

MLSListings County Summaries

Residential - Single Family

May 2026

In **San Mateo County**, the median Residential - Single Family home cost \$2,200,000 and sold in 11 days for 107% of the list price based on 375 sales in May 2026

- Inventory was 511 up **3%** from April 2026 and down **22%** from May 2025
 - Average days on market (DOM) moved +4 days from 18 to 22 or up **22%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of May were up **0%** over April 2026, and down **11%** from May of last year
 - Closed sales were down **11%** from April 2026 from 419 to 375, Closed sales were down **2%** from May 2025
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In **Santa Clara County**, the median Residential - Single Family home cost \$2,050,000 and sold in 11 days for 104% of the list price based on 824 sales in May 2026

- Inventory was 1,277 up **2%** from April 2026 and up **2%** from May 2025
 - Average days on market (DOM) moved +3 days from 16 to 19 or up **19%**; median DOM increased 2 days from the month before.
 - Number of new listings for the month of May were down **14%** over April 2026, and down **9%** from May of last year
 - Closed sales were down **2%** from April 2026 from 839 to 824, Closed sales were up **7%** from May 2025
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In **Santa Cruz County**, the median Residential - Single Family home cost \$1,245,000 and sold in 14 days for 100% of the list price based on 134 sales in May 2026

- Inventory was 452 up **11%** from April 2026 and down **14%** from May 2025
 - Average days on market (DOM) moved -15 days from 40 to 25 or down **37%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of May were down **2%** over April 2026, and down **28%** from May of last year
 - Closed sales were up **26%** from April 2026 from 106 to 134, Closed sales were up **7%** from May 2025
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In **Monterey County**, the median Residential - Single Family home cost \$955,000 and sold in 14 days for 99% of the list price based on 197 sales in May 2026

- Inventory was 553 up **1%** from April 2026 and up **2%** from May 2025
 - Average days on market (DOM) moved -9 days from 49 to 40 or down **18%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of May were down **21%** over April 2026, and down **1%** from May of last year
 - Closed sales were up **22%** from April 2026 from 161 to 197, Closed sales were up **43%** from May 2025
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Data current as of 6/9/2026

MLSListings County Summaries

Residential - Single Family

May 2026 (continued)

In **San Benito County**, the median Residential - Single Family home cost \$772,500 and sold in 18 days for 100% of the list price based on 42 sales in May 2026

- Inventory was 159 up **14%** from April 2026 and up **10%** from May 2025
 - Average days on market (DOM) moved +16 days from 27 to 43 or up **59%**; median DOM increased 6 days from the month before.
 - Number of new listings for the month of May were up **8%** over April 2026, and up **6%** from May of last year
 - Closed sales were up **2%** from April 2026 from 41 to 42, Closed sales were up **24%** from May 2025
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In **Alameda County**, the median Residential - Single Family home cost \$1,380,000 and sold in 13 days for 111% of the list price based on 732 sales in May 2026

- Inventory was 1,150 up **4%** from April 2026 and down **22%** from May 2025
 - Average days on market (DOM) moved 0 days from 21 to 21 or up **0%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of May were down **5%** over April 2026, and down **16%** from May of last year
 - Closed sales were up **8%** from April 2026 from 679 to 732, Closed sales were up **2%** from May 2025
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In **Contra Costa County**, the median Residential - Single Family home cost \$925,000 and sold in 13 days for 102% of the list price based on 749 sales in May 2026

- Inventory was 1,410 up **5%** from April 2026 and down **20%** from May 2025
 - Average days on market (DOM) moved +1 days from 24 to 25 or up **4%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of May were down **12%** over April 2026, and down **17%** from May of last year
 - Closed sales were up **8%** from April 2026 from 691 to 749, Closed sales were up **3%** from May 2025
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In **Marin County**, the median Residential - Single Family home cost \$1,855,000 and sold in 13 days for 105% of the list price based on 234 sales in May 2026

- Inventory was 363 up **6%** from April 2026 and down **31%** from May 2025
 - Average days on market (DOM) moved +8 days from 25 to 33 or up **32%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of May were down **4%** over April 2026, and down **9%** from May of last year
 - Closed sales were up **2%** from April 2026 from 230 to 234, Closed sales were up **7%** from May 2025
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Data current as of 6/9/2026

MLSListings County Summaries

Residential - Single Family

May 2026 (continued)

In **Napa County**, the median Residential - Single Family home cost \$929,000 and sold in 44 days for 97% of the list price based on 93 sales in May 2026

- Inventory was 492 up **3%** from April 2026 and down **8%** from May 2025
 - Average days on market (DOM) moved -16 days from 85 to 69 or down **19%**; median DOM decreased 10 days from the month before.
 - Number of new listings for the month of May were down **22%** over April 2026, and down **18%** from May of last year
 - Closed sales were up **26%** from April 2026 from 74 to 93, Closed sales were up **11%** from May 2025
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In **San Francisco County**, the median Residential - Single Family home cost \$2,200,000 and sold in 12 days for 125% of the list price based on 261 sales in May 2026

- Inventory was 220 down **5%** from April 2026 and down **41%** from May 2025
 - Average days on market (DOM) moved 0 days from 15 to 15 or up **0%**; median DOM increased 1 day from the month before.
 - Number of new listings for the month of May were down **11%** over April 2026, and down **15%** from May of last year
 - Closed sales were up **4%** from April 2026 from 251 to 261, Closed sales were up **15%** from May 2025
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In **San Joaquin County**, the median Residential - Single Family home cost \$560,000 and sold in 23 days for 100% of the list price based on 396 sales in May 2026

- Inventory was 1,350 up **5%** from April 2026 and down **10%** from May 2025
 - Average days on market (DOM) moved -2 days from 42 to 40 or down **5%**; median DOM increased 3 days from the month before.
 - Number of new listings for the month of May were up **1%** over April 2026, and down **10%** from May of last year
 - Closed sales were down **15%** from April 2026 from 464 to 396, Closed sales were down **20%** from May 2025
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In **Sonoma County**, the median Residential - Single Family home cost \$879,500 and sold in 28 days for 100% of the list price based on 354 sales in May 2026

- Inventory was 1,078 up **7%** from April 2026 and down **20%** from May 2025
 - Average days on market (DOM) moved -5 days from 49 to 44 or down **10%**; median DOM increased 2 days from the month before.
 - Number of new listings for the month of May were down **10%** over April 2026, and down **18%** from May of last year
 - Closed sales were down **6%** from April 2026 from 375 to 354, Closed sales were up **8%** from May 2025
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