

MLS Listings County Summaries

Common Interest Homes

January 2025

In **San Mateo County**, the median Residential - Common Interest home cost \$919,500 and sold in 40 days for 100% of the list price based on 48 sales in January 2025

- Inventory was 178 up **48%** from December and up **30%** from January 2024
- Average days on market (DOM) moved 5 days from 51 to 56 or up **10%**; median DOM decreased by -2 days from the prior month.
- Number of new listings for the month of January were up **274%** over December, and was up **24%** from January of last year
- Closed sales were down **-52%** from December from 101 to 48, closed sales were down **-20%** from January 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$915,000 and sold in 28 days for 101% of the list price based on 180 sales in January 2025

- Inventory was 430 up **46%** from December and up **62%** from January 2024
- Average days on market (DOM) moved 9 days from 36 to 45 or up **25%**; median DOM increased 2 days from the prior month.
- Number of new listings for the month of January were up **283%** compared to December, and up **51%** from January of last year.
- Closed sales were down **-35%** from December from 278 to 180, closed sales were up **18%** from January 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$819,000 and sold in 44 days for 99% of the list price based on 21 sales in January 2025

- Inventory was 88 up **47%** from December and up **49%** from January 2024
- Average days on market (DOM) moved 5 days from 39 to 44 or up **13%**; median DOM increased 24 days from the prior month.
- Number of new listings for the month of January were up **267%** over December, and up **77%** from January of last year
- Closed sales were up **11%** from December from 19 to 21, closed sales were up **11%** from January 2024

In **Monterey County**, the median Residential - Common Interest home cost \$680,000 and sold in 13 days for 99% of the list price based on 22 sales in January 2025

- Inventory was 60, down **-5%** from December and up **15%** from January 2024
- Average days on market (DOM) decreased by -20 days from 50 to 30 days or down **-40%**; median DOM decreased by -11 days from the month before.
- Number of new listings was up **56%** for the month of January, and up **33%** from January of last year.
- Closed sales increased **5%** from December from 21 to 22, and were up **16%** from January 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$559,950 and sold in 24 days for 100% of the list price based on 2 sales in January 2025.

- Inventory was 12, unchanged from December and down **-8%** from January 2024
- Average days on market (DOM) was 24 days; median DOM was 24 days.
- Number of new listings was up **100%** for the month of January, and unchanged from January of last year.

- Closed sales were 2. There were no Common Interest sales in January 2024.

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