

MLSListings County Summaries

Common Interest Homes

October 2025¹

In **San Mateo County**, the median Residential - Common Interest home cost \$922,000 and sold in 25 days for 99% of the list price based on 105 sales in October 2025

- Inventory was 295 down **-7%** from September and up **9%** from October 2024
- Average days on market (DOM) moved -12 days from 60 to 48 or down **-20%**; median DOM decreased -11 days from the prior month.
- Number of new listings for the month of October were up **4%** over September, and was up **21%** from October of last year
- Closed sales were up **6%** from September from 99 to 105, closed sales were up **2%** from October 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$963,386 and sold in 26 days for 100% of the list price based on 295 sales in October 2025

- Inventory was 755 down **-2%** from September and up **28%** from October 2024
- Average days on market (DOM) moved 1 day from 38 to 39 or up **3%**; median DOM was unchanged from the prior month.
- Number of new listings for the month of October were down **-10%** compared to September, and down **-6%** from October of last year.
- Closed sales were up **4%** from September from 285 to 295, closed sales were up **1%** from October 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$710,000 and sold in 25 days for 98% of the list price based on 35 sales in October 2025

- Inventory was 116 down **-15%** from September and up **13%** from October 2024
- Average days on market (DOM) moved 5 days from 52 to 57 or up **10%**; median DOM decreased -9 days from the prior month.
- Number of new listings for the month of October were down **-28%** over September, and down **-18%** from October of last year
- Closed sales were down **-8%** from September from 38 to 35, closed sales were up **3%** from October 2024

In **Monterey County**, the median Residential - Common Interest home cost \$915,000 and sold in 22 days for 98% of the list price based on 27 sales in October 2025

- Inventory was 98, down **-13%** from September and up **20%** from October 2024
- Average days on market (DOM) increased by 2 days from 46 to 48 days or up **4%**; median DOM decreased by -12 days from the month before.
- Number of new listings was down **-29%** for the month of October, and up **25%** from October of last year.
- Closed sales increased **13%** from September from 24 to 27 and were down **-21%** from October 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$535,000 and sold in 29 days for 100% of the list price based on 3 sales in October 2025

- Inventory was 18, up **13%** from September and up **13%** from October 2024
- Number of new listings was up **25%** for the month of October, and down **-17%** from October of last year.
- Closed sales decreased **-40%** from October 2024.

¹ Data current as of 11/7/25

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