



Santa Clara County

Real Estate Market Minute | April 2026



Santa Clara County - Residential - Single Family 2025 vs 2026

= 8

Median Days on Market
Compared to 8



\$2.1M

Median Price
Compared to \$2.1M

↑ 710

Closed Sales
Compared to 667

↑ 1,159

New Listings
Compared to 1,081

↓ 106%

Sale to List Price Ratio
Compared to 108%

Santa Clara County - Residential - Common Interest 2025 vs 2026

↑ 14

Median Days on Market
Compared to 9

↓ 321

Closed Sales
Compared to 331

↓

\$995.0K

Median Price
Compared to \$1.1M

↓ 607

New Listings
Compared to 614

↓ 102%

Sale to List Price Ratio
Compared to 103%

March 2026 Market Trends

Aculist provides real estate content for your sales and marketing needs.

Market Trends – March 2026 in Santa Clara County

Pricing Trends

Median home prices rose from February to March in both the single family and common interest markets, reflecting typical seasonal momentum. With a strong start to the year, it may not be surprising to see upward pressure on pricing in the county.

Transactional Trends

Transactions increased in many areas, though not in all cities. As we approach the spring market's busiest period, monitoring inventory remains critical, as supply levels can influence competition, pricing, and overall transaction activity.

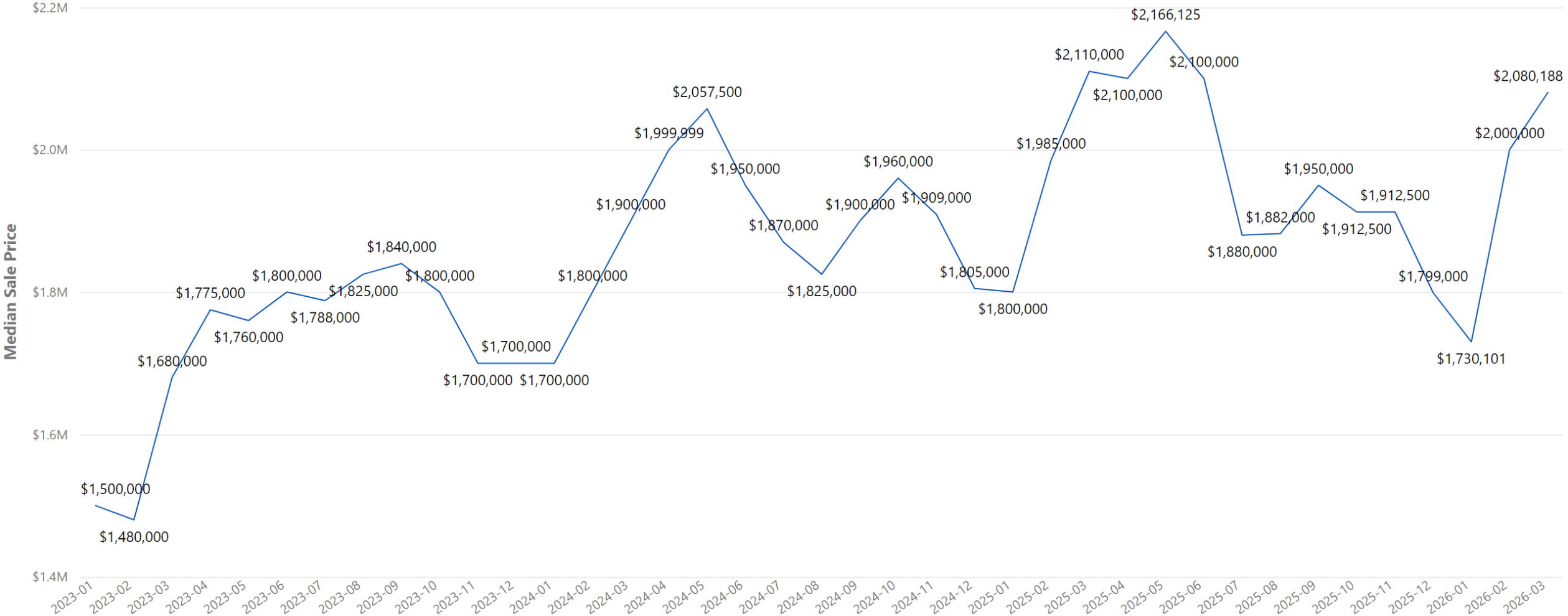
Market Competition

The market started the year competitively, with days on market decreasing sharply and sale-to-list price ratios rising—or at minimum holding steady at typical seasonal norms—albeit with different trends in the single family and common interest markets.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 4/7/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased Median Price

