



## MLSListings County Summaries Common Interest Homes | May 2023

In **San Mateo County**, the median Residential - Common Interest home cost \$915,000 and sold in 11 days for 103% of the list price based on 107 sales in May 2023

- Inventory was 155 up **1%** from April and down **-30%** from May 2022
- Average days on market (DOM) moved -9 days from 33 to 24 or down **-27%**; median DOM decreased -3 days from April.
- Number of new listings for the month of May were down **-3%** over April, and down **-35%** from May of last year
- Closed sales were up **53%** from April from 70 to 107, closed sales were down **-31%** from May 2022

In **Santa Clara County**, the median Residential - Common Interest home cost \$960,000 and sold in 9 days for 103% of the list price based on 317 sales in May 2023

- Inventory was 261 down **-2%** from April and down **-45%** from May 2022
- Average days on market (DOM) moved -1 days from 20 to 19 or down **-5%**; median DOM increased 1 day from the prior month.
- Number of new listings for the month of May were up **16%** compared to April, and down **-39%** from May of last year.
- Closed sales were up **28%** from April from 247 to 317, closed sales were down **-35%** from May 2022.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$718,750 and sold in 15 days for 100% of the list price based on 24 sales in May 2023

- Inventory was 45 up **10%** from April and down **-17%** from May 2022
- Average days on market (DOM) moved 19 days from 18 to 37 or up **106%**; median DOM was increased 4 days from the prior month.
- Number of new listings for the month of May were up **42%** over April, and down **-27%** from May of last year
- Closed sales were up **41%** from April from 17 to 24, closed sales were down **-14%** from May 2022

In **Monterey County**, the median Residential - Common Interest home cost \$620,000 and sold in 27 days for 100% of the list price based on 28 sales in May 2023

- Inventory was 42 down **-7%** from April and up **50%** from May 2022
- Average days on market (DOM) moved 1 days from 31 to 32 or up **3%**; median DOM increased 5 days from the month before.
- Number of new listings for the month of May were up **15%** over April, and up **11%** from May of last year
- Closed sales increased **4%** from April from 27 to 28, and were up **4%** from May 2022

In **San Benito County**, the median Residential - Common Interest home cost \$535,000 and sold in 55 days for 99% of the list price based on 4 sales in May 2023

- Inventory was 3 unchanged from April 2023 and down **-50%** from May 2022
- Average days on market (DOM) was 54 days; median DOM was 55 days.
- Number of new listings for the month of May were 0, and unchanged May of last year
- Closed sales were 4, and were up **100%** from May 2022