

MLSListings County Summaries

Common Interest Homes

January 2026¹

In **San Mateo County**, the median Residential - Common Interest home cost \$821,000 and sold in 56 days for 99% of the list price based on 56 sales in January 2026

- Inventory was 192 up **36%** from December and up **5%** from January 2025
- Average days on market (DOM) moved -16 days from 76 to 60 or down **-21%**; median DOM increased 16 days from the prior month.
- Number of new listings for the month of January was up **210%** over December, and was down **-2%** from January of last year
- Closed sales were down **-38%** from December from 91 to 56, closed sales were up **14%** from January 2025

In **Santa Clara County**, the median Residential - Common Interest home cost \$888,888 and sold in 46 days for 100% of the list price based on 157 sales in January 2026

- Inventory was 623 up **51%** from December and up **37%** from January 2025
- Average days on market (DOM) moved 21 days from 39 to 60 or up **54%**; median DOM increased 20 days from the prior month.
- Number of new listings for the month of January were up **275%** compared to December, and up **12%** from January of last year.
- Closed sales were down **-34%** from December from 239 to 157, closed sales were down **-13%** from January 2025.

In **Santa Cruz County**, the median Residential - Common Interest home cost \$824,500 and sold in 61 days for 98% of the list price based on 18 sales in January 2026

- Inventory was 82 up **6%** from December and down **-13%** from January 2025
- Average days on market (DOM) moved 15 days from 52 to 67 or up **29%**; median DOM increased 37 days from the prior month.
- Number of new listings for the month of January were up **100%** over December, and was down **-49%** from January of last year
- Closed sales were up **13%** from December from 16 to 18, closed sales were down **-14%** from January 2025

In **Monterey County**, the median Residential - Common Interest home cost \$725,000 and sold in 22 days for 100% of the list price based on 19 sales in January 2026

- Inventory was 70, up **3%** from December and up **11%** from January 2025
- Average days on market (DOM) increased by 25 days from 38 to 63 days or up **66%**; median DOM decreased by -7 days from the month before.
- Number of new listings was up **70%** for the month of January, and up **26%** from January of last year.
- Closed sales decreased **-41%** from December from 32 to 19 and were down **-14%** from January 2025.

In **San Benito County**, the median Residential - Common Interest home cost \$560,000 and sold in 33 days for 97% of the list price based on 5 sales in January 2026

- Inventory was 8, down **-33%** from December and down **-33%** from January 2025
- Average days on market (DOM) decreased by -59 days from 99 to 40 days or down **-60%**; median DOM decreased by -66 days from the month before.

¹ Data current as of 2/7/26

- Number of new listings was unchanged from December, and unchanged from January of last year.
- Closed sales increased 150% from December from 2 to 5. Closed sales were up 150% from January 2025.

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