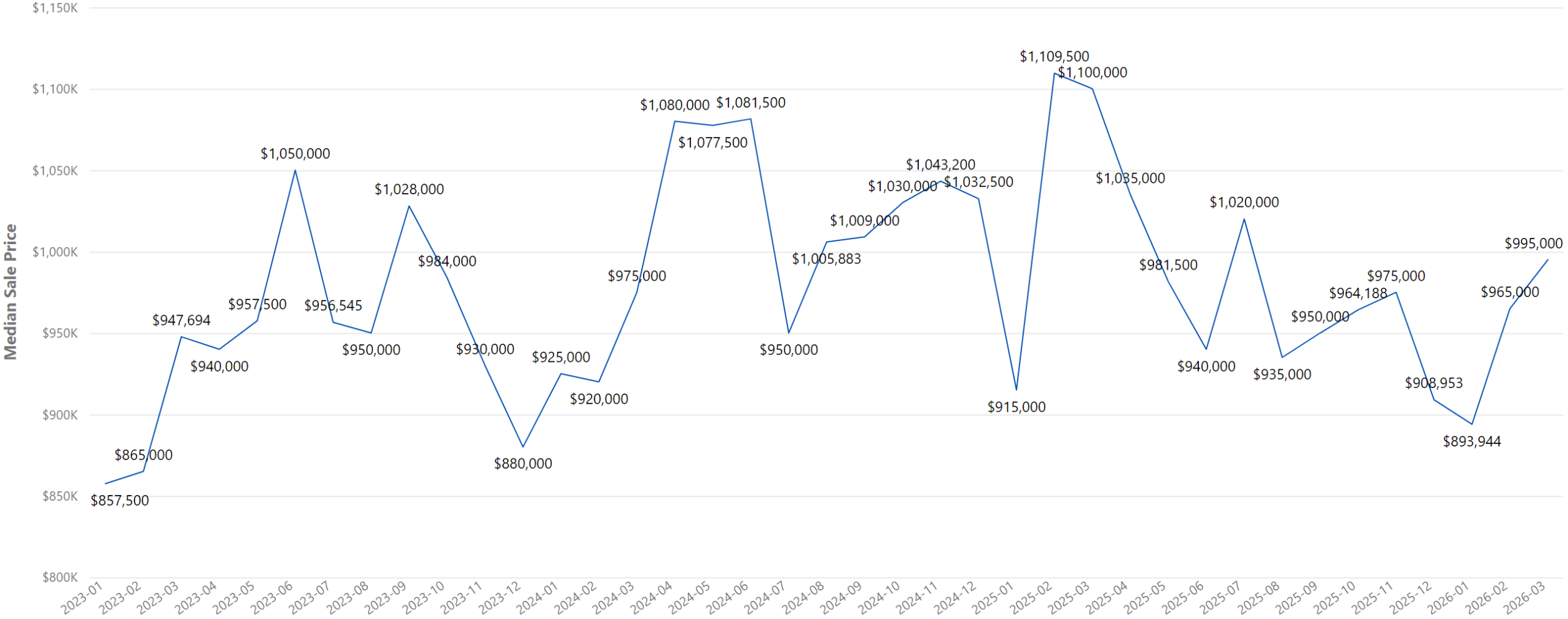
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$1,335,000	\$0	N/A
San Martin	\$1,612,500	\$1,190,000	36%
Stanford	\$3,298,000	\$2,550,000	29%
Milpitas	\$1,620,000	\$1,465,000	11%
Saratoga	\$4,147,500	\$3,975,000	4%
Sunnyvale	\$2,858,000	\$2,801,500	2%
Mountain View	\$2,700,000	\$2,685,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Altos	\$4,575,000	\$5,600,500	-18%
Palo Alto	\$3,714,400	\$4,500,000	-17%
Los Gatos	\$2,500,000	\$3,000,000	-17%
Campbell	\$2,169,375	\$2,427,500	-11%
Monte Sereno	\$4,800,000	\$5,361,000	-10%
Los Altos Hills	\$5,083,750	\$5,550,000	-8%
Morgan Hill	\$1,465,000	\$1,532,000	-4%
Gilroy	\$1,125,000	\$1,160,000	-3%
Santa Clara	\$2,035,000	\$2,065,000	-1%
Cupertino	\$3,679,000	\$3,693,000	0%
San Jose	\$1,744,569	\$1,749,444	0%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 4/7/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Increased Median Price

