



Santa Clara County

Real Estate Market Minute | August 2026

Santa Clara County - Residential - Single Family 2025 vs 2026

↑ 14

Median Days on Market
Compared to 13

↓ 714

Closed Sales
Compared to 729

↑

\$1.9M

Median Price
Compared to \$1.9M

↑ 835

New Listings
Compared to 817

↓ 102%

Sale to List Price Ratio
Compared to 103%

Santa Clara County - Residential - Common Interest 2025 vs 2026

↑ 29

Median Days on Market
Compared to 22



\$908.9K

Median Price
Compared to \$1.0M

↑ 291

Closed Sales
Compared to 283

↑ 452

New Listings
Compared to 430

=101%

Sale to List Price Ratio
Compared to 101%

July 2026 Market Trends

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

Market Trends – July 2026 in Santa Clara County

Pricing Trends

From June to July, the median price declined for single-family and common interest properties, posting their third consecutive monthly decline. This outcome signals softer conditions for both classes as we enter into the last part of summertime sales activities.

Transactional Trends

New listings and closed sales declined in both the single-family and common interest markets, a typical seasonal trend for this time of year. Despite the slowdown in activity, inventory levels remain relatively high, providing buyers with continued choices.

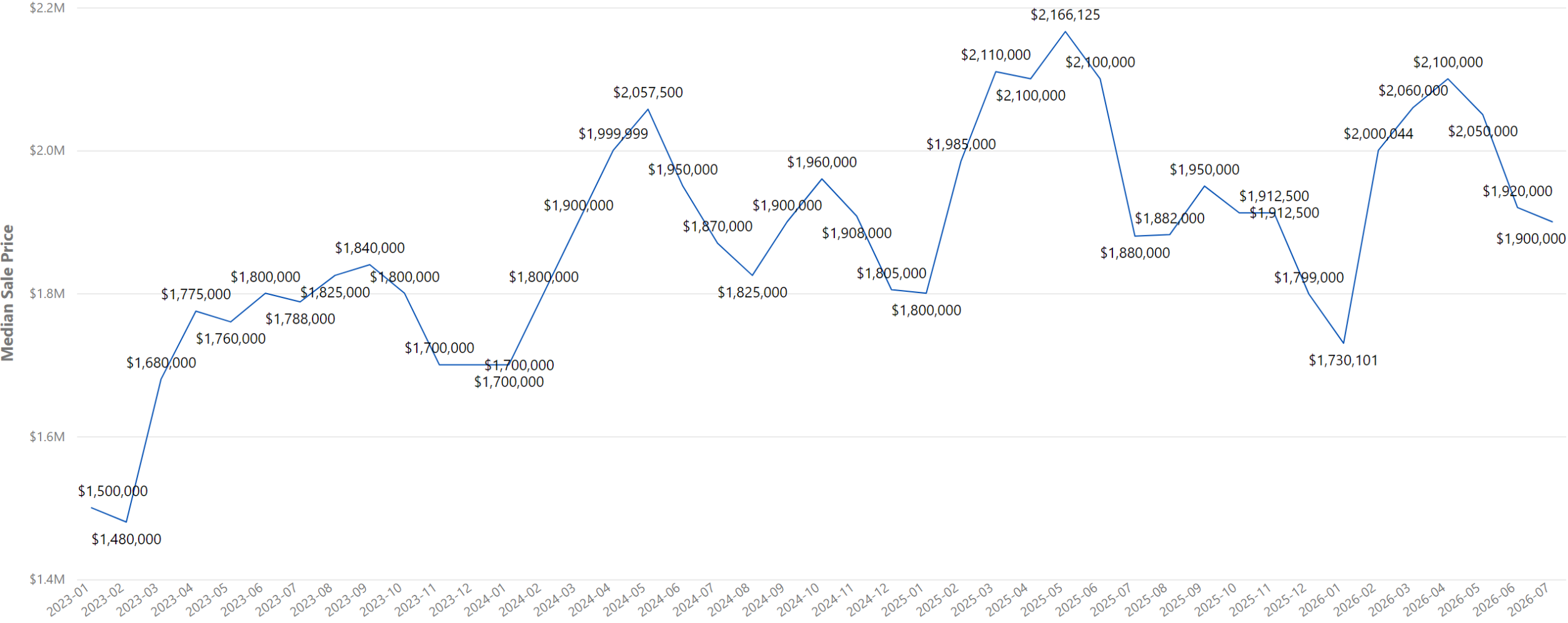
Market Competition

Median days on market increased month over month, reaching year-end levels for single-family homes. However, sale to list price ratios held steady or increased for many cities, indicating that some homes continue to attract competitive buyer interest.

