

Q4 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	2	0	3	22	\$ 1,080,000.00	\$ 1,060,000.00	\$ 723.00	93%	\$ 3,240,000.00
Campbell	33	3	44	13	\$ 2,130,829.00	\$ 2,087,500.00	\$ 1,260.00	107%	\$ 93,756,500.00
Cupertino	44	9	43	20	\$ 3,402,361.00	\$ 3,330,000.00	\$ 1,571.00	105%	\$ 146,301,550.00
Gilroy	62	44	87	41	\$ 1,307,594.00	\$ 1,150,000.00	\$ 541.00	99%	\$ 113,760,737.00
Los Altos	37	6	66	21	\$ 5,113,874.00	\$ 4,910,000.00	\$ 1,979.00	108%	\$ 337,515,718.00
Los Altos Hills	14	7	28	34	\$ 5,597,464.00	\$ 4,765,000.00	\$ 1,435.00	98%	\$ 156,729,000.00
Los Gatos	40	31	61	53	\$ 3,276,946.00	\$ 2,925,000.00	\$ 1,282.00	100%	\$ 199,893,743.00
Milpitas	35	15	41	21	\$ 1,774,183.00	\$ 1,670,000.00	\$ 978.00	102%	\$ 72,741,514.00
Monte Sereno	6	3	10	35	\$ 4,531,500.00	\$ 4,200,000.00	\$ 1,498.00	101%	\$ 45,315,000.00
Morgan Hill	78	36	83	35	\$ 1,641,317.00	\$ 1,580,000.00	\$ 645.00	99%	\$ 136,229,349.00
Mountain View	39	2	55	16	\$ 2,937,545.00	\$ 2,800,000.00	\$ 1,720.00	107%	\$ 161,564,988.00
Palo Alto	63	15	96	31	\$ 4,485,706.00	\$ 3,779,000.00	\$ 1,978.00	105%	\$ 430,627,803.00
San Jose	679	161	946	25	\$ 1,748,619.00	\$ 1,627,500.00	\$ 962.00	103%	\$ 1,654,194,410.00
San Martin	9	5	10	47	\$ 1,800,488.00	\$ 1,729,444.00	\$ 805.00	97%	\$ 18,004,888.00
Santa Clara	69	14	93	17	\$ 2,007,162.00	\$ 1,890,000.00	\$ 1,323.00	107%	\$ 186,666,140.00
Saratoga	35	11	59	24	\$ 4,505,755.00	\$ 4,260,000.00	\$ 1,569.00	103%	\$ 265,839,600.00
Stanford	0	0	1	94	\$ 2,998,000.00	\$ 2,998,000.00	\$ 1,221.00	100%	\$ 2,998,000.00
Sunnyvale	75	12	106	18	\$ 2,542,410.00	\$ 2,600,000.00	\$ 1,524.00	109%	\$ 269,495,509.00
Summary	1320	375	1832	26	\$ 2,344,363.00	\$ 1,900,000.00	\$ 1,074.00	103%	\$ 4,294,874,449.00

Q4 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	16	4	22	41	\$ 1,021,327.00	\$ 1,012,000.00	\$ 780.00	100%	\$ 22,469,212.00
Cupertino	11	2	22	33	\$ 1,316,769.00	\$ 1,255,000.00	\$ 978.00	100%	\$ 28,968,920.00
Gilroy	8	2	12	27	\$ 603,635.00	\$ 600,000.00	\$ 442.00	98%	\$ 7,243,625.00
Los Altos	10	9	12	69	\$ 2,177,125.00	\$ 1,760,000.00	\$ 1,535.00	97%	\$ 26,125,500.00
Los Gatos	25	11	24	24	\$ 1,245,739.00	\$ 1,393,000.00	\$ 869.00	101%	\$ 29,897,754.00
Milpitas	42	25	32	34	\$ 1,074,055.00	\$ 1,155,000.00	\$ 745.00	101%	\$ 34,369,778.00
Morgan Hill	32	29	27	47	\$ 892,212.00	\$ 885,000.00	\$ 522.00	99%	\$ 24,089,728.00
Mountain View	60	18	71	30	\$ 1,259,437.00	\$ 1,300,000.00	\$ 970.00	102%	\$ 89,420,057.00
Palo Alto	27	11	34	44	\$ 1,572,827.00	\$ 1,504,775.00	\$ 1,091.00	101%	\$ 53,476,145.00
San Jose	371	239	352	42	\$ 845,685.00	\$ 808,000.00	\$ 644.00	100%	\$ 297,681,346.00
Santa Clara	48	27	56	42	\$ 993,333.00	\$ 875,000.00	\$ 745.00	100%	\$ 55,626,688.00
Saratoga	13	3	13	58	\$ 1,957,353.00	\$ 2,027,385.00	\$ 1,073.00	100%	\$ 25,445,590.00
Stanford	0	1	0						
Sunnyvale	71	29	81	31	\$ 1,301,784.00	\$ 1,380,000.00	\$ 895.00	101%	\$ 105,444,527.00
Summary	734	410	758	39	\$ 1,055,750.00	\$ 950,000.00	\$ 728.00	100%	\$ 800,258,870.00