



MLSListings County Summaries Common Interest Homes | February 2023

In **San Mateo County**, the median Residential - Common Interest home cost \$982,500 and sold in 26 days for 99% of the list price based on 72 sales in February 2023

- Inventory was 146 down **-3%** from January and up **4%** from February 2022
- Average days on market (DOM) moved -7 days from 49 to 42 or down **-14%**; median DOM decreased -11 days from January.
- Number of new listings for the month of February were up **7%** over January, and down **-39%** from February of last year
- Closed sales were up **50%** from January from 48 to 72, closed sales were down **-36%** from February 2022

In **Santa Clara County**, the median Residential - Common Interest home cost \$850,000 and sold in 9 days for 101% of the list price based on 183 sales in February 2023

- Inventory was 243 down **-17%** from January and up **1%** from February 2022
- Average days on market (DOM) moved -1 days from 34 to 33 or down **-3%**; median DOM decreased -11 days from the month before.
- Number of new listings for the month of February was down **-2%** compared to January, and down **-55%** from February of last year.
- Closed sales were up **49%** from January from 123 to 183, closed sales were down **-49%** from February 2022.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$837,500 and sold in 13 days for 100% of the list price based on 14 sales in February 2023

- Inventory was 42 up **24%** from January and up **31%** from February 2022
- Average days on market (DOM) moved 28 days from 38 to 66 or up **74%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of February were up **33%** over January, but down **-31%** from February of last year
- Closed sales were up **40%** from January from 10 to 14, closed sales were down **-26%** from February 2022

In **Monterey County**, the median Residential - Common Interest home cost \$642,500 and sold in 36 days for 98% of the list price based on 24 sales in February 2023

- Inventory was 40 down **-5%** from January and up **25%** from February 2022
- Average days on market (DOM) moved 9 days from 35 to 44 or up **26%**; median DOM increased 12 days from the month before.
- Number of new listings for the month of February was up **50%** over January, and down **-7%** from February of last year
- Closed sales increased **41%** from January from 17 to 24, and were down **-25%** from February 2022

In **San Benito County**, there were 0 Residential - Common Interest home sales in February 2023

- Inventory was 8 up **100%** from January 2023