

January 2026 :: 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.
Campbell	20	13	11	18	2,181,035	1,978,888	1,312	106%	23,991,388
Cupertino	19	16	12	38	3,714,500	3,704,000	1,819	106%	44,574,000
Gilroy	36	52	16	47	1,100,187	1,047,500	469	100%	17,603,003
Los Altos	26	17	3	47	4,676,666	4,725,000	1,441	101%	14,030,000
Los Altos Hills	6	8	5	55	5,504,000	5,350,000	1,351	97%	27,520,000
Los Gatos	33	42	15	29	2,750,933	2,620,000	1,334	103%	41,264,000
Milpitas	24	16	9	16	1,372,791	1,250,000	1,005	103%	12,355,125
Monte Sereno	1	3	0						
Morgan Hill	30	34	25	53	1,804,040	1,525,000	714	100%	45,101,000
Mount Hamilton	0	1	0						
Mountain View	21	14	7	11	3,156,571	2,968,000	1,647	114%	22,095,999
Palo Alto	32	30	15	39	4,257,866	3,325,000	2,096	107%	63,868,000
San Jose	346	276	143	27	1,651,362	1,500,000	956	103%	236,144,822
San Martin	0	3	4	85	2,557,500	2,240,000	853	98%	10,230,000
Santa Clara	38	23	20	16	2,212,440	2,289,000	1,529	107%	44,248,800
Saratoga	17	20	8	68	4,142,500	4,270,000	1,352	101%	33,140,000
Stanford	1	1	0						
Sunnyvale	35	20	19	30	2,764,763	2,820,000	1,442	109%	52,530,500
Summary	686	591	312	32	2,207,361	\$1,745,000	\$1,052	103%	688,696,637

January 2026 :: 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	24	22	3	68	1,076,333	1,074,000	846	97%	3,229,000
Cupertino	5	5	1	147	975,000	975,000	845	99%	975,000
Gilroy	6	7	2	102	587,500	587,500	472	101%	1,175,000
Los Altos	13	20	2	34	1,582,000	1,582,000	1,404	98%	3,164,000
Los Gatos	16	20	5	21	1,390,000	1,575,000	860	96%	6,950,000
Milpitas	31	29	7	96	1,029,306	1,050,000	719	99%	7,205,142
Morgan Hill	9	27	11	89	933,236	960,712	467	98%	10,265,600
Mountain View	39	36	13	51	1,300,615	1,340,000	1,000	101%	16,908,000
Palo Alto	29	24	8	22	1,535,875	1,308,500	1,065	103%	12,287,000
San Jose	227	315	80	61	829,361	770,000	645	100%	66,348,933
Santa Clara	33	40	10	48	762,600	737,500	701	100%	7,626,000
Saratoga	13	11	1	67	1,225,000	1,225,000	857	98%	1,225,000
Stanford	0	1	1	390	1,150,000	1,150,000	756	100%	1,150,000
Sunnyvale	58	66	12	38	1,292,750	1340000	901	101%	15,513,000
Summary	503	623	156	61	987,318	\$886,944	\$707	100%	154,021,675