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



Santa Clara County - Increased Median Price

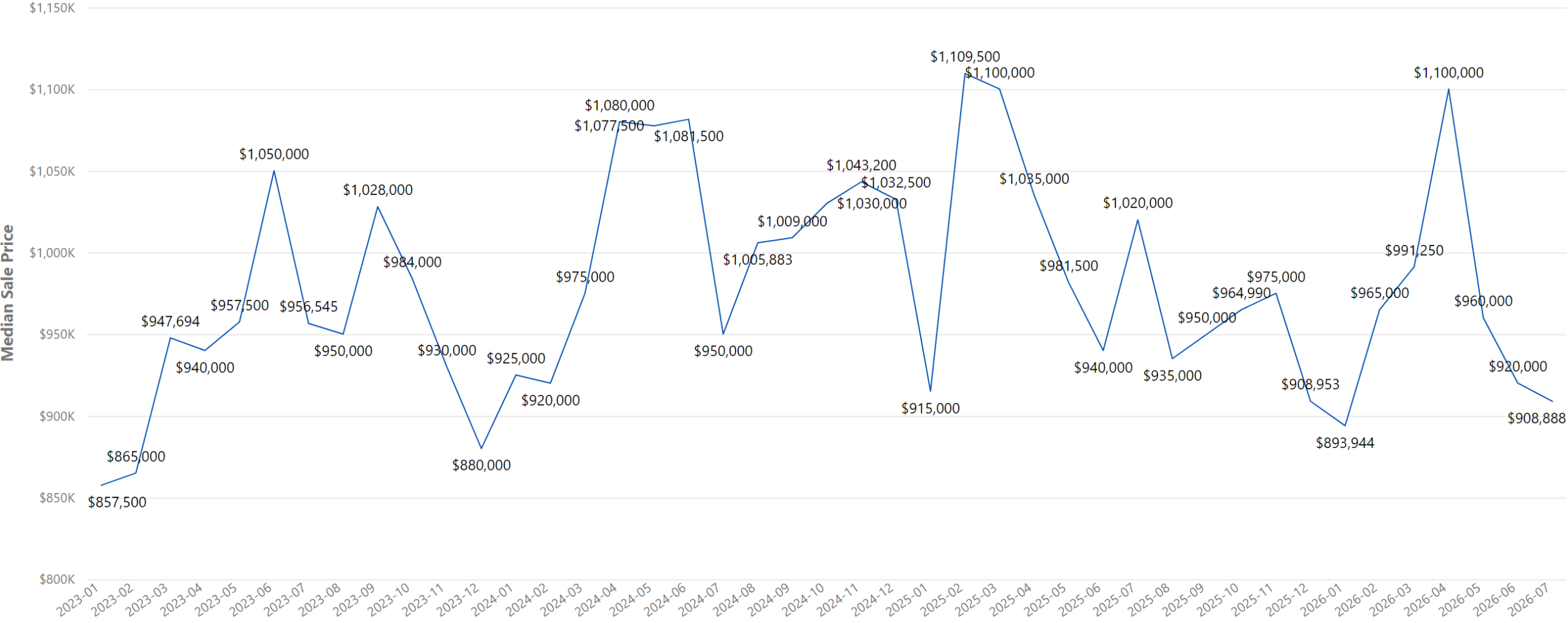
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Altos Hills	\$7,887,900	\$4,800,000	64%
Monte Sereno	\$4,100,000	\$2,810,000	46%
Campbell	\$2,407,500	\$1,977,500	22%
Mountain View	\$3,038,051	\$2,535,000	20%
Los Altos	\$4,825,159	\$4,070,000	19%
Saratoga	\$4,740,000	\$4,060,000	17%
Milpitas	\$1,690,000	\$1,500,000	13%
Santa Clara	\$1,900,000	\$1,750,000	9%
Palo Alto	\$4,280,000	\$4,250,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$1,325,000	\$2,676,000	-50%
Cupertino	\$2,850,000	\$3,475,000	-18%
Gilroy	\$1,100,000	\$1,174,500	-6%
Morgan Hill	\$1,421,000	\$1,500,000	-5%
Los Gatos	\$2,950,000	\$3,032,500	-3%
Sunnyvale	\$2,480,000	\$2,510,000	-1%
San Jose	\$1,680,000	\$1,700,000	-1%
Stanford	\$2,985,000	\$3,000,000	-1%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

