

MLS Listings County Summaries

Common Interest Homes

September 2024

In **San Mateo County**, the median Residential - Common Interest home cost \$894,000 and sold in 27 days for 101% of the list price based on 110 sales in September 2024

- Inventory was 274 up **14%** from August and up **29%** from September 2023
- Average days on market (DOM) moved 4 days from 37 to 41 or up **10%**; median DOM increased by 5 days from the prior month.
- Number of new listings for the month of September were up **11%** over August, and up **10%** from September of last year
- Closed sales were up **9%** from August from 101 to 110, closed sales were up **26%** from September 2023

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,004,000 and sold in 13 days for 102% of the list price based on 284 sales in September 2024

- Inventory was 586 up **10%** from August and up **51%** from September 2023
- Average days on market (DOM) moved 3 days from 25 to 28 or up **12%**; median DOM dropped 2 days from the prior month.
- Number of new listings for the month of September were up **3%** compared to August, and up **14%** from September of last year.
- Closed sales were down **-7%** from August from 305 to 284, closed sales were up **8%** from September 2023.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$885,000 and sold in 23 days for 98% of the list price based on 23 sales in September 2024

- Inventory was 102 up **7%** from August and up **48%** from September 2023
- Average days on market (DOM) moved 1 day from 38 to 39 or up **3%**; median DOM increased 6 days from the prior month.
- Number of new listings for the month of September were down **-2%** over August, and up **16%** from September of last year
- Closed sales were down **-18%** from August from 28 to 23, closed sales were down **-34%** from September 2023

In **Monterey County**, the median Residential - Common Interest home cost \$857,500 and sold in 40 days for 98% of the list price based on 21 sales in September 2024

- Inventory was 89, up **6%** from August and up **48%** from September 2023
- Average days on market (DOM) increased by 2 days from 39 to 41 days or up **5%**; median DOM increased 15 days from the month before.
- Number of new listings for the month of September were up **6%** over August, and up **9%** from September of last year
- Closed sales decreased **-9%** from August from 23 to 21, and were up **17%** from September 2023

In **San Benito County**, the median Residential - Common Interest home cost \$529,900 and sold in 12 days for 101% of the list price based on 3 sales in September 2024

- Inventory was 14, down **-22%** from August and up **180%** from September 2023
- Average days on market (DOM) decreased by -43 days from 57 to 14 days or down **-75%**; median DOM decreased -41 days from the month before.

- Number of new listings for the month of September were down **-57%** over August and unchanged from September of last year
- Closed sales decreased **-40%** from August from 5 to 3. There were no sales in September 2023.

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