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MLSListings Silicon Valley and Coastal Regions Condo/Townhouse Market Overview

## February 2021 County Summaries Condo/Townhouse Market

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

In **San Mateo County**, the median Residential Common Interest home cost \$850,000 and sold in 16 days for 101% of the list price based on 106 sales in February 2021.

- Inventory was up **5%** from January, and up **63%** from February 2020 with 204 homes available, compared to 125 homes last year.
- The market sped up - Average days on market (DOM) decreased -3 days from 39 to 36 days or **-8%**; median DOM decreased -8 days from the month before.
- Number of new listings for the month of February decreased **-8%** over January and is down **-3%** from February of last year.
- Closed sales increased **14%** from January from 93 to 106, and up **43%** from February 2020.

In **Santa Clara County**, the median Residential Common Interest home cost \$850,000 and sold in 12 days for 102% of the list price based on 344 sales in February 2021.

- Inventory increased by **6%** from January, and is up **75%** from February 2020 with 556 homes available, compared to 317 homes last year.
- Average days on market (DOM) decreased -5 days from January from 38 to 33 or **-13%**; median DOM dropped -10 days from the month before.
- Number of new listings for the month of February increased **5%** over January and was up **33%** from February of last year.
- Closed sales increased **27%** from January from 270 to 344 but up **30%** from February 2020.

In **Santa Cruz County**, the median Residential Common Interest home cost \$625,000 and sold in 19 days for 101% of the list price based on 39 sales in February 2021.

- Inventory was down **-19%** from January but is down **-45%** from February 2020 with 59 homes available, compared to 107 homes last year.
- Average days on market (DOM) increased 20 days from 38 to 58 or **53%**; median DOM increased by 8 days from the month before.
- Number of new listings for the month of February increased **8%** over January but is down by **-22%** from February of last year.
- Closed sales increased by **4%** from January from 27 to 28, but was up **56%** from February 2020.

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In **Monterey County**, the median Residential Common Interest home cost \$415,000 and sold in 9 days for 101% of the list price based on 28 sales in February 2021.

- Inventory was up **11%** from January but is down **-43%** from February 2020 with 59 homes available, compared to 103 homes last year.
- Average days on market (DOM) decreased by -22 days, from 56 to 34 or **-39%**; median DOM dipped by -7 days from the month before.
- Number of new listings for the month of February decreased **-17%** over January and is down **-33%** from February of last year.
- Closed sales increased by **-32%** from January from 40 to 27 and is up **29%** from February 2020.

In **San Benito County**, the median Residential Common Interest home cost \$454,500 and sold in 4 days for 101% of the list price based on 4 sales in February 2021.

- Inventory was unchanged from January, but 100% up from February 2020 with 4 homes available, compared to 2 homes last year.
- Average days on market (DOM) increased from 0 to 4 or **400%**; median DOM DROPPED/WENT UP days from the month before.
- Number of new listings for the month of February decreased **-50%** over January, but up **50%** from February of last year
- Closed sales increased **400%** from January from 0 to 4, but down **-20%** from February 2020

Condo/Townhouse - Current Month vs. Prior Month - February 2021 vs. January 2021																		
County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change
Monterey	59	53	11%	28	27	4%	\$415,000	\$589,500	-30%	9	16	-44%	35	42	-17%	101%	100%	1%
San Benito	4	4	0%	4	0	0%	\$454,500	\$0	0%	4	0	0%	3	6	-50%	101%	0%	0%
San Mateo	204	195	5%	106	93	14%	\$850,000	\$840,000	1%	16	24	-33%	145	158	-8%	101%	99%	2%
Santa Clara	557	526	6%	344	270	27%	\$850,000	\$831,000	2.3%	12	22	-45%	508	486	5%	102%	100%	2%
Santa Cruz	59	73	-19%	39	30	30%	\$625,000	\$671,500	-7%	19	11	73%	43	40	8%	101%	101%	0%

Condo/Townhouse Year-over-Year - February 2021 vs. February 2020																		
County	Inventory			Closed Sales			Median Price			Med Days on Market			New Listings			% to List Price Received		
	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change
Monterey	59	103	-43%	28	18	56%	\$415,000	\$527,500	-21%	9	50	-82%	35	52	-33%	101%	98%	3%
San Benito	4	2	100%	4	5	-20%	\$454,500	\$525,000	-13%	4	149	1%	3	2	50%	101%	100%	1%
San Mateo	204	125	63%	106	74	43%	\$850,000	\$950,500	-11%	16	15	7%	145	150	-3%	101%	103%	-2%
Santa Clara	557	317	76%	344	264	30%	\$850,000	\$792,500	7%	12	12	0%	508	382	33%	102%	102%	0%
Santa Cruz	59	107	-45%	39	29	34%	\$625,000	\$550,000	14%	19	26	-27%	43	55	-22%	101%	99%	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).