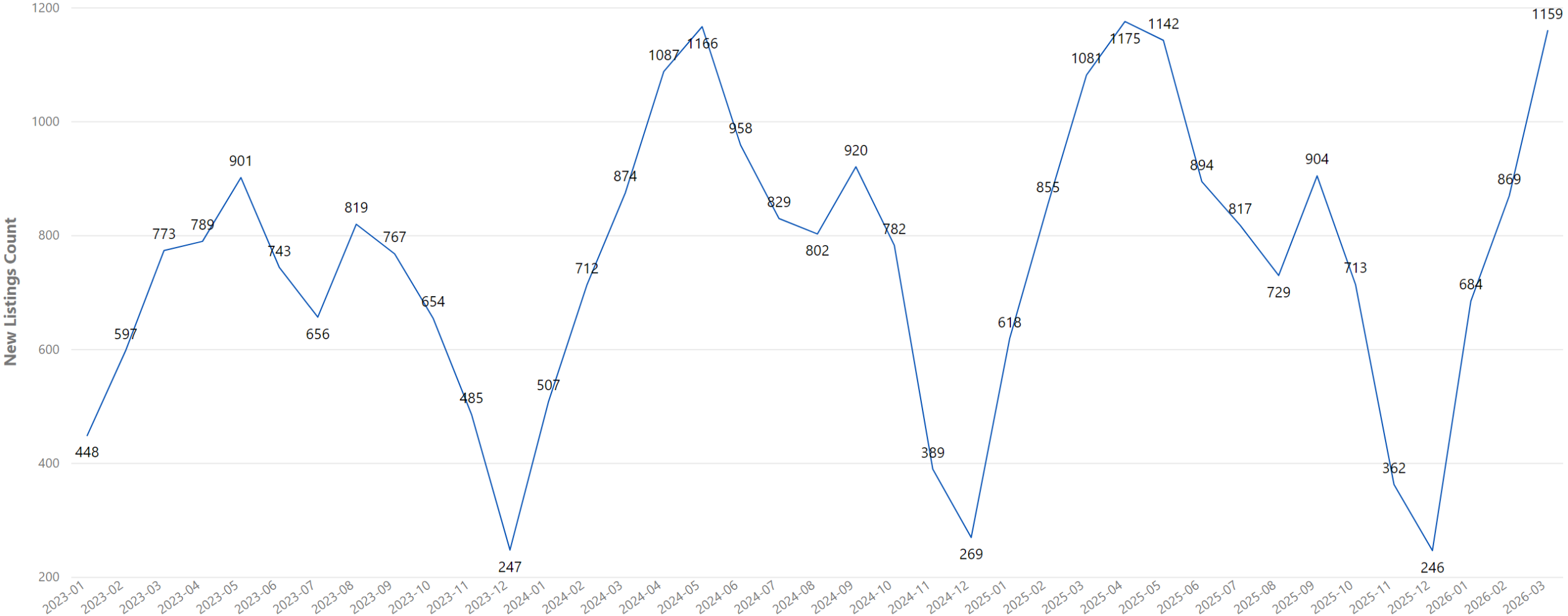
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Palo Alto	\$2,100,000	\$1,500,000	40%
Campbell	\$1,215,000	\$980,044	24%
Los Gatos	\$1,600,000	\$1,474,944	8%
Morgan Hill	\$917,500	\$865,520	6%
Sunnyvale	\$1,400,000	\$1,340,000	4%
Gilroy	\$585,000	\$578,000	1%
Mountain View	\$1,550,000	\$1,541,500	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$525,000	-100%
Santa Clara	\$830,000	\$1,298,000	-36%
Cupertino	\$1,160,000	\$1,380,000	-16%
Milpitas	\$1,140,000	\$1,304,500	-13%
Los Altos	\$1,625,000	\$1,735,000	-6%
San Jose	\$826,250	\$835,000	-1%
Saratoga	\$2,012,266	\$2,020,000	0%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 4/7/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased New Listings

