

## MLS Listings County Summaries

### Common Interest Homes

#### August 2024

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In **San Mateo County**, the median Residential - Common Interest home cost \$910,500 and sold in 22 days for 101% of the list price based on 101 sales in August 2024

- Inventory was 238 down **-8%** from July and up **36%** from August 2023
- Average days on market (DOM) moved 10 days from 27 to 37 or up **37%**; median DOM increased by 5 days from the prior month.
- Number of new listings for the month of August were down **-9%** over July, and up **9%** from August of last year
- Closed sales were up **1%** from July from 100 to 101, closed sales were up **9%** from August 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,015,840 and sold in 14 days for 102% of the list price based on 300 sales in August 2024

- Inventory was 530 down **-1%** from July and up **68%** from August 2023
- Average days on market (DOM) moved 2 days from 22 to 24 or up **9%**; median DOM was unchanged from the prior month at 14 days.
- Number of new listings for the month of August were up **1%** compared to July, and up **11%** from August of last year.
- Closed sales were down **-2%** from July from 306 to 300, closed sales were down **-7%** from August 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$858,500 and sold in 17 days for 98% of the list price based on 28 sales in August 2024

- Inventory was 94 up **3%** from July and up **29%** from August 2023
- Average days on market (DOM) moved -4 days from 42 to 38 or down **-10%**; median DOM increased 3 days from the prior month.
- Number of new listings for the month of August were up **18%** over July, and down **-12%** from August of last year
- Closed sales were down **-18%** from July from 34 to 28, closed sales were down **-7%** from August 2023

In **Monterey County**, the median Residential - Common Interest home cost \$630,000 and sold in 25 days for 97% of the list price based on 23 sales in August 2024

- Inventory was 82, up **5%** from July and up **61%** from August 2023
- Average days on market (DOM) decreased by -18 days from 57 to 39 days or down **-32%**; median DOM decreased -11 days from the month before.
- Number of new listings for the month of August were down **-3%** over July, and unchanged from August of last year
- Closed sales decreased **-4%** from July from 24 to 23, and were up **10%** from August 2023

In **San Benito County**, the median Residential - Common Interest home cost \$494,999 and sold in 53 days for 99% of the list price based on 5 sales in August 2024

- Inventory was 18, down **-18%** from July and up **260%** from August 2023
- Average days on market (DOM) decreased by -153 days from 210 to 57 days or down **-73%**; median DOM decreased -157 days from the month before.
- Number of new listings for the month of August were down **-30%** over July and up **75%** from August of last year

- Closed sales increased 400% from 1 in July to 5 in August, and were up 400% from August 2023

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