

MLS Listings County Summaries

Common Interest Homes

December 2024

In **San Mateo County**, the median Residential - Common Interest home cost \$885,000 and sold in 42 days for 100% of the list price based on 99 sales in December 2024

- Inventory was 116 down **-43%** from November and down **-8%** from December 2023
- Average days on market (DOM) remained at 52 or **0%** change; median DOM increased by 17 days from the prior month.
- Number of new listings for the month of December were down **-49%** over November, and was unchanged from December of last year
- Closed sales were up **2%** from November from 97 to 99, closed sales were up **52%** from December 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,030,000 and sold in 26 days for 101% of the list price based on 271 sales in December 2024

- Inventory was 287 down **-37%** from November and up **25%** from December 2023
- Average days on market (DOM) moved 6 days from 30 to 36 or up **20%**; median DOM increased 7 days from the prior month.
- Number of new listings for the month of December were down **-52%** compared to November, and unchanged from December of last year.
- Closed sales were down **-11%** from November from 306 to 271, closed sales were up **32%** from December 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$700,000 and sold in 20 days for 99% of the list price based on 19 sales in December 2024

- Inventory was 59 down **-29%** from November and up **7%** from December 2023
- Average days on market (DOM) moved 15 days from 24 to 39 or up **63%**; median DOM decreased -12 days from the prior month.
- Number of new listings for the month of December were down **-32%** over November, and down **-12%** from December of last year
- Closed sales were unchanged from November at 19, closed sales were down **-24%** from December 2023

In **Monterey County**, the median Residential - Common Interest home cost \$755,000 and sold in 24 days for 98% of the list price based on 21 sales in December 2024

- Inventory was 63, down **-9%** from November and up **29%** from December 2023
- Average days on market (DOM) decreased by -10 days from 60 to 50 days or down **-17%**; median DOM decreased by -17 days from the month before.
- Number of new listings was unchanged for the month of December, and up **64%** from December of last year.
- Closed sales decreased **-13%** from November from 24 to 21, and were up **110%** from December 2023.

In **San Benito County**, the median Residential - Common Interest home cost \$595,000 and sold in 59 days for 98% of the list price based on 3 sales in December 2024.

- Inventory was 12, down **-14%** from November and unchanged from December 2023
- Average days on market (DOM) was 69 days; median DOM was 59 days.
- Number of new listings was unchanged for the month of December, and down **-67%** from December of last year.

- Closed sales were 3. There were Common Interest sales in December 2023.

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