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MLSListings Silicon Valley and Coastal Regions Condo/Townhome Market Overview

June 2019 County Summaries Condo/Townhouse Market

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

In **San Mateo County**, the median Residential Common Interest home cost \$1,030,000 and sold in 12 days for 104% of the list based on 107 sales in June 2019.

- Inventory was down **-8%** from May, but up **55%** from June 2018 with 164 homes available, compared to 106 homes last year.
- Average days on market (DOM) gained 16 days from 23 to 39 or **70%**; median DOM rose 2 days from the month before.
- Number of new listings for the month of June decreased **-22%** over May, and down **-16%** from June of last year.
- Closed sales dropped **-12%** from May from 112 to 99, and down **-26%** from June 2018.

In **Santa Clara County**, the median Residential Common Interest home cost \$899,000 and sold in 145 days for 101% of the list price based on 323 sales in June 2019.

- Inventory was up **4%** from May, and rose **107%** from June 2018 with 803 homes available, compared to 388 homes last year.
- Average days on market (DOM) gained 3 days from 26 to 29 or **12%**; median DOM dropped -1 day from the month before.
- Number of new listings for the month of June decreased **-26%** over May, and increased **4%** from June of last year.
- Closed sales dropped **-23%** from May from 413 to 323, and were down **-19%** from June 2018.

In **Santa Cruz County**, the median Residential Common Interest home cost \$610,000 and sold in 13 days for 99% of the list price based on 35 sales in June 2019.

- Inventory was up **12%** from May, and up **4%** from June 2018 with 116 homes available, compared to 112 homes last year.
- Average days on market (DOM) dropped -5 days from 33 to 28 or **-15%**; median DOM lost -9 days from the month before.
- Number of new listings for the month of June increased **16%** over May, but down **-10%** from June of last year.
- Closed sales dipped by **-13%** from May from 40 to 35, and down **-27%** from June 2018.

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In **Monterey County**, the median Residential Common Interest home cost \$449,000 and sold in 25 days for 98% of the list price based on 41 sales in June 2019.

- Inventory was down **-4%** from May, but up **43%** from June 2018 with 151 homes available, compared to 106 homes last year.
- Average days on market (DOM) gained 3 days from 50 to 53 or **6%**; median DOM rose 12 days from the month before.
- Number of new listings for the month of June decreased **-4%** over May and dropped **-6%** from June of last year.
- Closed sales rose **5%** from May from 39 to 41 and increased **17%** from June 2018.

In **San Benito County**, the median Residential Common Interest home cost \$370,000 and sold in 10 days for 99% of the list based on 3 sales in June 2019.

- Inventory gained **8%** from May, and rose **100%** from June 2018 with 14 homes available, compared to 7 homes last year.
- Average days on market (DOM) dropped -58 days from 74 to 18 or **-76%**; median DOM dropped 48 days from the month before.
- Number of new listings for the month of June was unchanged over May, and unchanged from June of last year.
- Closed sales decreased **-25%** from May from 4 to 3 but increased **50%** from June 2018.

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

County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Jun-19	May-19	% Change	Jun-19	May-19	% Change	Jun-19	May-19	% Change	Jun-19	May-19	% Change	Jun-19	May-19	% Change	Jun-19	May-19	% Change
Monterey	151	158	-4%	41	39	5%	\$449,000	\$427,500	5%	25	13	92%	47	49	-4%	98%	99%	-1%
San Benito	14	13	8%	3	4	-25%	\$370,000	\$392,500	-6%	10	58	-83%	5	5	0%	99%	100%	-1%
San Mateo	163	178	-8%	99	112	-12%	\$1,030,000	\$1,039,000	-1%	14	12	17%	123	157	-22%	103%	104%	-1%
Santa Clara	803	771	4%	323	413	-22%	\$899,000	\$868,000	3.6%	14	15	-7%	455	618	-26%	101%	101%	0%
Santa Cruz	116	104	12%	35	40	-13%	\$610,000	\$636,500	-4%	13	22	-41%	57	49	16%	99%	100%	-1%

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

County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Jun-19	Jun-18	% Change	Jun-19	Jun-18	% Change	Jun-19	Jun-18	% Change	Jun-19	Jun-18	% Change	Jun-19	Jun-18	% Change	Jun-19	Jun-18	% Change
Monterey	151	106	42%	41	35	17%	\$449,000	\$565,000	-21%	25	24	4%	47	50	-6%	98%	99%	-1%
San Benito	14	7	100%	3	2	50%	\$370,000	\$392,500	-6%	10	37	-73%	5	5	0%	99%	104%	-5%
San Mateo	163	106	54%	99	134	-26%	\$1,030,000	\$1,036,750	-1%	14	12	17%	123	146	-16%	103%	110%	-6%
Santa Clara	803	388	107%	323	398	-19%	\$899,000	\$925,000	-3%	14	9	56%	455	475	-4%	101%	110%	-8%
Santa Cruz	116	112	4%	35	48	-27%	\$610,000	\$615,000	-1%	13	18	-28%	57	63	-10%	99%	100%	-1%

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.