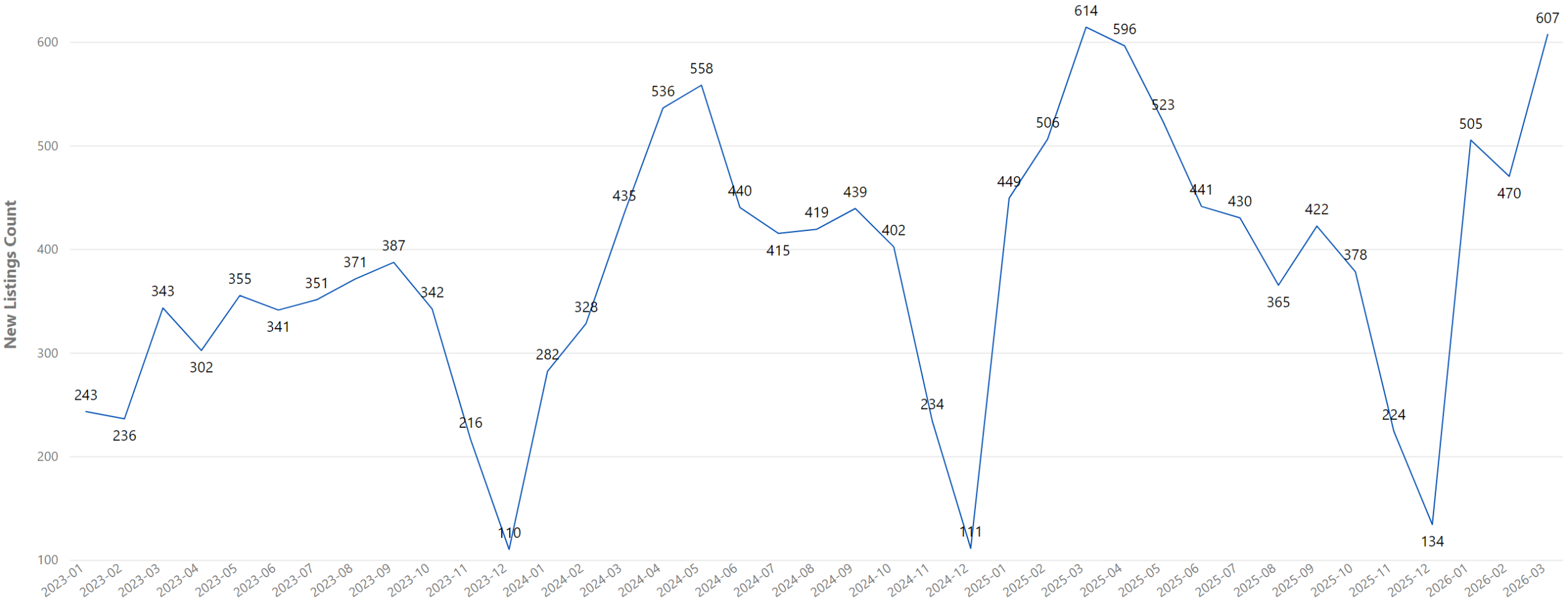
City	New Listings This Year	New Listings Last Year	% New Listings Change
Monte Sereno	10	7	43%
San Jose	572	477	20%
Los Gatos	61	53	15%
Palo Alto	55	49	12%
Gilroy	61	58	5%
Saratoga	36	35	3%
Los Altos	43	42	2%
Sunnyvale	80	80	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Martin	4	7	-43%
Milpitas	22	33	-33%
Los Altos Hills	14	18	-22%
Cupertino	32	39	-18%
Mountain View	30	35	-14%
Campbell	29	31	-6%
Santa Clara	60	64	-6%
Morgan Hill	50	51	-2%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 4/7/2026

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Residential Common Interest: 2023-2026

