**February 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. |
|---|---|---|---|---|---|---|---|---|---|
| Alviso | 1 | 0 | 0 | | | | | | |
| Campbell | 22 | 20 | 12 | 22 | 2,366,999 | 2,165,000 | 1,539 | 107% | 28,403,999 |
| Cupertino | 31 | 26 | 15 | 19 | 3,492,712 | 3,400,000 | 1,685 | 107% | 52,390,688 |
| Gilroy | 46 | 71 | 23 | 48 | 1,281,048 | 1,290,000 | 521 | 100% | 29,464,123 |
| Los Altos | 25 | 17 | 21 | 19 | 5,751,118 | 5,750,000 | 1,899 | 108% | 120,773,482 |
| Los Altos Hills | 7 | 9 | 4 | 49 | 5,225,000 | 5,434,000 | 1,269 | 98% | 20,900,000 |
| Los Gatos | 38 | 53 | 23 | 34 | 3,959,024 | 3,150,000 | 1,344 | 103% | 91,057,570 |
| Milpitas | 17 | 16 | 19 | 9 | 1,977,458 | 1,650,000 | 974 | 106% | 37,571,719 |
| Monte Sereno | 4 | 5 | 2 | 4 | 4,812,500 | 4,812,500 | 1,409 | 99% | 9,625,000 |
| Morgan Hill | 38 | 45 | 27 | 29 | 1,761,847 | 1,550,000 | 681 | 102% | 47,569,883 |
| Mount Hamilton | 0 | 1 | 0 | | | | | | |
| Mountain View | 29 | 25 | 13 | 7 | 3,296,923 | 3,035,000 | 1,720 | 107% | 42,860,000 |
| Palo Alto | 33 | 37 | 26 | 13 | 5,394,723 | 4,585,405 | 2,049 | 105% | 140,262,810 |
| San Jose | 448 | 387 | 253 | 21 | 1,762,573 | 1,660,000 | 986 | 105% | 445,930,980 |
| San Martin | 3 | 4 | 1 | 157 | 4,850,000 | 4,850,000 | 720 | 92% | 4,850,000 |
| Santa Clara | 42 | 26 | 27 | 12 | 2,201,032 | 2,065,000 | 1,427 | 109% | 59,427,888 |
| Saratoga | 31 | 28 | 11 | 64 | 5,043,709 | 4,375,000 | 1,551 | 105% | 55,480,800 |
| Stanford | 0 | 0 | 0 | | | | | | |
| Sunnyvale | 54 | 29 | 31 | 20 | 2,689,902 | 2,675,000 | 1,541 | 111% | 83,386,964 |
| | | | | | | | | | |
| **Summary** | 869 | 799 | 509 | 23 | 2,496,848 | $2,000,000 | $1,133 | 105% | 1,270,895,906 |

**February 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 | 16 | 24 | 7 | 43 | 819,444 | 728,000 | 748 | 100% | 5,736,110 |
| Cupertino | 10 | 10 | 3 | 20 | 1,808,000 | 2,038,000 | 1,057 | 105% | 5,424,000 |
| Gilroy | 2 | 8 | 2 | 7 | 609,000 | 609,000 | 463 | 102% | 1,218,000 |
| Los Altos | 9 | 21 | 3 | 20 | 1,953,333 | 1,410,000 | 1,027 | 100% | 5,860,000 |
| Los Gatos | 12 | 17 | 12 | 47 | 1,344,458 | 1,517,250 | 1,026 | 102% | 16,133,500 |
| Milpitas | 31 | 44 | 14 | 36 | 1,063,411 | 934,995 | 791 | 104% | 14,887,760 |
| Morgan Hill | 11 | 23 | 10 | 96 | 851,485 | 866,571 | 525 | 99% | 8,514,853 |
| Mountain View | 38 | 40 | 21 | 17 | 1,346,025 | 1,358,538 | 1,018 | 104% | 28,266,539 |
| Palo Alto | 20 | 33 | 14 | 39 | 1,676,410 | 1,601,375 | 1,134 | 108% | 23,469,750 |
| San Jose | 217 | 366 | 117 | 37 | 842,606 | 785,000 | 639 | 101% | 98,584,975 |
| Santa Clara | 32 | 41 | 18 | 53 | 1,056,538 | 1,100,000 | 775 | 104% | 19,017,688 |
| Saratoga | 5 | 12 | 5 | 71 | 1,445,277 | 1,274,000 | 858 | 102% | 7,226,388 |
| Stanford | 0 | 1 | 1 | 225 | 390,000 | 390,000 | 374 | 87% | 390,000 |
| Sunnyvale | 67 | 86 | 28 | 23 | 1,405,106 | 1461200 | 963 | 107% | 39,342,976 |
| | | | | | | | | | |
| **Summary** | 470 | 726 | 255 | 39 | 1,074,794 | $965,000 | $759 | 103% | 274,072,539 |