

Q2 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	86	38	50	16	\$ 2,364,657.00	\$ 2,268,000.00	\$ 1,204.00	104%	\$ 118,232,862.00
Cupertino	87	35	60	14	\$ 3,579,061.00	\$ 3,362,500.00	\$ 1,652.00	107%	\$ 214,743,688.00
Gilroy	136	95	118	27	\$ 1,320,624.00	\$ 1,137,500.00	\$ 539.00	100%	\$ 155,833,689.00
Los Altos	87	20	97	16	\$ 5,155,520.00	\$ 4,920,000.00	\$ 1,945.00	107%	\$ 500,085,530.00
Los Altos Hills	32	14	32	36	\$ 6,523,696.00	\$ 5,725,000.00	\$ 1,549.00	100%	\$ 208,758,276.00
Los Gatos	127	65	115	29	\$ 3,291,352.00	\$ 3,175,000.00	\$ 1,340.00	101%	\$ 378,505,499.00
Milpitas	68	22	50	14	\$ 1,727,062.00	\$ 1,577,501.00	\$ 981.00	105%	\$ 86,353,120.00
Monte Sereno	15	5	14	14	\$ 5,543,463.00	\$ 4,875,000.00	\$ 1,541.00	106%	\$ 77,608,486.00
Morgan Hill	143	75	107	18	\$ 1,784,370.00	\$ 1,615,000.00	\$ 683.00	101%	\$ 190,927,648.00
Mountain View	77	19	73	14	\$ 3,115,427.00	\$ 3,000,000.00	\$ 1,666.00	106%	\$ 227,426,176.00
Palo Alto	128	24	138	21	\$ 5,088,791.00	\$ 4,075,000.00	\$ 2,192.00	107%	\$ 702,253,291.00
San Jose	1574	554	1240	18	\$ 1,870,418.00	\$ 1,679,500.00	\$ 991.00	104%	\$ 2,319,318,890.00
San Martin	12	7	6	22	\$ 2,485,999.00	\$ 2,387,500.00	\$ 943.00	100%	\$ 14,915,999.00
Santa Clara	194	48	133	18	\$ 2,043,294.00	\$ 1,900,000.00	\$ 1,308.00	106%	\$ 271,758,141.00
Saratoga	80	35	76	23	\$ 4,859,024.00	\$ 4,394,000.00	\$ 1,562.00	103%	\$ 369,285,891.00
Stanford	4	1	1	14	\$ 4,700,000.00	\$ 4,700,000.00	\$ 1,367.00	89%	\$ 4,700,000.00
Sunnyvale	190	30	179	13	\$ 2,622,434.00	\$ 2,665,000.00	\$ 1,542.00	108%	\$ 469,415,859.00
Summary	3042	1089	2489	19	\$ 2,535,204.00	\$ 2,010,000.00	\$ 1,124.00	104%	\$ 6,310,123,045.00

Q2 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	52	35	27	25	\$ 1,112,732.00	\$ 965,000.00	\$ 745.00	101%	\$ 30,043,776.00
Cupertino	31	24	19	33	\$ 1,391,941.00	\$ 1,350,000.00	\$ 998.00	101%	\$ 26,446,888.00
Gilroy	9	4	8	46	\$ 697,235.00	\$ 692,500.00	\$ 454.00	100%	\$ 5,577,887.00
Los Altos	21	23	18	39	\$ 1,890,045.00	\$ 1,827,000.00	\$ 1,315.00	98%	\$ 34,020,811.00
Los Gatos	39	22	31	31	\$ 1,428,048.00	\$ 1,465,000.00	\$ 961.00	99%	\$ 44,269,500.00
Milpitas	111	57	74	25	\$ 1,115,121.00	\$ 1,146,941.00	\$ 715.00	102%	\$ 82,518,969.00
Morgan Hill	55	45	23	58	\$ 796,693.00	\$ 721,877.00	\$ 561.00	100%	\$ 18,323,944.00
Mountain View	125	65	85	24	\$ 1,341,552.00	\$ 1,400,000.00	\$ 964.00	103%	\$ 114,031,924.00
Palo Alto	55	30	44	30	\$ 1,645,884.00	\$ 1,478,750.00	\$ 1,051.00	100%	\$ 72,418,930.00
San Jose	753	512	437	37	\$ 843,849.00	\$ 775,000.00	\$ 642.00	100%	\$ 368,762,249.00
Santa Clara	121	68	63	28	\$ 1,016,972.00	\$ 1,025,000.00	\$ 715.00	102%	\$ 64,069,269.00
Saratoga	9	12	12	33	\$ 1,127,490.00	\$ 985,000.00	\$ 833.00	97%	\$ 13,529,888.00
Stanford	0	0	1	235	\$ 788,000.00	\$ 788,000.00	\$ 615.00	100%	\$ 788,000.00
Sunnyvale	164	75	112	32	\$ 1,257,497.00	\$ 1,350,000.00	\$ 882.00	103%	\$ 140,839,670.00
Summary	1545	972	954	34	\$ 1,064,613.00	\$ 975,500.00	\$ 730.00	101%	\$ 1,015,641,705.00