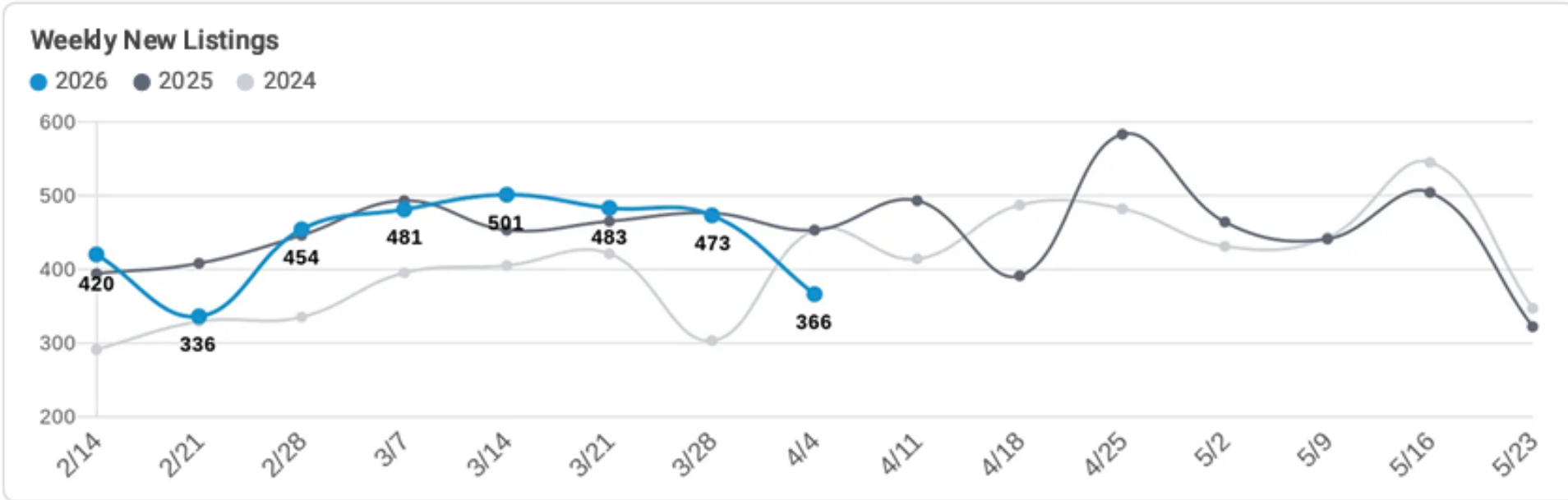
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Gilroy	4	0	N/A
Morgan Hill	25	15	67%
Los Gatos	21	18	17%
Sunnyvale	73	64	14%
Santa Clara	55	49	12%
Campbell	27	26	4%
Los Altos	7	7	0%

