

MLSListings County Summaries

Common Interest Homes

December 2025¹

In **San Mateo County**, the median Residential - Common Interest home cost \$825,000 and sold in 40 days for 99% of the list price based on 89 sales in December 2025

- Inventory was 142 down **-42%** from November and up **16%** from December 2024
- Average days on market (DOM) moved -23 days from 100 to 77 or down **-23%**; median DOM increased 9 days from the prior month.
- Number of new listings for the month of December was down **-32%** over November, and was up **48%** from December of last year
- Closed sales were down **-14%** from November from 104 to 89, closed sales were down **-13%** from December 2024

In **Santa Clara County**, the median Residential - Common Interest home cost \$920,094 and sold in 25 days for 100% of the list price based on 236 sales in December 2025

- Inventory was 409 down **-34%** from November and up **34%** from December 2024
- Average days on market (DOM) remained at 39; median DOM increased 1 day from the prior month.
- Number of new listings for the month of December were down **-40%** compared to November, and up **21%** from December of last year.
- Closed sales were up **4%** from November from 227 to 236, closed sales were down **-15%** from December 2024.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$840,000 and sold in 26 days for 98% of the list price based on 15 sales in December 2025

- Inventory was 80 down **-26%** from November and up **18%** from December 2024
- Average days on market (DOM) moved -17 days from 72 to 55 or down **-24%**; median DOM decreased -26 days from the prior month.
- Number of new listings for the month of December were down **-36%** over November, and was unchanged from December of last year
- Closed sales were down **-42%** from November from 26 to 15, closed sales were down **-21%** from December 2024

In **Monterey County**, the median Residential - Common Interest home cost \$544,500 and sold in 29 days for 98% of the list price based on 32 sales in December 2025

- Inventory was 68, down **-26%** from November and up **5%** from December 2024
- Average days on market (DOM) decreased by -47 days from 85 to 38 days or down **-55%**; median DOM decreased by -25 days from the month before.
- Number of new listings was down **-9%** for the month of December, and up **18%** from December of last year.
- Closed sales increased **28%** from November from 25 to 32 and were up **52%** from December 2024.

In **San Benito County**, the median Residential - Common Interest home cost \$383,500 and sold in 99 days for 100% of the list price based on 2 sales in December 2025

- Inventory was 12, down **-29%** from November and unchanged from December 2024
- Average days on market (DOM) increased by 39 days from 60 to 99 days or up **65%**; median DOM increased by 44 days from the month before.

¹ Data current as of 1/7/26

- Number of new listings was down **-83%** from November, and unchanged from December of last year.
- Closed sales decreased **-50%** from November from 4 to 2. Closed sales were down **-33%** from December 2024.

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