

MLS Listings County Summaries

Common Interest Homes

February 2022

In **San Mateo County**, the median Residential - Common Interest home cost \$1,037,500 and sold in 8 days for 108% of the list price based on 108 sales in February 2022

- Inventory was up **13%** from January, but down **-44%** from 2021 with 155 homes available, compared to 277 homes same month last year
- Average days on market (DOM) moved 8 days from 31 to 23 or down **-26%**; median DOM showed 8 days change or down **-50%**
- Number of new listings for the month of February was 171 or up **9%** over January and down **-10%** from February of last year
- Closed sales were up **1%** from January from 107 to 108 and down **-14%** from February 2021

In **Santa Clara County**, the median Residential - Common Interest home cost \$983,000 and sold in 7 days for 109% of the list price based on 349 sales in February 2022

- Inventory was up **19%** from January, but down **-58%** from 2021 with 237 homes available, compared to 563 homes same month last year
- Average days on market (DOM) moved 3 days from 19 to 16 or down **-16%**; median DOM showed 2 day (s) change or down **-22%**
- Number of new listings for the month of February was 513 or up **18%** over January and down **-5%** from February of last year
- Closed sales were up **35%** from January from 258 to 349 and down **-8%** from February 2021

In **Santa Cruz County**, the median Residential - Common Interest home cost \$839,750 and sold in 5 days for 107% of the list price based on 18 sales in February 2022

- Inventory was up **23%** from January, but down **-48%** from 2021 with 32 homes available, compared to 62 homes same month last year
- Average days on market (DOM) moved 18 days from 24 to 6 or down **-75%**; median DOM showed 5 day (s) change or down **-50%**
- Number of new listings for the month of February was 34 or up **21%** over January and down **-24%** from February of last year
- Closed sales were down **-14%** from January from 21 to 18 and down **-55%** from February 2021

In **Monterey County**, the median Residential - Common Interest home cost \$595,000 and sold in 9 days for 102% of the list price based on 30 sales in February 2022

- Inventory was down **-14%** from January, and down **-51%** from 2021 with 30 homes available, compared to 61 homes same month last year
- Average days on market (DOM) moved 12 days from 30 to 18 or down **-40%**; median DOM showed 3 days change or down **-25%**

- Number of new listings for the month of February was 28 or down **-10%** over January and down **-22%** from February of last year
- Closed sales were up 100% from January from 15 to 30 and up **3%** from February 2021

In **San Benito County**, the median Residential - Common Interest home cost \$540,000 and sold in 3 days for 104% of the list price based on 3 sales in February 2022

- Inventory was down **-50%** from January, but down **-83%** from 2021 with 1 home available, compared to 6 homes same month last year
- Average days on market (DOM) moved 9 days from 13 to 4 or down **-69%**; median DOM showed 7 day(s) change or down **-70%**
- Number of new listings for the month of February was 3 or down **-25%** over January and down **-25%** from February of last year
- Closed sales were down **-25%** from January from 4 to 3 and down **-25%** from February 2021

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