

MLS Listings County Summaries

Common Interest Homes

January 2023

In **San Mateo County**, the median Residential - Common Interest home cost \$825,000 and sold in 37 days for 97% of the list price based on 59 sales in January 2023

- Inventory was 127 down **-31%** from December and up **25%** from January 2021
- Average days on market (DOM) moved 1 day from 46 to 47 or up **2%**; median DOM increased 1 day from December.
- Number of new listings for the month of January were down **-40%** over December, and down **-45%** from January of last year
- Closed sales were down **-35%** from December from 91 to 59, closed sales were down **-63%** from January 2021

In **Santa Clara County**, the median Residential - Common Interest home cost \$872,000 and sold in 22 days for 99% of the list price based on 206 sales in January 2023

- Inventory was 217 down **-39%** from December and up **48%** from January 2021
- Average days on market (DOM) moved -4 days from 37 to 33 or down **-11%**; median DOM decreased 1 day from the month before.
- Number of new listings for the month of January was down **-43%** compared to December, and down **-51%** from January of last year
- Closed sales were down **-13%** from December from 236 to 206, closed sales were also down **-48%** from January 2021

In **Santa Cruz County**, the median Residential - Common Interest home cost \$812,000 and sold in 16 days for 100% of the list price based on 21 sales in January 2023

- Inventory was 30 down **-25%** from December but up **50%** from January 2021
- Average days on market (DOM) moved 15 days from 16 to 31 or up **94%**; median DOM increased 4 days from the month before.
- Number of new listings for the month of January were down **-24%** over December, down **-24%** from January of last year
- Closed sales were up **11%** from December from 19 to 21, closed sales were down **-42%** from January 2021

In **Monterey County**, the median Residential - Common Interest home cost \$590,000 and sold in 38 days for 100% of the list price based on 13 sales in January 2023

- Inventory was 37 down **-24%** from December and up **48%** from January 2021
- Average days on market (DOM) moved -1 day from 27 to 26 or down **-4%**; median DOM increased 23 days from the month before.
- Number of new listings for the month of January was down **-48%** over December, and down **-27%** from January of last year
- Closed sales decreased **-24%** from December from 17 to 13, and were down **-57%** from January 2021

In **San Benito County** there were no Residential - Common Interest home sales in January 2021

- Inventory was 5 down **-17%** from December and up **150%** from January 2021

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