June were down **15%** over May 2026, and down **12%** from June of last year
 - Closed sales were up **9%** from May 2026 from 44 to 48, Closed sales were up **17%** from June 2025
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In **Alameda County**, the median Residential - Single Family home cost \$1,320,750 and sold in 13 days for 110% of the list price based on 762 sales in June 2026

- Inventory was 1,146 down **4%** from May 2026 and down **20%** from June 2025
 - Average days on market (DOM) moved +2 days from 21 to 23 or up **10%**; median DOM decreased 0 days from the month before.
 - Number of new listings for the month of June were down **10%** over May 2026, and down **5%** from June of last year
 - Closed sales were up **4%** from May 2026 from 734 to 762, Closed sales were **unchanged** from June 2025
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In **Contra Costa County**, the median Residential - Single Family home cost \$902,500 and sold in 13 days for 103% of the list price based on 770 sales in June 2026

- Inventory was 1,476 up **1%** from May 2026 and down **18%** from June 2025
 - Average days on market (DOM) moved 0 days from 25 to 25 or up **0%**; median DOM decreased 0 days from the month before.
 - Number of new listings for the month of June were down **6%** over May 2026, and down **9%** from June of last year
 - Closed sales were up **1%** from May 2026 from 762 to 770, Closed sales were up **10%** from June 2025
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In **Marin County**, the median Residential - Single Family home cost \$1,825,000 and sold in 16 days for 105% of the list price based on 239 sales in June 2026

- Inventory was 308 down **16%** from May 2026 and down **36%** from June 2025
 - Average days on market (DOM) moved -4 days from 33 to 29 or down **12%**; median DOM increased 3 days from the month before.
 - Number of new listings for the month of June were down **32%** over May 2026, and up **2%** from June of last year
 - Closed sales were up **1%** from May 2026 from 237 to 239, Closed sales were up **24%** from June 2025
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Data current as of 7/13/2026

MLSListings County Summaries

Residential - Single Family

June 2026 (continued)

In **Napa County**, the median Residential - Single Family home cost \$920,000 and sold in 44 days for 98% of the list price based on 92 sales in June 2026

- Inventory was 531 up **7%** from May 2026 and up **1%** from June 2025
- Average days on market (DOM) moved +1 days from 69 to 70 or up **1%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of June were up **16%** over May 2026, and up **24%** from June of last year
- Closed sales were down **2%** from May 2026 from 94 to 92, Closed sales were up **77%** from June 2025

In **San Francisco County**, the median Residential - Single Family home cost \$2,150,000 and sold in 12 days for 126% of the list price based on 266 sales in June 2026

- Inventory was 140 down **37%** from May 2026 and down **56%** from June 2025
- Average days on market (DOM) moved +3 days from 15 to 18 or up **20%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of June were down **34%** over May 2026, and down **9%** from June of last year
- Closed sales were up **0%** from May 2026 from 266 to 266, Closed sales were up **19%** from June 2025

In **San Joaquin County**, the median Residential - Single Family home cost \$565,000 and sold in 18 days for 99% of the list price based on 483 sales in June 2026

- Inventory was 1,441 up **2%** from May 2026 and down **9%** from June 2025
- Average days on market (DOM) moved -2 days from 39 to 37 or down **5%**; median DOM decreased 5 days from the month before.
- Number of new listings for the month of June were up **2%** over May 2026, and up **5%** from June of last year
- Closed sales were up **19%** from May 2026 from 405 to 483, Closed sales were up **6%** from June 2025

In **Sonoma County**, the median Residential - Single Family home cost \$874,000 and sold in 32 days for 100% of the list price based on 380 sales in June 2026

- Inventory was 1,103 up **1%** from May 2026 and down **18%** from June 2025
- Average days on market (DOM) moved +6 days from 44 to 50 or up **14%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of June were down **8%** over May 2026, and down **9%** from June of last year
- Closed sales were up **7%** from May 2026 from 354 to 380, Closed sales were down **4%** from June 2025

Data current as of 7/13/2026