



Posted: July 16, 2019

MLSListings Silicon Valley and Coastal Regions Condo/Townhouse Market Overview

## July 2019 County Summaries Condo/Townhouse Market

### July 2019 Data for MLSListings Counties (from North to South):

In **San Mateo County**, the median Residential Common Interest home cost \$915,000 and sold in 14 days for 102% of the list price based on 122 sales in July 2019.

- Inventory was down **-7%** from June, but up **20%** from July 2018 with 151 homes available, compared to 126 homes last year.
- Average days on market (DOM) dropped -15 days from 39 to 24 or **-38%**; median DOM remained the same as the month before.
- Number of new listings for the month of July increased **3%** over June, and the same as July of last year.
- Closed sales rose **20%** from June from 122 to 102, and up **12%** from July 2018.

In **Santa Clara County**, the median Residential Common Interest home cost \$803,000 and sold in 18 days for 101% of the list price based on 316 sales in July 2019.

- Inventory was down **-7%** from June, but rose **51%** from July 2018 with 747 homes available, compared to 495 homes last year.
- Average days on market (DOM) dropped -1 day from 29 to 28 or **-3%**; median DOM rose 4 days from the month before.
- Number of new listings for the month of July decreased **-3%** over June, and decreased **-11%** from July of last year.
- Closed sales dropped **-6%** from June from 337 to 316, and were down **-19%** from July 2018.

In **Santa Cruz County**, the median Residential Common Interest home cost \$585,000 and sold in 14 days for 99% of the list price based on 39 sales in July 2019.

- Inventory dipped **-3%** from June, and lost **-2%** from July 2018 with 118 homes available, compared to 121 homes last year.
- Average days on market (DOM) gained 6 days from 33 to 39 or **18%**; median DOM lost -1 day from the month before.
- Number of new listings for the month of July decreased **-11%** over June, but up **9%** from July of last year.
- Closed sales went up by **8%** from June from 36 to 39, and down **-2%** from July 2018.

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In **Monterey County**, the median Residential Common Interest home cost \$527,500 and sold in 58 days for 97% of the list price based on 281 sales in July 2019.

- Inventory was up **1%** from June, and up **42%** from July 2018 with 152 homes available, compared to 107 homes last year.
- Average days on market (DOM) gained 25 days from 53 to 78 or **47%**; median DOM rose 32 days from the month before.
- Number of new listings for the month of July decreased **-19%** over June and dropped **-7%** from July of last year.
- Closed sales dipped **-33%** from June from 42 to 28 and decreased **-7%** from July 2018.

In **San Benito County**, the median Residential Common Interest home cost \$402,500 and sold in 104 days for 99% of the list based on 2 sales in July 2019.

- Inventory gained **29%** from June, and rose **64%** from July 2018 with 18 homes available, compared to 11 homes last year.
- Average days on market (DOM) rose 86 days from 18 to 104 or **478%**; median DOM gained 94 days from the month before.
- Number of new listings for the month of July increased **60%** over June, but unchanged from July of last year.
- Closed sales decreased **-33%** from June from 3 to 2 and decreased **-33%** from July 2018.

Condo/Townhouse - Current Month vs. Prior Month - July 2019 vs. June 2019

County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change
Monterey	152	151	1%	28	42	-33%	\$527,500	\$444,000	19%	58	26	123%	38	47	-19%	97%	98%	-1%
San Benito	18	14	29%	2	3	-33%	\$402,500	\$370,000	9%	104	10	940%	8	5	60%	99%	99%	0%
San Mateo	151	163	-7%	122	102	20%	\$915,000	\$1,009,500	-9%	14	14	0%	127	123	3%	102%	102%	0%
Santa Clara	747	803	-7%	316	337	-6%	\$803,000	\$899,000	-10.7%	18	14	29%	441	455	-3%	101%	101%	0%
Santa Cruz	118	122	-3%	39	36	8%	\$585,000	\$607,500	-4%	14	15	-7%	51	57	-11%	99%	99%	0%

Condo/Townhouse Year-over-Year - July 2019 vs. July 2018

County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change
Monterey	152	107	42%	28	30	-7%	\$527,500	\$482,450	9%	58	19	205%	38	41	-7%	97%	98%	-1%
San Benito	18	11	64%	2	3	-33%	\$402,500	\$450,000	-11%	104	4	2500%	8	8	0%	99%	100%	-1%
San Mateo	151	126	20%	122	109	12%	\$915,000	\$1,000,000	-9%	14	11	27%	127	127	0%	102%	110%	-7%
Santa Clara	747	495	51%	316	391	-19%	\$803,000	\$910,000	-12%	18	11	64%	441	497	-11%	101%	107%	-6%
Santa Cruz	118	121	-2%	39	40	-3%	\$585,000	\$592,000	-1%	14	15	-7%	51	56	-9%	99%	101%	-2%

County listing data and analysis is courtesy of Aculist, an MLSListings in-house startup that provides business analytics solutions for real estate professionals. To learn more, visit [Aculist.com](http://Aculist.com).