

MLS Listings County Summaries

Common Interest Homes

July 2024

In **San Mateo County**, the median Residential - Common Interest home cost \$1,049,500 and sold in 17 days for 102% of the list price based on 100 sales in July 2024

- Inventory was 257 up **2%** from June and up **47%** from July 2023
- Average days on market (DOM) moved -3 days from 30 to 27 or down **-10%**; median DOM increased by 3 days from the prior month.
- Number of new listings for the month of July were up **6%** over June, and up **28%** from July of last year
- Closed sales were up **3%** from June from 97 to 100, closed sales were up **14%** from July 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$950,000 and sold in 14 days for 103% of the list price based on 305 sales in July 2024

- Inventory was 533 down **-3%** from June and up **70%** from July 2023
- Average days on market (DOM) moved 4 days from 18 to 22 or up **22%**; median DOM increased 4 days from the prior month.
- Number of new listings for the month of July were down **-7%** compared to June, and up **17%** from July of last year.
- Closed sales were down **-12%** from June from 347 to 305, closed sales were up **18%** from July 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$732,500 and sold in 14 days for 100% of the list price based on 34 sales in July 2024

- Inventory was 90 up **2%** from June and up **38%** from July 2023
- Average days on market (DOM) moved 21 days from 21 to 42 or up **100%**; median DOM increased 1 day from the prior month.
- Number of new listings for the month of July were down **-27%** over June, and down **-25%** from July of last year
- Closed sales were up **31%** from June from 26 to 34, closed sales were up **55%** from July 2023

In **Monterey County**, the median Residential - Common Interest home cost \$710,000 and sold in 21 days for 98% of the list price based on 23 sales in July 2024

- Inventory was 78, up **7%** from June and up **117%** from July 2023
- Average days on market (DOM) increased by 8 days from 52 to 60 days or up **15%**; median DOM decreased -11 days from the month before.
- Number of new listings for the month of July were down **-6%** over June, and up **83%** from July of last year
- Closed sales increased **5%** from June from 22 to 23, and were up **35%** from July 2023

In **San Benito County**, the median Residential - Common Interest home cost \$489,000 and sold in 210 days for 100% of the list price based on 1 sale in July 2024

- Inventory was 22, up **69%** from June and up **633%** from July 2023
- Number of new listings for the month of July were up 400% over June and **900%** from July of last year
- Closed sales increased from 0 in June to 1 in July, and were down **-75%** from July 2023

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