

November 2025 :: Santa Clara County :: Single Family Residence

| Area/City | New Listings | Cur Inv | # of Closed Sales | Ave. DOM | Ave. Price | Med. Price | Med \$/Sqft | % LP Rec'd | Total \$ Vol. |
|------------------|---------------------|----------------|--------------------------|-----------------|-------------------|-------------------|--------------------|-------------------|----------------------|
| Alviso | 0 | 0 | 0 | | | | | | |
| Campbell | 7 | 8 | 10 | 10 | 2,112,100 | 2,103,000 | 1,239 | 106% | 21,121,000 |
| Cupertino | 10 | 21 | 12 | 16 | 3,388,379 | 3,390,000 | 1,542 | 106% | 40,660,550 |
| Gilroy | 15 | 67 | 27 | 56 | 1,299,594 | 1,168,000 | 504 | 99% | 35,089,038 |
| Los Altos | 8 | 18 | 20 | 18 | 4,974,791 | 4,615,000 | 1,935 | 107% | 99,495,830 |
| Los Altos Hills | 7 | 14 | 11 | 35 | 5,562,909 | 5,775,000 | 1,467 | 99% | 61,192,000 |
| Los Gatos | 13 | 51 | 16 | 66 | 2,821,250 | 2,525,000 | 1,182 | 100% | 45,140,000 |
| Milpitas | 6 | 11 | 15 | 16 | 1,813,066 | 1,635,000 | 992 | 104% | 27,196,000 |
| Monte Sereno | 0 | 4 | 4 | 28 | 4,470,000 | 3,975,000 | 1,479 | 102% | 17,880,000 |
| Morgan Hill | 28 | 56 | 26 | 33 | 1,634,013 | 1,649,444 | 642 | 100% | 42,484,338 |
| Mountain View | 10 | 9 | 17 | 28 | 2,837,629 | 2,435,000 | 1,530 | 108% | 48,239,708 |
| Palo Alto | 16 | 30 | 30 | 17 | 3,980,529 | 3,575,250 | 2,046 | 107% | 119,415,888 |
| San Jose | 185 | 292 | 309 | 24 | 1,773,796 | 1,657,500 | 972 | 103% | 548,103,236 |
| San Martin | 4 | 7 | 2 | 73 | 2,425,500 | 2,425,500 | 896 | 96% | 4,851,000 |
| Santa Clara | 21 | 20 | 31 | 19 | 1,916,951 | 1,820,000 | 1,266 | 106% | 59,425,500 |
| Saratoga | 11 | 24 | 18 | 32 | 4,875,000 | 4,412,500 | 1,514 | 103% | 87,750,000 |
| Stanford | 0 | 0 | 0 | | | | | | |
| Sunnyvale | 20 | 19 | 29 | 16 | 2,531,610 | 2,565,000 | 1,639 | 109% | 73,416,709 |
| | | | | | | | | | |
| Summary | 361 | 652 | 577 | 26 | 2,307,557 | \$1,900,000 | \$1,086 | 104% | 1,331,460,797 |

November 2025 :: Santa Clara County :: Condo & Townhome

| Area/City | New Listings | Cur Inv | # of Closed Sales | Ave. DOM | Ave. Price | Med. Price | Med \$/Sqft | % LP Rec'd | Total \$ Vol. |
|------------------|---------------------|----------------|--------------------------|-----------------|-------------------|-------------------|--------------------|-------------------|----------------------|
| Campbell | 4 | 14 | 9 | 40 | 1,179,876 | 1,300,000 | 716 | 101% | 10,618,888 |
| Cupertino | 1 | 5 | 6 | 37 | 1,230,500 | 1,112,500 | 928 | 97% | 7,383,000 |
| Gilroy | 1 | 6 | 5 | 13 | 635,000 | 600,000 | 483 | 101% | 3,175,000 |
| Los Altos | 4 | 12 | 6 | 51 | 2,316,583 | 2,312,500 | 1,564 | 97% | 13,899,500 |
| Los Gatos | 9 | 18 | 5 | 16 | 1,323,000 | 1,475,000 | 794 | 106% | 6,615,000 |
| Milpitas | 16 | 40 | 7 | 26 | 1,161,857 | 1,175,000 | 767 | 102% | 8,133,000 |
| Morgan Hill | 16 | 37 | 4 | 25 | 804,972 | 857,444 | 529 | 99% | 3,219,888 |
| Mountain View | 19 | 41 | 26 | 31 | 1,316,115 | 1,392,500 | 1,003 | 102% | 34,219,000 |
| Palo Alto | 6 | 20 | 11 | 67 | 1,684,909 | 1,792,000 | 1,179 | 99% | 18,534,005 |
| San Jose | 110 | 331 | 108 | 42 | 862,669 | 802,500 | 641 | 100% | 93,168,254 |
| Santa Clara | 14 | 39 | 17 | 31 | 960,529 | 845,000 | 727 | 100% | 16,329,000 |
| Saratoga | 1 | 15 | 2 | 124 | 1,439,774 | 1,439,774 | 1,057 | 99% | 2,879,548 |
| Stanford | 0 | 2 | 0 | | | | | | |
| Sunnyvale | 22 | 44 | 17 | 39 | 1,250,300 | 1,410,000 | 840 | 103% | 21,255,108 |
| | | | | | | | | | |
| Summary | 223 | 624 | 223 | 39 | 1,073,673 | \$970,000 | \$720 | 101% | 239,429,191 |