MLSListings County Summaries

Residential - Single Family

October 2026

In **San Mateo County**, the median Residential - Single Family home cost $2,200,000 and sold in 11 days for 108% of the list price based on 337 sales in October 2026

- Inventory was 507 up **7%** from September 2026 and down **2%** from October 2025
- Average days on market (DOM) moved -7 days from 28 to 21 or down **25%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of October were down **3%** over September 2026, and down **3%** from October of last year
- Closed sales were up **4%** from September 2026 from 323 to 337, Closed sales were down **19%** from October 2025

In **Santa Clara County**, the median Residential - Single Family home cost $2,009,400 and sold in 12 days for 104% of the list price based on 668 sales in October 2026

- Inventory was 1,222 down **0%** from September 2026 and up **38%** from October 2025
- Average days on market (DOM) moved -4 days from 27 to 23 or down **15%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of October were down **15%** over September 2026, and up **13%** from October of last year
- Closed sales were down **9%** from September 2026 from 731 to 668, Closed sales were down **12%** from October 2025

In **Santa Cruz County**, the median Residential - Single Family home cost $1,282,500 and sold in 23 days for 99% of the list price based on 128 sales in October 2026

- Inventory was 444 down **7%** from September 2026 and down **1%** from October 2025
- Average days on market (DOM) moved +10 days from 38 to 48 or up **26%**; median DOM decreased 3 days from the month before.
- Number of new listings for the month of October were down **28%** over September 2026, and down **3%** from October of last year
- Closed sales were up **1%** from September 2026 from 127 to 128, Closed sales were up **2%** from October 2025

In **Monterey County**, the median Residential - Single Family home cost $984,500 and sold in 18 days for 99% of the list price based on 166 sales in October 2026

- Inventory was 549 down **4%** from September 2026 and **unchanged** from October 2025
- Average days on market (DOM) moved -9 days from 54 to 45 or down **17%**; median DOM decreased 8 days from the month before.
- Number of new listings for the month of October were down **3%** over September 2026, and up **10%** from October of last year
- Closed sales were down **6%** from September 2026 from 176 to 166, Closed sales were down **10%** from October 2025

Data current as of 11/3/2026

MLSListings County Summaries

Residential - Single Family

October 2026 (continued)

In **San Benito County**, the median Residential - Single Family home cost $743,000 and sold in 22 days for 100% of the list price based on 29 sales in October 2026

- Inventory was 157 up **8%** from September 2026 and up **11%** from October 2025
- Average days on market (DOM) moved +7 days from 52 to 59 or up **13%**; median DOM decreased 15 days from the month before.
- Number of new listings for the month of October were down **10%** over September 2026, and down **10%** from October of last year
- Closed sales were down **17%** from September 2026 from 35 to 29, Closed sales were down **17%** from October 2025

In **Alameda County**, the median Residential - Single Family home cost $1,265,000 and sold in 14 days for 113% of the list price based on 608 sales in October 2026

- Inventory was 1,114 down **4%** from September 2026 and down **10%** from October 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 October were down **14%** over September 2026, and down **12%** from October of last year
- Closed sales were down **7%** from September 2026 from 656 to 608, Closed sales were down **21%** from October 2025

In **Contra Costa County**, the median Residential - Single Family home cost $865,295 and sold in 17 days for 102% of the list price based on 644 sales in October 2026

- Inventory was 1,375 down **5%** from September 2026 and down **4%** from October 2025
- Average days on market (DOM) moved +1 days from 32 to 33 or up **3%**; median DOM decreased 2 days from the month before.
- Number of new listings for the month of October were down **16%** over September 2026, and down **11%** from October of last year
- Closed sales were up **1%** from September 2026 from 635 to 644, Closed sales were down **13%** from October 2025

In **Marin County**, the median Residential - Single Family home cost $1,856,000 and sold in 17 days for 104% of the list price based on 200 sales in October 2026

- Inventory was 298 down **13%** from September 2026 and down **31%** from October 2025
- Average days on market (DOM) moved -3 days from 31 to 28 or down **10%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of October were down **37%** over September 2026, and down **14%** from October of last year
- Closed sales were up **5%** from September 2026 from 191 to 200, Closed sales were up **5%** from October 2025

MLSListings County Summaries

Residential - Single Family

October 2026 (continued)

In **Napa County**, the median Residential - Single Family home cost $959,500 and sold in 49 days for 97% of the list price based on 70 sales in October 2026

- Inventory was 475 down **8%** from September 2026 and down **9%** from October 2025
- Average days on market (DOM) moved +29 days from 60 to 89 or up **48%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of October were down **45%** over September 2026, and down **34%** from October of last year
- Closed sales were up **8%** from September 2026 from 65 to 70, Closed sales were down **10%** from October 2025

In **San Francisco County**, the median Residential - Single Family home cost $2,380,000 and sold in 12 days for 128% of the list price based on 249 sales in October 2026

- Inventory was 218 down **5%** from September 2026 and down **17%** from October 2025
- Average days on market (DOM) moved -6 days from 20 to 14 or down **30%**; median DOM decreased 0 days from the month before.
- Number of new listings for the month of October were down **11%** over September 2026, and up **6%** from October of last year
- Closed sales were up **30%** from September 2026 from 192 to 249, Closed sales were down **9%** from October 2025

In **San Joaquin County**, the median Residential - Single Family home cost $550,000 and sold in 33 days for 99% of the list price based on 394 sales in October 2026

- Inventory was 1,371 down **1%** from September 2026 and down **2%** from October 2025
- Average days on market (DOM) moved +6 days from 41 to 47 or up **15%**; median DOM increased 7 days from the month before.
- Number of new listings for the month of October were down **4%** over September 2026, and down **9%** from October of last year
- Closed sales were down **10%** from September 2026 from 437 to 394, Closed sales were down **20%** from October 2025

In **Sonoma County**, the median Residential - Single Family home cost $835,000 and sold in 36 days for 100% of the list price based on 341 sales in October 2026

- Inventory was 1,045 down **5%** from September 2026 and down **10%** from October 2025
- Average days on market (DOM) moved +2 days from 56 to 58 or up **4%**; median DOM decreased 2 days from the month before.
- Number of new listings for the month of October were down **24%** over September 2026, and down **6%** from October of last year
- Closed sales were up **8%** from September 2026 from 317 to 341, Closed sales were down **7%** from October 2025
