

MLS Listings County Summaries

Common Interest Homes

May 2024

In **San Mateo County**, the median Residential - Common Interest home cost \$930,000 and sold in 11 days for 101% of the list price based on 117 sales in May 2024

- Inventory was 208 up **11%** from April and up **52%** from May 2023
- Average days on market (DOM) moved 3 days from 21 to 24 or up **14%**; median DOM increased by 1 day from the prior month.
- Number of new listings for the month of May were up **14%** over April, and up **31%** from May of last year
- Closed sales were up **14%** from April from 103 to 117, closed sales were up **9%** from May 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,073,000 and sold in 9 days for 105% of the list price based on 404 sales in May 2024

- Inventory was 504 up **19%** from April and up **89%** from May 2023
- Average days on market (DOM) moved -1 day from 16 to 15 or down **-6%**; median DOM increased 1 day from the prior month.
- Number of new listings for the month of May were up **3%** compared to April, and up **52%** from May of last year.
- Closed sales were up **13%** from April from 359 to 404, closed sales were up **27%** from May 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$730,000 and sold in 15 days for 100% of the list price based on 38 sales in May 2024

- Inventory was 73 up **3%** from April and up **59%** from May 2023
- Average days on market (DOM) moved -3 days from 31 to 28 or down **-10%**; median DOM was unchanged from the prior month.
- Number of new listings for the month of May were down **-19%** over April, and up **19%** from May of last year
- Closed sales were up **9%** from April from 35 to 38, closed sales were up **58%** from May 2023

In **Monterey County**, the median Residential - Common Interest home cost \$690,000 and sold in 14 days for 99% of the list price based on 31 sales in May 2024

- Inventory was 67, unchanged from April and up **60%** from May 2023
- Average days on market (DOM) decreased by -6 days from 41 to 35 days or down **-15%**; median DOM increased 3 days from the month before.
- Number of new listings for the month of May were down **-13%** over April, and up **17%** from May of last year
- Closed sales decreased **-18%** from April from 38 to 31, and were up **11%** from May 2023

In **San Benito County**, the median Residential - Common Interest home cost \$499,000 and sold in 176 days for 104% of the list price based on 1 sale in May 2024

- Inventory was 14, up **8%** from April and up **367%** from May 2023
- Average days on market (DOM) increased by 99 days from 77 to 176.
- Number of new listings for the month of May were up **233%** over April
- Closed sales decreased **-75%** from May 2023.

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