



August 2021 County Summaries

Condo/Townhouse Market

August 2021 Data for MLSListings Counties (from North to South):

In **San Mateo County**, the median Residential Common Interest home cost \$984,000 and sold in 10 days for 104% of the list price based on 190 sales in August 2021.

- Inventory was down **-5%** from July, and down **-22%** from August 2020 with 246 homes available, compared to 317 homes last year.
- Average days on market (DOM) decreased by -3 days from 25 to 22 days or **-12%**; median DOM increased by 1 day from the July number.
- Number of new listings for the month of August decreased **-17%** over July and decreased **-6%** from August of last year.
- Closed sales rose by **22%** from July from 156 to 190 and is up **56%** from August 2020.

In **Santa Clara County**, the median Residential Common Interest home cost \$915,200 and sold in 10 days for 104% of the list price based on 534 sales in August 2021.

- Inventory decreased by **-10%** from July and is down **-28%** from August 2020 with 594 homes available, compared to 826 homes last year.
- Average days on market (DOM) increased 1 day from July from 17 to 18 or **6%**; median DOM moved from 9 to 10 days.
- Number of new listings for the month of August decreased **-9%** over July but was up **7%** from August of last year.
- Closed sales decreased **-4%** from July from 558 to 534 and up **61%** from August 2020.

In **Santa Cruz County**, the median Residential Common Interest home cost \$775,000 and sold in 11 days for 104% of the list price based on 42 sales in August 2021.

- Inventory increased **8%** from July but is down **-34%** from August 2020 with 69 homes available, compared to 104 homes last year.
- Average days on market (DOM) increased by 12 days from 12 to 24 or **100%**; median DOM went up 3 days from the month before.
- Number of new listings for the month of August decreased **-13%** over July and is up **15%** from August of last year.
- Closed sales decreased **-11%** from July from 47 to 42 and is down **-18%** from August 2020.

In **Monterey County**, the median Residential Common Interest home cost \$665,000 and sold in 6 days for 103% of the list price based on 43 sales in August 2021.

- Inventory was up **5%** from July and is down **-34%** from August 2020 with 62 homes available, compared to 94 homes last year.
- Average days on market (DOM) increased by 9 days, from 15 to 24 or **60%**; median DOM dropped -1 day from July.
- Number of new listings for the month of August increased **28%** over July and is up **35%** from August of last year.
- Closed sales increased by **19%** from July from 36 to 43. This is the same number of homes that were sold in August 2020.

MLSListings Silicon Valley and Coastal Regions Condo/Townhouse Market Overview

In **San Benito County**, the median Residential Common Interest home cost \$525,000 and sold in 6 days for 104% of the list price based on 5 sales in August 2021

- Inventory was down **-33%** from July and is down **-50%** from August 2020 with 2 homes available, compared to 4 homes last year.
- Average days on market (DOM) was unchanged at 6 days; median DOM (also 6 days) was unchanged from the month before.
- Number of new listings (6) for the month of August was unchanged from July and also unchanged from August of last year.
- Closed sales increased by **150%** from July from 2 to 5 and is down **-17%** from August 2020.

Condo/Townhouse - Current Month vs. Prior Month - August 2021 vs. July 2021

County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change
Monterey	62	59	5%	43	36	19%	\$665,000	\$632,500	5%	6	7	-14%	50	39	28%	103%	103%	0%
San Benito	2	3	-33%	5	2	150%	\$525,000	\$550,400	-5%	6	6	0%	6	6	0%	104%	104%	0%
San Mateo	246	260	-5%	191	156	22%	\$988,000	\$911,000	8%	10	9	11%	193	233	-17%	104%	105%	-1%
Santa Clara	595	663	-10%	534	558	-4%	\$915,200	\$900,000	1.7%	10	9	11%	581	637	-9%	104%	104%	0%
Santa Cruz	69	64	8%	42	47	-11%	\$775,000	\$700,000	11%	11	8	38%	55	63	-13%	104%	106%	-2%

Condo/Townhouse Year-over-Year - August 2021 vs. August 2020

County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change
Monterey	62	94	-34%	43	43	0%	\$665,000	\$615,000	8%	6	19	-68%	50	37	35%	103%	99%	4%
San Benito	2	4	-50%	5	6	-17%	\$525,000	\$401,500	31%	6	5	20%	6	6	0%	104%	102%	2%
San Mateo	246	317	-22%	191	122	57%	\$988,000	\$927,500	7%	10	12	-17%	193	206	-6%	104%	101%	3%
Santa Clara	595	826	-28%	534	331	61%	\$915,200	\$820,000	12%	10	13	-23%	581	541	7%	104%	101%	3%
Santa Cruz	69	104	-34%	42	51	-18%	\$775,000	\$755,000	3%	11	19	-42%	55	48	15%	104%	99%	5%

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](https://www.aculist.com).