

## MLS Listings County Summaries

### Common Interest Homes

#### April 2022

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In **San Mateo County**, the median Residential - Common Interest home cost \$1,086,250 and sold in 9 days for 107% of the list price based on 166 sales in April 2022

- Inventory was 179 up 8% from March and down -26% from April 2021
- Average days on market (DOM) added 3 days from 15 to 18 or up 20%; median DOM as moved up 1 day from the month before.
- Number of new listings for the month of April was down -7% compared to March, and down -16% from April of last year
- Closed sales were down -5% from March from 174 to 166, closed sales were also down -10% from April 2021

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,040,000 and sold in 7 days for 112% of the list price based on 557 sales in April 2022

- Inventory was 381 up 36% from March and down -31% from April 2021
- Average days on market (DOM) moved -1 days from 11 to 10 or down -9%; median DOM was unchanged at 7 days from the month before.
- Number of new listings for the month of April was down -8% compared to March, and down -6% from April of last year
- Closed sales up 6% from March from 527 to 557, closed sales were also down -8% from April 2021

In **Santa Cruz County**, the median Residential - Common Interest home cost \$945,000 and sold in 8 days for 110% of the list price based on 41 sales in April 2022

- Inventory was 33 up 3% from March and down -43% from April 2021
- Average days on market (DOM) moved 2 days from 11 to 13 or up 18%; median DOM was unchanged at 8 days from the month before.
- Number of new listings for the month of April was down -7% over March, down -36% from April of last year
- Closed sales up 21% from March from 34 to 41, closed sales were down -23% from April 2021

In **Monterey County**, the median Residential - Common Interest home cost \$727,500 and sold in 7 days for 102% of the list price based on 36 sales in April 2022

- Inventory was 30 up 7% from March but down -58% from April 2021
- Average days on market (DOM) moved -4 days from 17 to 13 or down -24%; median DOM was unchanged at 7 days from the month before.
- Number of new listings for the month of April was down -10% over March, and down -36% from April of last year

- Closed sales up 3% from March from 35 to 36, Closed sales were down -10% from April 2021

In San Benito County, the median Residential - Common Interest home cost \$469,000 and sold in 7 days for 103% of the list price based on 3 sales in April 2022

- Inventory was 7 up 133% from March 2022 and the same as April 2021
- Average days on market (DOM) moved 3 days from 3 to 6 or down 100%; median DOM added 4 days from the month before.
- Number of new listings for the month of April was down -33% over March, and down -25% from April of last year
- Closed sales were unchanged at 0% from March (from 3 to 3), closed sales were down -40% from April 2021

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Condo/Townhouse - Current Month vs. Prior Month - April 2022 vs. March 2022

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change
Monterey	37	41	-10%	36	35	3%	\$727,500	\$750,000	-3%	\$759,295	\$715,430	6%	\$27,334,650	\$25,040,077	9%	7	7	0%	37	41	-10%	102%	101%	1%
San Benito	6	9	-33%	3	3	0%	\$469,000	\$500,000	-6%	\$500,500	\$516,666	-3%	\$1,501,500	\$1,550,000	-3%	7	3	133%	6	9	-33%	103%	96%	7%
San Mateo	186	200	-7%	166	174	-5%	\$1,086,250	\$938,500	16%	\$1,140,081	\$1,000,437	14%	\$189,253,512	\$174,076,069	9%	9	8	13%	186	200	-7%	107%	107%	0%
Santa Clara	597	650	-8%	556	527	6%	\$1,040,000	\$1,030,005	1.0%	\$1,116,656	\$1,103,057	1%	\$620,860,797	\$581,311,512	7%	7	7	0%	597	650	-8%	112%	111%	1%
Santa Cruz	38	41	-7%	41	34	21%	\$945,000	\$805,000	17%	\$1,041,177	\$865,733	20%	\$42,688,294	\$29,434,933	45%	8	8	0%	38	41	-7%	110%	107%	3%

Condo/Townhouse Year-over-Year - April 2022 vs. April 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change
Monterey	37	72	-49%	36	40	-10%	\$727,500	\$642,250	13%	\$759,295	\$785,957	-3%	\$27,334,650	\$31,438,306	-13%	7	12	-42%	37	58	-36%	102%	100%	2%
San Benito	6	7	-14%	3	5	-40%	\$469,000	\$465,000	1%	\$500,500	\$471,400	6%	\$1,501,500	\$2,357,000	-36%	7	7	0%	6	8	200%	103%	103%	0%
San Mateo	186	241	-23%	166	184	-10%	\$1,086,250	\$937,000	16%	\$1,140,081	\$1,018,955	12%	\$189,253,512	\$187,487,855	1%	9	11	-18%	186	222	-16%	107%	103%	4%
Santa Clara	597	554	8%	556	607	-8%	\$1,040,000	\$890,500	17%	\$1,116,656	\$956,568	17%	\$620,860,797	\$580,637,216	7%	7	9	-22%	597	635	-8%	112%	104%	8%
Santa Cruz	38	58	-34%	41	53	-23%	\$945,000	\$709,000	33%	\$1,041,177	\$753,367	38%	\$42,688,294	\$39,928,500	7%	8	8	0%	38	59	-36%	110%	103%	7%