

MLS Listings County Summaries

Common Interest Homes

March 2025

In **San Mateo County**, the median Residential - Common Interest home cost \$984,000 and sold in 13 days for 102% of the list price based on 104 sales in March 2025

- Inventory was 298 up **6%** from February and up **28%** from March 2024
- Average days on market (DOM) moved -4 days from 35 to 31 or down **-11%**; median DOM increased by 1 day from the prior month.
- Number of new listings for the month of March were up **4%** over February, and was up **23%** from March of last year
- Closed sales were up **65%** from February from 63 to 104, closed sales were up **20%** from March 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$1,100,000 and sold in 9 days for 103% of the list price based on 329 sales in March 2025

- Inventory was 762 up **17%** from February and up **73%** from March 2024
- Average days on market (DOM) moved -2 days from 22 to 20 or down **-9%**; median DOM was unchanged from the prior month.
- Number of new listings for the month of March were up **20%** compared to February, and up **40%** from March of last year.
- Closed sales were up **35%** from February from 244 to 329, closed sales were up **16%** from March 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$770,000 and sold in 16 days for 100% of the list price based on 31 sales in March 2025

- Inventory was 116 up **8%** from February and up **66%** from March 2024
- Average days on market (DOM) moved -20 days from 51 to 31 or down **-39%**; median DOM was unchanged from the prior month.
- Number of new listings for the month of March were up **9%** over February, and up **76%** from March of last year
- Closed sales were down **-6%** from February from 33 to 31, closed sales were up **19%** from March 2024

In **Monterey County**, the median Residential - Common Interest home cost \$735,000 and sold in 23 days for 98% of the list price based on 15 sales in March 2025

- Inventory was 74, up **6%** from February and down **-4%** from March 2024
- Average days on market (DOM) decreased by -12 days from 64 to 52 days or down **-19%**; median DOM increased by 11 days from the month before.
- Number of new listings was down **-6%** for the month of March, and down **-24%** from March of last year.
- Closed sales decreased **-46%** from February from 28 to 15 and were unchanged from March 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$476,750 and sold in 88 days for 98% of the list price based on 4 sales in March 2025.

- Inventory was 7, up **17%** from February and down **-50%** from March 2024
- Average days on market (DOM) was 81 days; median DOM was 88 days.
- Number of new listings was up **150%** from February, and up **25%** from March of last year.

- Closed sales up 300% from February from 1 to 4, Closed sales were up 300% from March 2024.

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