

## MLS Listings County Summaries

### Common Interest Homes

#### February 2026<sup>1</sup>

---

In **San Mateo County**, the median Residential - Common Interest home cost \$855,000 and sold in 18 days for 100% of the list price based on 66 sales in February 2026

- Inventory was 245 up **26%** from January and down **-2%** from February 2025
- Average days on market (DOM) moved -10 days from 60 to 50 or down **-17%**; median DOM decreased -38 days from the prior month.
- Number of new listings for the month of February was up **18%** over January, and was down **-13%** from February of last year
- Closed sales were up **18%** from January from 56 to 66, closed sales were up **5%** from February 2025

In **Santa Clara County**, the median Residential - Common Interest home cost \$965,000 and sold in 13 days for 103% of the list price based on 255 sales in February 2026

- Inventory was 726 up **17%** from January and up **26%** from February 2025
- Average days on market (DOM) moved -21 days from 60 to 39 or down **-35%**; median DOM decreased -32 days from the prior month.
- Number of new listings for the month of February were down **-7%** compared to January, and down **-7%** from February of last year.
- Closed sales were up **61%** from January from 158 to 255, closed sales were up **5%** from February 2025.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$809,500 and sold in 78 days for 98% of the list price based on 22 sales in February 2026

- Inventory was 87 up **5%** from January and down **-16%** from February 2025
- Average days on market (DOM) moved 15 days from 67 to 82 or up **22%**; median DOM increased 37 days from the prior month.
- Number of new listings for the month of February were up **21%** over January, and was down **-33%** from February of last year
- Closed sales were up **22%** from January from 18 to 22, closed sales were down **-33%** from February 2025

In **Monterey County**, the median Residential - Common Interest home cost \$640,000 and sold in 18 days for 98% of the list price based on 24 sales in February 2026

- Inventory was 88, up **24%** from January and up **31%** from February 2025
- Average days on market (DOM) decreased by -6 days from 63 to 57 days or down **-10%**; median DOM decreased by -4 days from the month before.
- Number of new listings was up **15%** over January, and up **39%** from February of last year.
- Closed sales up **26%** from January from 19 to 24 and were down **-14%** from February 2025.

In **San Benito County**, the median Residential - Common Interest home cost \$542,500 and sold in 69 days for 97% of the list price based on 4 sales in February 2026

- Inventory was 8, up **14%** from January and up **33%** from February 2025
- Average days on market (DOM) increased by 52 days from 40 to 92 days or up **130%**; median DOM increased by 36 days from the month before.
- Number of new listings up **200%** from January, and up **50%** from February of last year.
- Closed sales decreased **-20%** from January from 5 to 4. Closed sales were up **300%** from February 2025.

---

<sup>1</sup> Data current as of 3/7/26

<end of file>