

MLS Listings County Summaries

Common Interest Homes

February 2025

In **San Mateo County**, the median Residential - Common Interest home cost \$977,500 and sold in 12 days for 103% of the list price based on 62 sales in February 2025

- Inventory was 240 up **35%** from January and up **42%** from February 2024
- Average days on market (DOM) moved -20 days from 55 to 35 or down **-36%**; median DOM decreased by -28 days from the prior month.
- Number of new listings for the month of February were up **32%** over January, and was up **29%** from February of last year
- Closed sales were up **27%** from January from 49 to 62, closed sales were down **-29%** from February 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,110,000 and sold in 8 days for 104% of the list price based on 241 sales in February 2025

- Inventory was 536 up **25%** from January and up **82%** from February 2024
- Average days on market (DOM) moved -22 days from 45 to 23 or down **-49%**; median DOM decreased -20 days from the prior month.
- Number of new listings for the month of February were up **12%** compared to January, and up **49%** from February of last year.
- Closed sales were up **34%** from January from 180 to 241, closed sales were down **-1%** from February 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$889,000 and sold in 15 days for 108% of the list price based on 32 sales in February 2025

- Inventory was 97 up **10%** from January and up **76%** from February 2024
- Average days on market (DOM) moved 6 days from 44 to 50 or up **14%**; median DOM decreased -29 days from the prior month.
- Number of new listings for the month of February were down **-7%** over January, and up **66%** from February of last year
- Closed sales were up **52%** from January from 21 to 32, closed sales were up **39%** from February 2024

In **Monterey County**, the median Residential - Common Interest home cost \$840,000 and sold in 24 days for 98% of the list price based on 27 sales in February 2025

- Inventory was 64, up **5%** from January and up **10%** from February 2024
- Average days on market (DOM) increased by 36 days from 30 to 66 days or up **120%**; median DOM increased by 11 days from the month before.
- Number of new listings was up **7%** for the month of February, and up **11%** from February of last year.
- Closed sales increased **23%** from January from 22 to 27, and were up **93%** from February 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$605,000 and sold in 6 days for 99% of the list price based on 1 sale in February 2025.

- Inventory was 6, down **-50%** from January and down **-45%** from February 2024
- Average days on market (DOM) was 6 days; median DOM was 6 days.
- Number of new listings was unchanged for the month of February, and up **100%** from February of last year.

- Closed sales down -50% from January from 2 to 1, Closed sales down -50% from February 2024.

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