Santa Clara County - Decreased New Listings

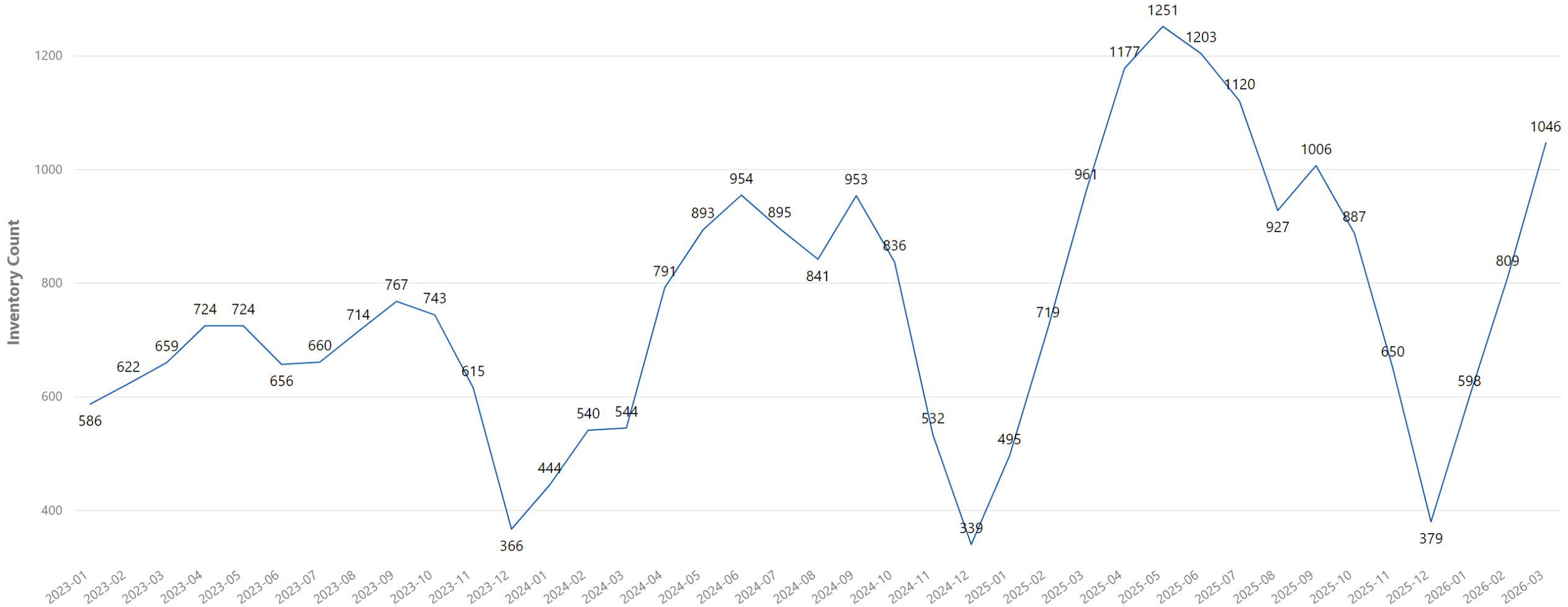
City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	14	29	-52%
Saratoga	6	11	-45%
Cupertino	15	20	-25%
Mountain View	46	52	-12%
Milpitas	38	40	-5%
San Jose	276	282	-2%

Santa Clara County – New Listings Week Ending 04/04/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



