



Posted: July 13, 2021

MLSListings Silicon Valley and Coastal Regions Condo/Townhouse Market Overview

June 2021 County Summaries Condo/Townhouse Market

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

In **San Mateo County**, the median Residential Common Interest home cost \$958,000 and sold in 10 days for 104% of the list price based on 187 sales in June 2021.

- Inventory was down **-1%** from May, and down **-5%** from June 2020 with 235 homes available, compared to 248 homes last year.
- Average days on market (DOM) decreased by **-4** days from 23 to 19 days; median DOM increased 1 day from the May number.
- Number of new listings for the month of June increased **3%** over May and increased **12%** from June of last year.
- Closed sales increased **11%** from May from 168 to 187 but is up **101%** from June 2020.

In **Santa Clara County**, the median Residential Common Interest home cost \$916,000 and sold in 9 days for 105% of the list price based on 629 sales in June 2021.

- Inventory increased by **4%** from May but is down **-6%** from June 2020 with 655 homes available, compared to 698 homes last year.
- Average days on market (DOM) decreased **-1** day from May from 20 to 19 or **-5%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of June increased **8%** over May and was up **54%** from June of last year.
- Closed sales increased **16%** from May from 540 to 629 and up **122%** from June 2020.

In **Santa Cruz County**, the median Residential Common Interest home cost \$745,250 and sold in 8 days for 105% of the list price based on 44 sales in June 2021.

- Inventory decreased **-5%** from May and is down **-59%** from June 2020 with 55 homes available, compared to 134 homes last year.
- Average days on market (DOM) decreased **-22** days from 33 to 11 or **-67%**; median DOM was unchanged from the month before.
- Number of new listings for the month of June increased **9%** over May but is down **-18%** from June of last year.
- Closed sales decreased by **-4%** from May from 46 to 44 and is down **-12%** from June 2020.

In **Monterey County**, the median Residential Common Interest home cost \$565,000 and sold in 7 days for 101% of the list price based on 46 sales in June 2021.

- Inventory was down **-11%** from May and is down **-42%** from June 2020 with 65 homes available, compared to 113 homes last year.
- Average days on market (DOM) increased by 11 days, from 12 to 23 or **92%**; median DOM increased by 1 day from the month before.
- Number of new listings for the month of June increased **2%** over May and is up **15%** from June of last year.
- Closed sales increased by **7%** from May from 43 to 46 and is up **156%** from June 2020.

MLSListings Silicon Valley and Coastal Regions Condo/Townhouse Market Overview

In **San Benito County**, the median Residential Common Interest home cost \$508,000 and sold in 7 days for 105% of the list price based on 5 sales in June 2021

- Inventory was down **-67%** from May and is down **-86%** from June 2020 with 1 home available, compared to 7 homes last year.
- Average days on market (DOM) decreased by -26 days from 32 to 6 or **-81%**; median DOM dropped -2 days from the month before.
- Number of new listings for the month of June decreased **-50%** over May and decreased **-60%** from June of last year.
- Closed sales dipped **-44%** from May from 9 to 5 but is up **150%** from June 2020.

Condo/Townhouse - Current Month vs. Prior Month - June 2021 vs. May 2021

| County | Inventory | | | Closed Sales | | | Median Price | | | Med Days on Market | | | New Listings | | | % to List Price Received | | |
|-------------|-----------|--------|----------|--------------|--------|----------|--------------|-----------|----------|--------------------|--------|----------|--------------|--------|----------|--------------------------|--------|----------|
| | Jun-21 | May-21 | % Change | Jun-21 | May-21 | % Change | Jun-21 | May-21 | % Change | Jun-21 | May-21 | % Change | Jun-21 | May-21 | % Change | Jun-21 | May-21 | % Change |
| Monterey | 65 | 73 | -11% | 46 | 43 | 7% | \$565,000 | \$605,000 | -7% | 7 | 6 | 17% | 46 | 45 | 2% | 101% | 102% | -1% |
| San Benito | 1 | 3 | -67% | 5 | 9 | -44% | \$508,000 | \$411,549 | 23% | 7 | 9 | -22% | 2 | 4 | -50% | 105% | 104% | 1% |
| San Mateo | 235 | 238 | -1% | 187 | 168 | 11% | \$958,000 | \$961,250 | 0% | 10 | 9 | 11% | 205 | 199 | 3% | 104% | 104% | 0% |
| Santa Clara | 662 | 631 | 5% | 627 | 540 | 16% | \$916,000 | \$888,500 | 3.1% | 9 | 9 | 0% | 731 | 671 | 9% | 105% | 104% | 1% |
| Santa Cruz | 57 | 58 | -2% | 44 | 46 | -4% | \$745,250 | \$775,750 | -4% | 8 | 8 | 0% | 51 | 45 | 13% | 105% | 105% | 0% |

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

| County | Inventory | | | Closed Sales | | | Median Price | | | Med Days on Market | | | New Listings | | | % to List Price Received | | |
|-------------|-----------|--------|----------|--------------|--------|----------|--------------|-----------|----------|--------------------|--------|----------|--------------|--------|----------|--------------------------|--------|----------|
| | Jun-21 | Jun-20 | % Change | Jun-21 | Jun-20 | % Change | Jun-21 | Jun-20 | % Change | Jun-21 | Jun-20 | % Change | Jun-21 | Jun-20 | % Change | Jun-21 | Jun-20 | % Change |
| Monterey | 65 | 113 | -42% | 46 | 18 | 156% | \$565,000 | \$610,000 | -7% | 7 | 30 | -77% | 46 | 40 | 15% | 101% | 98% | 3% |
| San Benito | 1 | 7 | -86% | 5 | 2 | 150% | \$508,000 | \$412,000 | 23% | 7 | 11 | -36% | 2 | 5 | -60% | 105% | 101% | 4% |
| San Mateo | 235 | 248 | -5% | 187 | 93 | 101% | \$958,000 | \$918,888 | 4% | 10 | 17 | -41% | 205 | 183 | 12% | 104% | 100% | 4% |
| Santa Clara | 662 | 698 | -5% | 627 | 283 | 122% | \$916,000 | \$801,024 | 14% | 9 | 14 | -36% | 731 | 471 | 55% | 105% | 100% | 5% |
| Santa Cruz | 57 | 134 | -57% | 44 | 50 | -12% | \$745,250 | \$632,500 | 18% | 8 | 13 | -38% | 51 | 60 | -15% | 105% | 99% | 6% |

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).