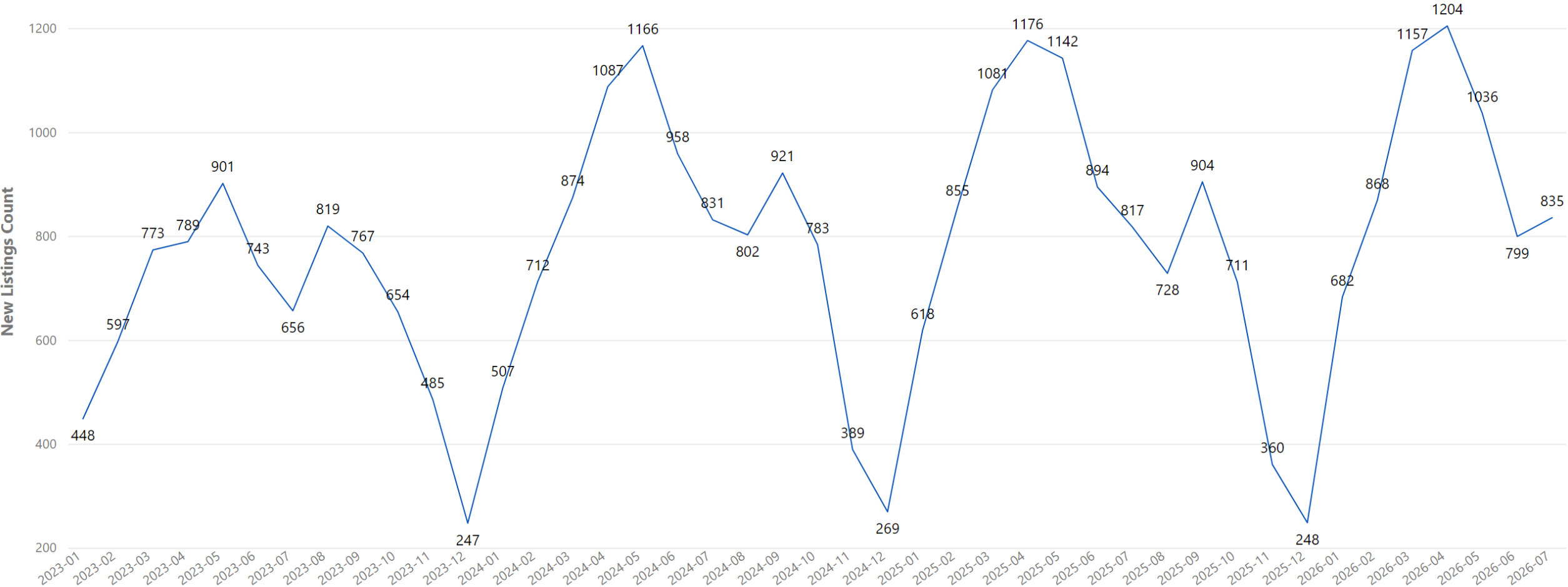
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Campbell	\$1,200,000	\$935,000	28%
Palo Alto	\$1,437,500	\$1,275,000	13%
Mountain View	\$1,375,000	\$1,265,000	9%
Milpitas	\$1,085,000	\$1,030,000	5%
Santa Clara	\$979,000	\$960,000	2%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$510,000	-100%
Sunnyvale	\$1,088,000	\$1,420,000	-23%
Morgan Hill	\$675,000	\$849,500	-21%
Cupertino	\$1,125,000	\$1,410,000	-20%
Saratoga	\$1,620,000	\$1,888,521	-14%
Gilroy	\$455,000	\$505,000	-10%
Los Gatos	\$1,336,500	\$1,440,000	-7%
San Jose	\$800,000	\$860,000	-7%
Los Altos	\$1,771,000	\$1,825,000	-3%