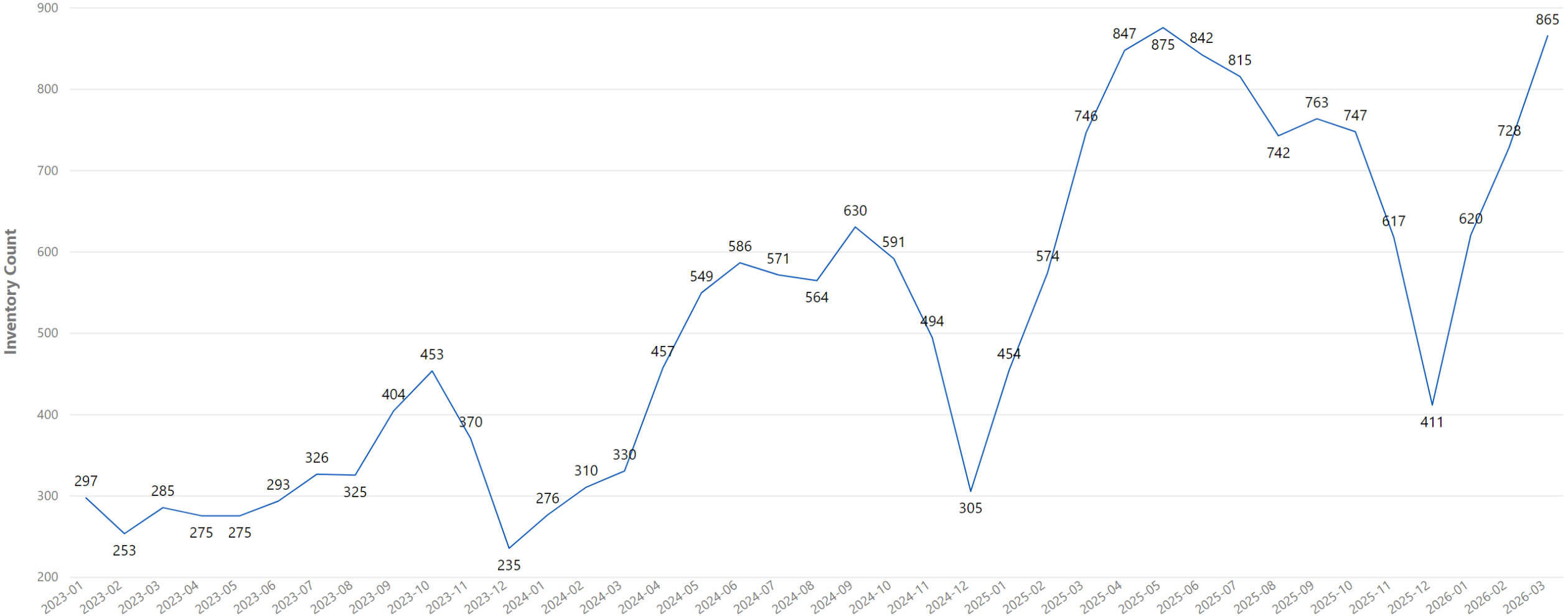
Data as of 4/7/2026

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Residential Single Family: 2023-2026

Santa Clara County - Inventory

CountyName ● Santa Clara



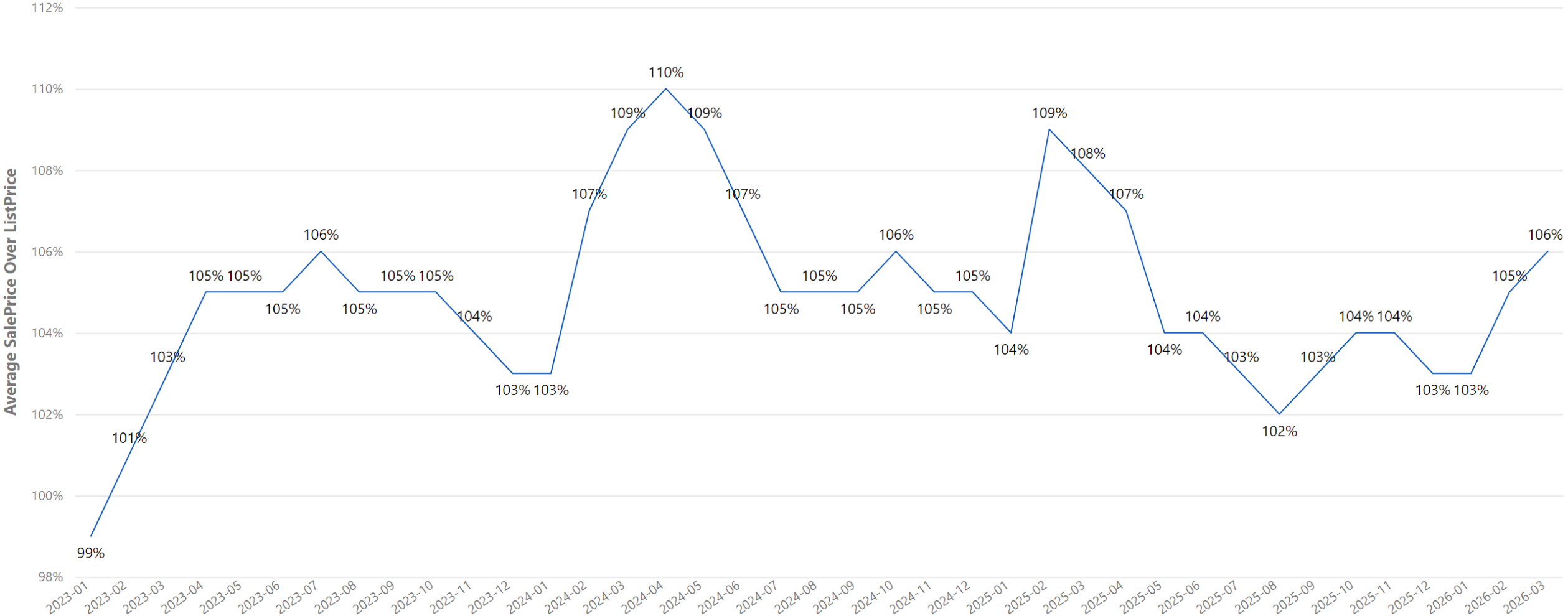
Data as of 4/7/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 4/7/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased Sale To List Price

