

## MLS Listings County Summaries

### Common Interest Homes

#### January 2024

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In **San Mateo County**, the median Residential - Common Interest home cost \$772,444 and sold in 44 days for 99% of the list price based on 60 sales in January 2024

- Inventory was 135 up **8%** from December and down **-9%** from January 2023
- Average days on market (DOM) moved 10 days from 51 to 61 or up **20%**; median DOM increased 10 days.
- Number of new listings for the month of January were up **209%** over December, and up **8%** from January of last year
- Closed sales were down **-8%** from December from 65 to 60, closed sales were up **25%** from January 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$910,000 and sold in 28 days for 101% of the list price based on 150 sales in January 2024

- Inventory was 260 up **16%** from December and down **-11%** from January 2023
- Average days on market (DOM) moved 7 days from 31 to 38 or up **23%**; median DOM increased 10 days from the prior month.
- Number of new listings for the month of January were up **153%** compared to December, and up **20%** from January of last year.
- Closed sales were down **-27%** from December from 205 to 150, closed sales were up **21%** from January 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$729,000 and sold in 31 days for 98% of the list price based on 19 sales in January 2024

- Inventory was 59 up **7%** from December and up **74%** from January 2023
- Average days on market (DOM) moved 5 days from 31 to 36 or up **16%**; median DOM increased 13 days from the prior month.
- Number of new listings for the month of January were down **-47%** over December, and up **21%** from January of last year
- Closed sales were down **-24%** from December from 25 to 19, closed sales were up **90%** from January 2023

In **Monterey County**, the median Residential - Common Interest home cost \$735,000 and sold in 49 days for 99% of the list price based on 18 sales in January 2024

- Inventory was 50, up **9%** from December and up **19%** from January 2023
- Average days on market (DOM) gained 18 days to 55 days or up **49%**; median DOM increased 22 days from the month before.
- Number of new listings for the month of January were up **110%** over December, and up **17%** from January of last year
- Closed sales increased **80%** from December from 10 to 18, and were up **6%** from January 2023

In **San Benito County**, there were no Residential - Common Interest sales in January 2024

- Inventory was 13, up **8%** from December and up **225%** from January 2023
- Number of new listings for the month of January was down **-33%** over December, and unchanged from January of last year

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