

MLS Listings County Summaries

Common Interest Homes

May 2025

In **San Mateo County**, the median Residential - Common Interest home cost \$912,500 and sold in 24 days for 100% of the list price based on 102 sales in May 2025

- Inventory was 348 up **3%** from April and up **43%** from May 2024
- Average days on market (DOM) moved 7 days from 32 to 39 or up **22%**; median DOM increased 11 days from the prior month.
- Number of new listings for the month of May were down **-29%** over April, and was down **-12%** from May of last year
- Closed sales were down **-19%** from April from 126 to 102, closed sales were down **-13%** from May 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$981,500 and sold in 16 days for 102% of the list price based on 292 sales in May 2025

- Inventory was 874 up **3%** from April and up **58%** from May 2024
- Average days on market (DOM) moved 4 days from 20 to 24 or up **20%**; median DOM moved up 6 days from the prior month.
- Number of new listings for the month of May were down **-13%** compared to April, and down **-7%** from May of last year.
- Closed sales were down **-12%** from April from 330 to 292, closed sales were down **-28%** from May 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$781,000 and sold in 32 days for 98% of the list price based on 34 sales in May 2025

- Inventory was 150 up **5%** from April and up **88%** from May 2024
- Average days on market (DOM) moved 26 days from 30 to 56 or up **87%**; median DOM increased 23 days from the prior month.
- Number of new listings for the month of May were down **-21%** over April, and up **22%** from May of last year
- Closed sales were up **36%** from April from 25 to 34, closed sales were down **-11%** from May 2024

In **Monterey County**, the median Residential - Common Interest home cost \$677,500 and sold in 24 days for 98% of the list price based on 14 sales in May 2025

- Inventory was 92, up **11%** from April and up **37%** from May 2024
- Average days on market (DOM) increased by 14 days from 49 to 63 days or up **29%**; median DOM decreased by -4 days from the month before.
- Number of new listings was down **-17%** for the month of May, and down **-15%** from May of last year.
- Closed sales decreased **-44%** from April from 25 to 15 and were down **-55%** from May 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$629,900 and sold in 13 days for 100% of the list price based on 3 sales in May 2025.

- Inventory was 7, down **-36%** from April and down **-56%** from May 2024
- Average days on market (DOM) was 9 days; median DOM was 13 days.
- Number of new listings was down **-83%** from April, and down **-90%** from May of last year.
- Closed sales were up **50%** from April from 2 to 3, Closed sales were up **200%** from May 2024.

<end of file>