

MLS Listings County Summaries

Common Interest Homes

December 2023

In **San Mateo County**, the median Residential - Common Interest home cost \$825,000 and sold in 34 days for 100% of the list price based on 65 sales in December 2023

- Inventory was 124 down **-35%** from November and down **-5%** from December 2022
- Average days on market (DOM) moved 7 days from 44 to 51 or up **16%**; median DOM increased 13 days.
- Number of new listings for the month of December were down **-52%** over November, and down **-8%** from December of last year
- Closed sales were down **-6%** from November from 69 to 65, closed sales were up **10%** from December 2022

In **Santa Clara County**, the median Residential - Common Interest home cost \$880,000 and sold in 18 days for 100% of the list price based on 204 sales in December 2023

- Inventory was 219 down **-38%** from November and down **-3%** from December 2022
- Average days on market (DOM) moved 8 days from 22 to 30 or up **36%**; median DOM increased 4 days from the prior month.
- Number of new listings for the month of December were down **-50%** compared to November, and up **6%** from December of last year.
- Closed sales were down **-11%** from November from 230 to 204, closed sales were down **-1%** from December 2022.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$780,000 and sold in 18 days for 98% of the list price based on 25 sales in December 2023

- Inventory was 55 down **-8%** from November and up **77%** from December 2022
- Average days on market (DOM) moved 1 day from 30 to 31 or up **3%**; median DOM decreased -1 day from the prior month.
- Number of new listings for the month of December were down **-47%** over November, and up **21%** from December of last year
- Closed sales were up **14%** from November from 22 to 25, closed sales were up **14%** from December 2022

In **Monterey County**, the median Residential - Common Interest home cost \$669,750 and sold in 27 days for 98% of the list price based on 10 sales in December 2023

- Inventory was 44, down **-24%** from November and up **7%** from December 2022
- Average days on market (DOM) gained 7 days to 37 or up **23%**; median DOM increased 12 days from the month before.
- Number of new listings for the month of December were down **-50%** over November, and down **-17%** from December of last year
- Closed sales decreased **-33%** from November from 15 to 10, and were down **-23%** from December 2022

In **San Benito County**, there were no Residential - Common Interest sales in December 2023

- Inventory was 12, up **33%** November and up **140%** from December 2022
- Number of new listings for the month of December was down **-57%** over November, and up **50%** from December of last year

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