

Q1 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	1	13	\$ 1,335,000.00	\$ 1,335,000.00	\$ 742.00	107%	\$ 1,335,000.00
Campbell	71	24	40	19	\$ 2,313,194.00	\$ 2,115,500.00	\$ 1,316.00	106%	\$ 92,527,762.00
Cupertino	82	26	49	21	\$ 3,700,879.00	\$ 3,450,000.00	\$ 1,685.00	108%	\$ 181,343,076.00
Gilroy	143	92	62	50	\$ 1,249,578.00	\$ 1,137,500.00	\$ 500.00	100%	\$ 77,473,872.00
Los Altos	94	35	50	18	\$ 5,156,549.00	\$ 5,034,000.00	\$ 1,995.00	107%	\$ 257,827,482.00
Los Altos Hills	27	17	17	35	\$ 6,004,823.00	\$ 5,300,000.00	\$ 1,416.00	100%	\$ 102,082,000.00
Los Gatos	131	73	70	37	\$ 3,229,348.00	\$ 2,685,000.00	\$ 1,356.00	104%	\$ 226,054,387.00
Milpitas	64	22	42	13	\$ 1,741,441.00	\$ 1,621,000.00	\$ 1,002.00	106%	\$ 73,140,532.00
Monte Sereno	15	5	5	29	\$ 5,710,000.00	\$ 4,800,000.00	\$ 1,428.00	103%	\$ 28,550,000.00
Morgan Hill	117	60	83	36	\$ 1,740,016.00	\$ 1,500,000.00	\$ 684.00	101%	\$ 144,421,383.00
Mount Hamilton	0	1	0						
Mountain View	80	23	45	12	\$ 3,227,488.00	\$ 2,968,000.00	\$ 1,751.00	111%	\$ 145,236,999.00
Palo Alto	119	47	73	21	\$ 5,009,306.00	\$ 4,000,000.00	\$ 2,103.00	107%	\$ 365,679,395.00
San Jose	1367	498	759	19	\$ 1,796,423.00	\$ 1,650,000.00	\$ 996.00	105%	\$ 1,363,485,602.00
San Martin	7	5	7	81	\$ 2,615,000.00	\$ 1,750,000.00	\$ 837.00	97%	\$ 18,305,000.00
Santa Clara	140	39	92	13	\$ 2,186,088.00	\$ 2,087,500.00	\$ 1,418.00	109%	\$ 201,120,102.00
Saratoga	84	39	43	44	\$ 4,521,967.00	\$ 4,212,000.00	\$ 1,572.00	106%	\$ 194,444,600.00
Stanford	1	0	1	12	\$ 3,298,000.00	\$ 3,298,000.00	\$ 1,269.00	100%	\$ 3,298,000.00
Sunnyvale	168	40	98	20	\$ 2,743,655.00	\$ 2,800,050.00	\$ 1,565.00	110%	\$ 268,878,253.00
Summary	2712	1046	1538	23	\$ 2,435,723.00	\$ 1,999,919.00	\$ 1,132.00	105%	\$ 3,746,143,445.00

Q1 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	67	29	21	31	\$ 1,063,338.00	\$ 1,025,000.00	\$ 756.00	101%	\$ 22,330,110.00
Cupertino	30	20	7	35	\$ 1,506,285.00	\$ 1,186,000.00	\$ 926.00	103%	\$ 10,544,000.00
Gilroy	12	5	7	54	\$ 615,428.00	\$ 598,000.00	\$ 484.00	101%	\$ 4,308,000.00
Los Altos	29	17	14	25	\$ 1,621,500.00	\$ 1,517,500.00	\$ 1,101.00	100%	\$ 22,701,000.00
Los Gatos	49	22	24	32	\$ 1,368,458.00	\$ 1,568,500.00	\$ 1,012.00	101%	\$ 32,843,000.00
Milpitas	100	46	41	42	\$ 1,026,889.00	\$ 1,050,000.00	\$ 748.00	102%	\$ 42,102,464.00
Morgan Hill	46	34	35	70	\$ 907,097.00	\$ 910,000.00	\$ 500.00	99%	\$ 31,748,408.00
Mountain View	124	58	61	29	\$ 1,358,777.00	\$ 1,428,888.00	\$ 1,011.00	104%	\$ 82,885,427.00
Palo Alto	63	26	33	28	\$ 1,836,981.00	\$ 1,651,000.00	\$ 1,150.00	106%	\$ 60,620,386.00
San Jose	720	449	335	41	\$ 845,493.00	\$ 799,000.00	\$ 646.00	101%	\$ 283,240,163.00
Santa Clara	120	59	59	39	\$ 940,441.00	\$ 830,000.00	\$ 740.00	103%	\$ 55,486,040.00
Saratoga	24	9	10	51	\$ 1,718,444.00	\$ 1,918,205.00	\$ 954.00	101%	\$ 17,184,440.00
Stanford	0	1	2	308	\$ 770,000.00	\$ 770,000.00	\$ 565.00	93%	\$ 1,540,000.00
Sunnyvale	198	90	85	31	\$ 1,344,726.00	\$ 1,400,000.00	\$ 924.00	104%	\$ 114,301,710.00
Summary	1582	865	734	40	\$ 1,065,170.00	\$ 950,000.00	\$ 738.00	102%	\$ 781,835,148.00