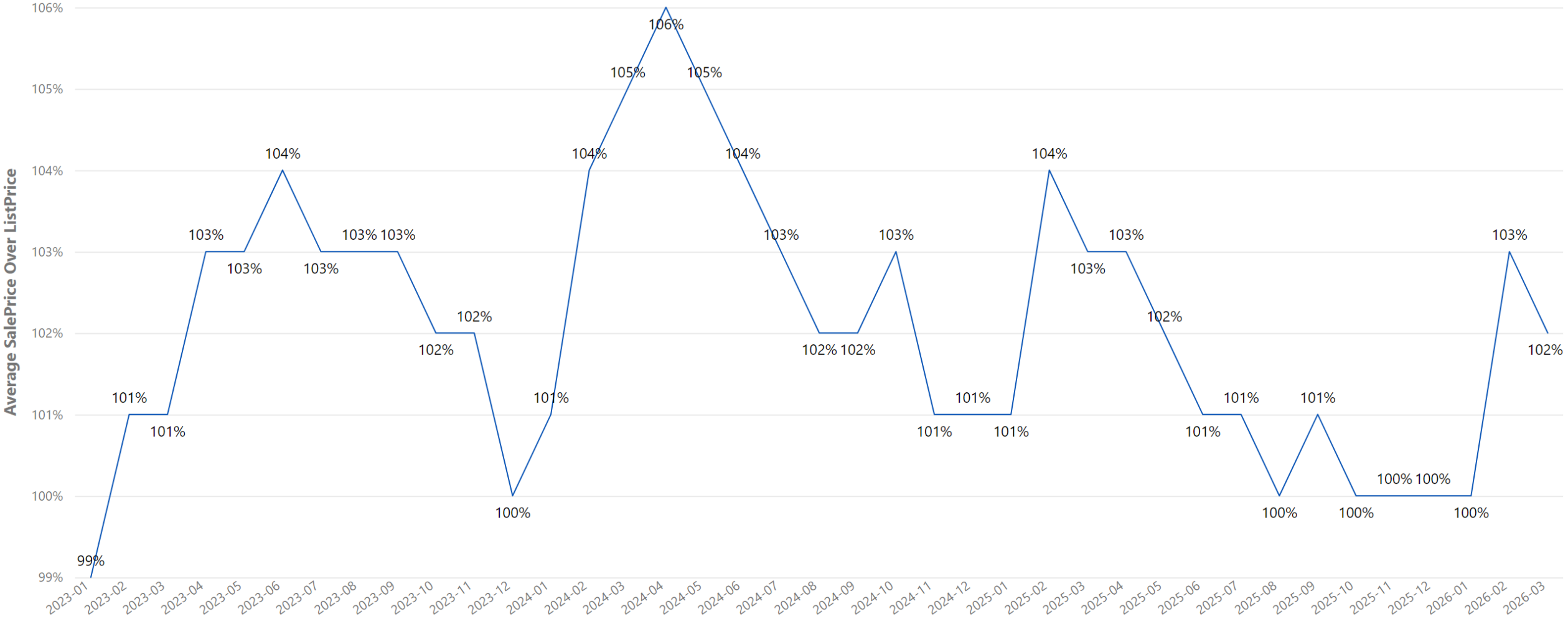
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Alviso	107%	0%	N/A
Stanford	100%	95%	5%
Saratoga	108%	104%	4%
Mountain View	112%	108%	4%
Monte Sereno	106%	104%	2%
Milpitas	110%	108%	2%
Los Altos Hills	102%	101%	1%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Campbell	105%	114%	-8%
Santa Clara	108%	114%	-5%
Sunnyvale	111%	116%	-4%
San Martin	96%	100%	-4%
Cupertino	109%	113%	-4%
Palo Alto	108%	111%	-3%
Morgan Hill	101%	103%	-2%
Los Altos	106%	108%	-2%
Gilroy	101%	102%	-1%
Los Gatos	105%	106%	-1%
San Jose	106%	107%	-1%

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 4/7/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Los Altos	100%	96%	4%
Los Gatos	102%	100%	2%
Campbell	103%	102%	1%
Palo Alto	105%	104%	1%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Milpitas	102%	108%	-6%
Saratoga	100%	103%	-3%
Sunnyvale	103%	106%	-3%
Cupertino	102%	104%	-2%
Mountain View	106%	108%	-2%
Morgan Hill	100%	101%	-1%
Gilroy	101%	102%	-1%
San Jose	101%	102%	-1%
Santa Clara	102%	103%	-1%

Thank You

