

MLS Listings County Summaries

Common Interest Homes

April 2025

In **San Mateo County**, the median Residential - Common Interest home cost \$980,000 and sold in 13 days for 101% of the list price based on 125 sales in April 2025

- Inventory was 331 up **12%** from March and up **55%** from April 2024
- Average days on market (DOM) moved 2 days from 31 to 33 or up **6%**; median DOM was unchanged at 13 days.
- Number of new listings for the month of April were up **17%** over March, and was up **40%** from April of last year
- Closed sales were up **20%** from March from 104 to 125, closed sales were up **21%** from April 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,040,000 and sold in 10 days for 103% of the list price based on 327 sales in April 2025

- Inventory was 839 up **12%** from March and up **82%** from April 2024
- Average days on market (DOM) was unchanged at 20 days or 0%; median DOM moved up 1 day from the prior month.
- Number of new listings for the month of April were down **-3%** compared to March, and up **140%** from April of last year.
- Closed sales were down **-1%** from March from 329 to 327, closed sales were down **-9%** from April 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$858,000 and sold in 9 days for 100% of the list price based on 25 sales in April 2025

- Inventory was 141 up **22%** from March and up **81%** from April 2024
- Average days on market (DOM) moved -1 day from 31 to 30 or down **-3%**; median DOM dropped -7 days from the prior month.
- Number of new listings for the month of April were up **17%** over March, and up **26%** from April of last year
- Closed sales were down **-19%** from March from 31 to 25, closed sales were down **-29%** from April 2024

In **Monterey County**, the median Residential - Common Interest home cost \$716,000 and sold in 28 days for 98% of the list price based on 25 sales in April 2025

- Inventory was 84, up **14%** from March and up **25%** from April 2024
- Average days on market (DOM) decreased by -3 days from 52 to 49 days or down **-6%**; median DOM increased by 5 days from the month before.
- Number of new listings was up **21%** for the month of April, and down **-10%** from April of last year.
- Closed sales increased **67%** from March from 15 to 25 and were down **-34%** from April 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$497,500 and sold in 16 days for 102% of the list price based on 2 sales in April 2025.

- Inventory was 12, up **71%** from March and down **-8%** from April 2024
- Average days on market (DOM) was 16 days; median DOM was 16 days.
- Number of new listings was up **20%** from March, and up **100%** from April of last year.
- Closed sales were down **-50%** from March from 4 to 2, Closed sales were up **100%** from April 2024.

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