

MLS Listings County Summaries

Common Interest Homes

August 2023

In **San Mateo County**, the median Residential - Common Interest home cost \$1,050,000 and sold in 14 days for 101% of the list price based on 93 sales in August 2023

- Inventory was 176 down **-1%** from July and down **-25%** from August 2022
- Average days on market (DOM) moved 15 days from 33 to 45 or up **36%**; median DOM dropped -1 day from July.
- Number of new listings for the month of August were up **9%** over July, and down **-13%** from August of last year
- Closed sales were up **6%** from July from 88 to 93, closed sales were down **-30%** from August 2022

In **Santa Clara County**, the median Residential - Common Interest home cost \$950,000 and sold in 9 days for 103% of the list price based on 313 sales in August 2023

- Inventory was 310 down **-1%** from July and down **-37%** from August 2022
- Average days on market (DOM) moved -4 days from 23 to 19 or down **-17%**; median DOM was unchanged from the prior month.
- Number of new listings for the month of August were up **5%** compared to July, and up **1%** from August of last year.
- Closed sales were up **21%** from July from 258 to 313, closed sales were down **-2%** from August 2022.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$796,500 and sold in 9 days for 101% of the list price based on 30 sales in August 2023

- Inventory was 72 up **11%** from July and up **9%** from August 2022
- Average days on market (DOM) moved -40 days from 60 to 20 or down **-67%**; median DOM decreased -2 days from the prior month.
- Number of new listings for the month of August were up **2%** over July, and up **27%** from August of last year
- Closed sales were up **36%** from July from 22 to 30, closed sales were down **-21%** from August 2022

In **Monterey County**, the median Residential - Common Interest home cost \$805,000 and sold in 8 days for 102% of the list price based on 21 sales in August 2023

- Inventory was 50 up **39%** from July and down **-6%** from August 2022
- Average days on market (DOM) moved 3 days from 25 to 28 or up **12%**; median DOM was dropped -6 days from the month before.
- Number of new listings for the month of August were up **83%** over July, and down **-3%** from August of last year
- Closed sales increased **24%** from July from 17 to 21, and were down **-28%** from August 2022

In **San Benito County**, the median Residential - Common Interest home cost \$470,000 and sold in 13 days for 100% of the list price based on 1 sale in August 2023

- Inventory was 5 up **67%** from July 2023 and the same as August 2022
- Average days on market (DOM) was 13 days; median DOM was 13 days.

- Number of new listings for the month of August was up 300% over July, and is unchanged from August of last year
- Closed sales were 1, down -50% from August 2022
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