

MLS Listings County Summaries

Common Interest Homes

October 2024

In **San Mateo County**, the median Residential - Common Interest home cost \$876,250 and sold in 22 days for 100% of the list price based on 102 sales in October 2024

- Inventory was 255 down **-7%** from September and up **21%** from October 2023
- Average days on market (DOM) moved -9 days from 43 to 34 or down **-21%**; median DOM decreased by -5 days from the prior month.
- Number of new listings for the month of October were down **-17%** over September, and up **32%** from October of last year
- Closed sales were down **-8%** from September from 111 to 102, closed sales were up **23%** from October 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,020,000 and sold in 15 days for 103% of the list price based on 290 sales in October 2024

- Inventory was 549 down **-7%** from September and up **26%** from October 2023
- Average days on market (DOM) moved -2 days from 28 to 26 or down **-7%**; median DOM increased 2 days from the prior month.
- Number of new listings for the month of October were down **-10%** compared to September, and up **14%** from October of last year.
- Closed sales were up **1%** from September from 286 to 290, closed sales were up **7%** from October 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$859,000 and sold in 22 days for 98% of the list price based on 34 sales in October 2024

- Inventory was 90 down **-12%** from September and up **43%** from October 2023
- Average days on market (DOM) moved -5 days from 38 to 33 or down **-13%**; median DOM was unchanged from the prior month.
- Number of new listings for the month of October were down **-9%** over September, and up **37%** from October of last year
- Closed sales were up **42%** from September from 24 to 34, closed sales were up **17%** from October 2023

In **Monterey County**, the median Residential - Common Interest home cost \$617,500 and sold in 41 days for 98% of the list price based on 34 sales in October 2024

- Inventory was 78, down **-14%** from September and up **28%** from October 2023
- Average days on market (DOM) increased by 15 days from 41 to 56 days or up **37%**; median DOM increased 1 day from the month before.
- Number of new listings for the month of October were down **-23%** over September, and up **23%** from October of last year.
- Closed sales increased **62%** from September from 21 to 34, and were up **70%** from October 2023.

In **San Benito County**, the median Residential - Common Interest home cost \$504,000 and sold in 1 day for 99% of the list price based on 5 sales in October 2024.

- Inventory was 16, up **14%** from September and up **433%** from October 2023.
- Average days on market (DOM) increased by 2 days from 14 to 16 days or up **14%**; median DOM decreased -11 days from the month before.

- Number of new listings for the month of October were up 100% over September and up 100% from October of last year.
- Closed sales increased 67% from September from 3 to 5, and were up 150% from October 2023.

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