

## MLS Listings County Summaries

### Common Interest Homes

### February 2024

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In **San Mateo County**, the median Residential - Common Interest home cost \$929,500 and sold in 14 days for 101% of the list price based on 84 sales in February 2024

- Inventory was 167 up **24%** from January and up **16%** from February 2023
- Average days on market (DOM) moved -24 days from 61 to 37 or down **-39%**; median DOM decreased -30 days.
- Number of new listings for the month of February were up **27%** over January, and up **27%** from February of last year
- Closed sales were up **40%** from January from 60 to 84, closed sales were up **17%** from February 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$911,440 and sold in 9 days for 104% of the list price based on 238 sales in February 2024

- Inventory was 288 up **10%** from January and up **17%** from February 2023
- Average days on market (DOM) moved -14 days from 38 to 24 or down **-37%**; median DOM decreased -19 days from the prior month.
- Number of new listings for the month of February were up **13%** compared to January, and up **37%** from February of last year.
- Closed sales were up **58%** from January from 151 to 238, closed sales were up **28%** from February 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$660,000 and sold in 44 days for 100% of the list price based on 23 sales in February 2024

- Inventory was 53 down **-10%** from January and up **26%** from February 2023
- Average days on market (DOM) moved 16 days from 36 to 52 or up **44%**; median DOM increased 13 days from the prior month.
- Number of new listings for the month of February were down **-6%** over January, and up **16%** from February of last year
- Closed sales were up **21%** from January from 19 to 23, closed sales were up **64%** from February 2023

In **Monterey County**, the median Residential - Common Interest home cost \$1,087,000 and sold in 35 days for 98% of the list price based on 13 sales in February 2024

- Inventory was 55, up **12%** from January and up **38%** from February 2023
- Average days on market (DOM) dropped -6 days to 48 days or down **-11%**; median DOM decreased -8 days from the month before.
- Number of new listings for the month of February were up **24%** over January, and down **-4%** from February of last year
- Closed sales decreased **-32%** from January from 19 to 13, and were down **-46%** from February 2023

In **San Benito County**, the median Residential - Common Interest home cost \$509,500 and sold in 121 days for 99% of the list price based on 2 sales in February 2024

- Inventory was 11, down **-15%** from January and up **38%** from February 2023
- Average days on market (DOM) increased to 121.

- Number of new listings for the month of February were down -50% over January, and down -80% from February of last year
- Closed sales increased from January from 0 to 2, and were up 200% from February 2023

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