

MLS Listings County Summaries

Common Interest Homes

June 2025

In **San Mateo County**, the median Residential - Common Interest home cost \$856,000 and sold in 28 days for 99% of the list price based on 86 sales in June 2025

- Inventory was 343 down **-1%** from May and up **32%** from June 2024
- Average days on market (DOM) moved 3 days from 39 to 42 or up **8%**; median DOM increased 4 days from the prior month.
- Number of new listings for the month of June were up **1%** over May, and was up **9%** from June of last year
- Closed sales were down **-16%** from May from 102 to 86, closed sales were down **-11%** from June 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$947,500 and sold in 20 days for 101% of the list price based on 304 sales in June 2025

- Inventory was 845 down **-4%** from May and up **44%** from June 2024
- Average days on market (DOM) moved 5 days from 24 to 29 or up **21%**; median DOM moved up 4 days from the prior month.
- Number of new listings for the month of June were down **-16%** compared to May, and unchanged from June of last year.
- Closed sales were up **4%** from May from 293 to 304, closed sales were down **-13%** from June 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$845,000 and sold in 19 days for 98% of the list price based on 40 sales in June 2025

- Inventory was 142 down **-5%** from May and up **43%** from June 2024
- Average days on market (DOM) moved -20 days from 54 to 34 or down **-37%**; median DOM decreased -10 days from the prior month.
- Number of new listings for the month of June were down **-5%** over May, and up **2%** from June of last year
- Closed sales were up **11%** from May from 36 to 40, closed sales were up **54%** from June 2024

In **Monterey County**, the median Residential - Common Interest home cost \$888,500 and sold in 48 days for 98% of the list price based on 20 sales in June 2025

- Inventory was 88, down **-3%** from May and up **17%** from June 2024
- Average days on market (DOM) decreased by -4 days from 63 to 59 days or down **-6%**; median DOM increased by 24 days from the month before.
- Number of new listings was up **14%** for the month of June, and down **-6%** from June of last year.
- Closed sales increased **43%** from May from 14 to 20 and were down **-9%** from June 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$560,000 and sold in 25 days for 99% of the list price based on 3 sales in June 2025.

- Inventory was 11, up **38%** from May and down **-27%** from June 2024
- Average days on market (DOM) was 43 days; median DOM was 25 days.
- Number of new listings was up **600%** from May, and up **250%** from June of last year.
- Closed sales were unchanged from May at 3 to 3, Closed sales were 0 in June 2024.

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