

## MLS Listings County Summaries

### Common Interest Homes

#### July 2022

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In **San Mateo County**, the median Residential - Common Interest home cost \$895,000 and sold in 14 days for 102% of the list price based on 111 sales in July 2022

- Inventory was 257 up **8%** from June and up **12%** from July 2021
- Average days on market (DOM) moved 6 days from 18 to 24 or up **33%**; median DOM increased 4 days from June.
- Number of new listings for the month of July were down **-13%** over June, and down **-31%** from July of last year
- Closed sales were down **-14%** from June from 129 to 111, closed sales were also down **-29%** from July 2021

In **Santa Clara County**, the median Residential - Common Interest home cost \$947,000 and sold in 14 days for 102% of the list price based on 326 sales in July 2022

- Inventory was 570 up **1%** from June and up **1%** from July 2021
- Average days on market (DOM) moved 8 days from 13 to 21 or up **62%**; median DOM increased 5 days from the month before.
- Number of new listings for the month of July was down **-23%** compared to June, and down **-33%** from July of last year
- Closed sales down **-18%** from June from 396 to 326, closed sales were also down **-42%** from July 2021

In **Santa Cruz County**, the median Residential - Common Interest home cost \$745,000 and sold in 10 days for 105% of the list price based on 31 sales in July 2022

- Inventory was 73 up **20%** from June and up **16%** from July 2021
- Average days on market (DOM) moved 5 days from 12 to 17 or up **42%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of July were up **32%** over June, down **-23%** from July of last year
- Closed sales were down **-11%** from June from 35 to 31, closed sales were down **-34%** from July 2021

In **Monterey County**, the median Residential - Common Interest home cost \$750,000 and sold in 5 days for 100% of the list price based on 18 sales in July 2022

- Inventory was 49 up **36%** from June but down **-16%** from July 2021
- Average days on market (DOM) moved -7 days from 17 to 10 or down **-41%**; median DOM dropped -5 days from the month before.
- Number of new listings for the month of July was down **-3%** over June, and down **-25%** from July of last year
- Closed sales were down **-38%** from June from 29 to 18, also down **-50%** from July 2021

In **San Benito County**, the median Residential - Common Interest home cost \$609,500 and sold in 17 days for 101% of the list price based on 4 sales in July 2022

- Inventory was 5 down **-29%** from June 2022 and up **67%** from July 2021
- Average days on market (DOM) moved 9 days from 14 to 23 or up **64%**; median DOM gained 15 days from the month before.

- Number of new listings for the month of July was down **-75%** over June, and down **-83%** from July of last year
- Closed sales were down **-20%** from June from 5 to 4, closed sales were up **100%** July 2021

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