

MLS Listings County Summaries

Common Interest Homes

August 2025

In **San Mateo County**, the median Residential - Common Interest home cost \$902,500 and sold in 33 days for 98% of the list price based on 98 sales in August 2025

- Inventory was 299 down **-10%** from July and up **18%** from August 2024
- Average days on market (DOM) moved 16 days from 37 to 53 or up **43%**; median DOM increased 7 days from the prior month.
- Number of new listings for the month of August were down **-7%** over July, and was down **-11%** from August of last year
- Closed sales were up **8%** from July from 91 to 98, closed sales were down **-3%** from August 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$930,000 and sold in 26 days for 100% of the list price based on 275 sales in August 2025

- Inventory was 741 down **-9%** from July and up **31%** from August 2024
- Average days on market (DOM) moved 7 days from 33 to 40 or up **21%**; median DOM moved up 4 days from the prior month.
- Number of new listings for the month of August were down **-16%** compared to July, and down **-13%** from August of last year.
- Closed sales were down **-2%** from July from 280 to 275, closed sales were down **-10%** from August 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$895,000 and sold in 21 days for 99% of the list price based on 29 sales in August 2025

- Inventory was 148 down **-2%** from July and up **45%** from August 2024
- Average days on market (DOM) moved -14 days from 53 to 39 or down **-26%**; median DOM decreased -3 days from the prior month.
- Number of new listings for the month of August were down **-21%** over July, and down **-2%** from August of last year
- Closed sales were up **7%** from July from 27 to 29, closed sales were up **4%** from August 2024

In **Monterey County**, the median Residential - Common Interest home cost \$795,000 and sold in 43 days for 99% of the list price based on 23 sales in August 2025

- Inventory was 98, up **8%** from July and up **15%** from August 2024
- Average days on market (DOM) decreased by -38 days from 92 to 54 days or down **-41%**; median DOM decreased by -28 days from the month before.
- Number of new listings was up **6%** for the month of August, and up **3%** from August of last year.
- Closed sales increased **21%** from July from 19 to 23 and were down **-4%** from August 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$699,900 and sold in 13 days for 100% of the list price based on 1 sale in August 2025.

- Inventory was 14, unchanged from July and down **-22%** from August 2024
- Average days on market (DOM) was 13 days; median DOM was 13 days.
- Number of new listings was down **-50%** from July, and down **-57%** from August of last year.
- Closed sales were unchanged from July at 1 to 1, Closed sales were down **-80%** from August 2024.

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