

MLS Listings County Summaries

Common Interest Homes

July 2023

In **San Mateo County**, the median Residential - Common Interest home cost \$923,500 and sold in 15 days for 103% of the list price based on 88 sales in July 2023

- Inventory was 175 up 4% from June and down -33% from July 2022
- Average days on market (DOM) moved 15 days from 18 to 33 or up 33%; median DOM increased 5 days from June.
- Number of new listings for the month of July were down -8% over June, and down -28% from July of last year
- Closed sales were down -23% from June from 115 to 88, closed sales were down -21% from July 2022

In **Santa Clara County**, the median Residential - Common Interest home cost \$961,500 and sold in 9 days for 103% of the list price based on 258 sales in July 2023

- Inventory was 308 up 11% from June and down -47% from July 2022
- Average days on market (DOM) moved 5 days from 18 to 23 or up 28%; median DOM increased 1 day from the prior month.
- Number of new listings for the month of July were down -2% compared to June, and down -17% from July of last year.
- Closed sales were down -19% from June from 317 to 258, closed sales were down -21% from July 2022.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$805,000 and sold in 11 days for 101% of the list price based on 22 sales in July 2023

- Inventory was 64 up 39% from June and down -14% from July 2022
- Average days on market (DOM) moved 36 days from 24 to 60 or up 150%; median DOM increased 2 days from the prior month.
- Number of new listings for the month of July were up 70% over June, and up 29% from July of last year
- Closed sales were down -21% from June from 28 to 22, closed sales were down -29% from July 2022

In **Monterey County**, the median Residential - Common Interest home cost \$875,000 and sold in 14 days for 99% of the list price based on 17 sales in July 2023

- Inventory was 36 down -12% from June and down -27% from July 2022
- Average days on market (DOM) moved 3 days from 22 to 25 or up 14%; median DOM was unchanged from the month before.
- Number of new listings for the month of July were down -28% over June, and down -40% from July of last year
- Closed sales decreased -43% from June from 30 to 17, and were down -6% from July 2022

In **San Benito County**, the median Residential - Common Interest home cost \$612,000 and sold in 11 days for 102% of the list price based on 4 sales in July 2023

- Inventory was 3 a -50% decrease from June 2023 and down -40% from July 2022
- Average days on market (DOM) was 14 days; median DOM was 11 days.

- Number of new listings for the month of July was down -75% over June, and is unchanged from July of last year
- Closed sales were 4, and unchanged from July 2022
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