

MLSListings County Summaries

Common Interest Homes

November 2025¹

In **San Mateo County**, the median Residential - Common Interest home cost \$832,500 and sold in 31 days for 99% of the list price based on 104 sales in November 2025

- Inventory was 243 down **-16%** from October and up **13%** from November 2024
- Average days on market (DOM) moved 52 days from 48 to 100 or up **108%**; median DOM increased 6 days from the prior month.
- Number of new listings for the month of November were down **-60%** over October, and was down **-6%** from November of last year
- Closed sales were down **-2%** from October from 106 to 104, closed sales were up **7%** from November 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$972,500 and sold in 25 days for 100% of the list price based on 224 sales in November 2025

- Inventory was 623 down **-17%** from October and up **26%** from November 2024
- Average days on market (DOM) moved 1 day from 39 to 40 or up **3%**; median DOM decreased -1 day from the prior month.
- Number of new listings for the month of November were down **-41%** compared to October, and down **-5%** from November of last year.
- Closed sales were down **-24%** from October from 295 to 224, closed sales were down **-27%** from November 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$743,889 and sold in 52 days for 99% of the list price based on 26 sales in November 2025

- Inventory was 108 down **-6%** from October and up **19%** from November 2024
- Average days on market (DOM) moved 15 days from 57 to 72 or up **26%**; median DOM increased 27 days from the prior month.
- Number of new listings for the month of November were down **-33%** over October, and up **10%** from November of last year
- Closed sales were down **-26%** from October from 35 to 26, closed sales were up **37%** from November 2024

In **Monterey County**, the median Residential - Common Interest home cost \$785,000 and sold in 54 days for 96% of the list price based on 25 sales in November 2025

- Inventory was 94, down **-3%** from October and up **32%** from November 2024
- Average days on market (DOM) increased by 38 days from 47 to 85 days or up **81%**; median DOM increased by 33 days from the month before.
- Number of new listings was down **-27%** for the month of November, and up **22%** from November of last year.
- Closed sales decreased **-11%** from October from 28 to 25 and were up **4%** from November 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$538,500 and sold in 55 days for 100% of the list price based on 4 sales in November 2025

- Inventory was 16, down **-11%** from October and up **14%** from November 2024
- Average days on market (DOM) increased by 34 days from 26 to 60 days or up **131%**; median DOM increased by 26 days from the month before.

¹ Data current as of 12/7/25

- Number of new listings was unchanged for the month of November, and unchanged from November of last year.
 - Closed sales increased 33% from October from 3 to 4.
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