Santa Clara County - New Listings

CountyName ● Santa Clara



Santa Clara County - Increased New Listings

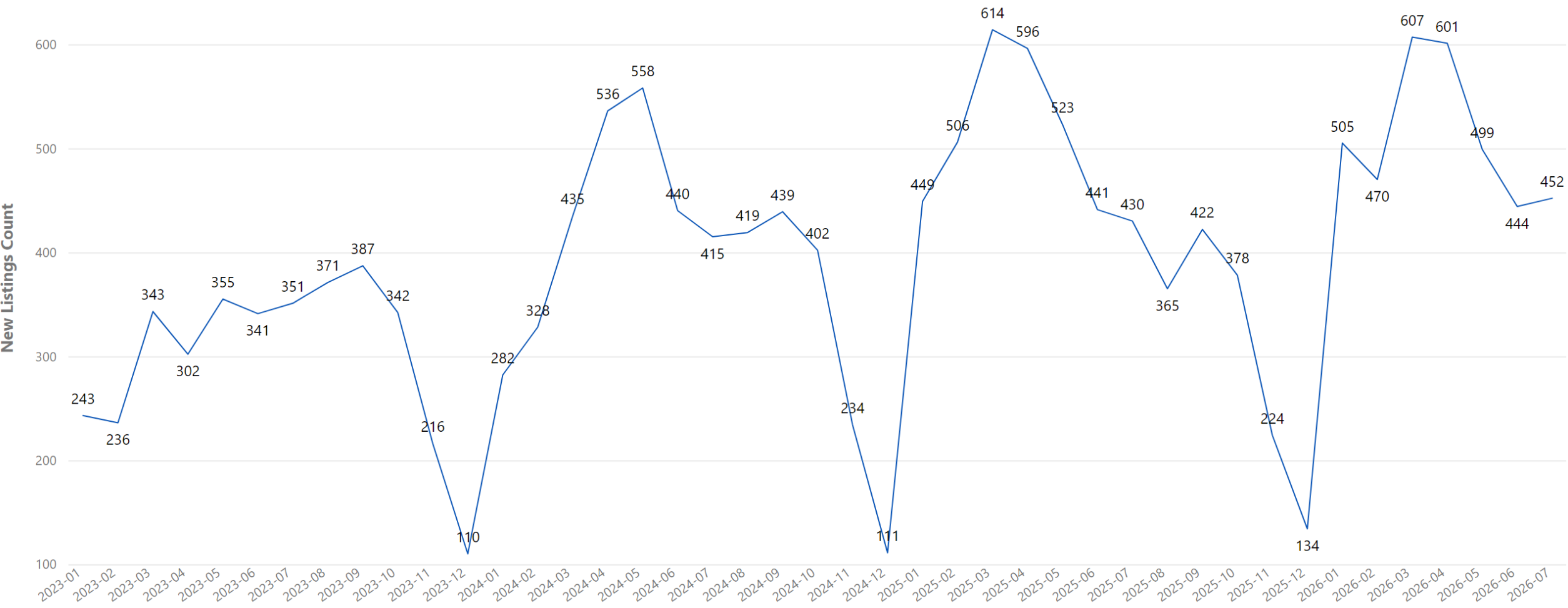
City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	33	9	267%
Santa Clara	42	33	27%
Morgan Hill	49	43	14%
Mountain View	20	18	11%
Milpitas	25	23	9%
Gilroy	40	37	8%
Sunnyvale	45	42	7%
San Jose	438	433	1%
San Martin	5	5	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos Hills	5	13	-62%
Monte Sereno	2	4	-50%
Campbell	18	24	-25%
Los Gatos	28	37	-24%
Palo Alto	36	43	-16%
Cupertino	24	26	-8%
Los Altos	25	26	-4%

Santa Clara County - New Listings

CountyName ● Santa Clara



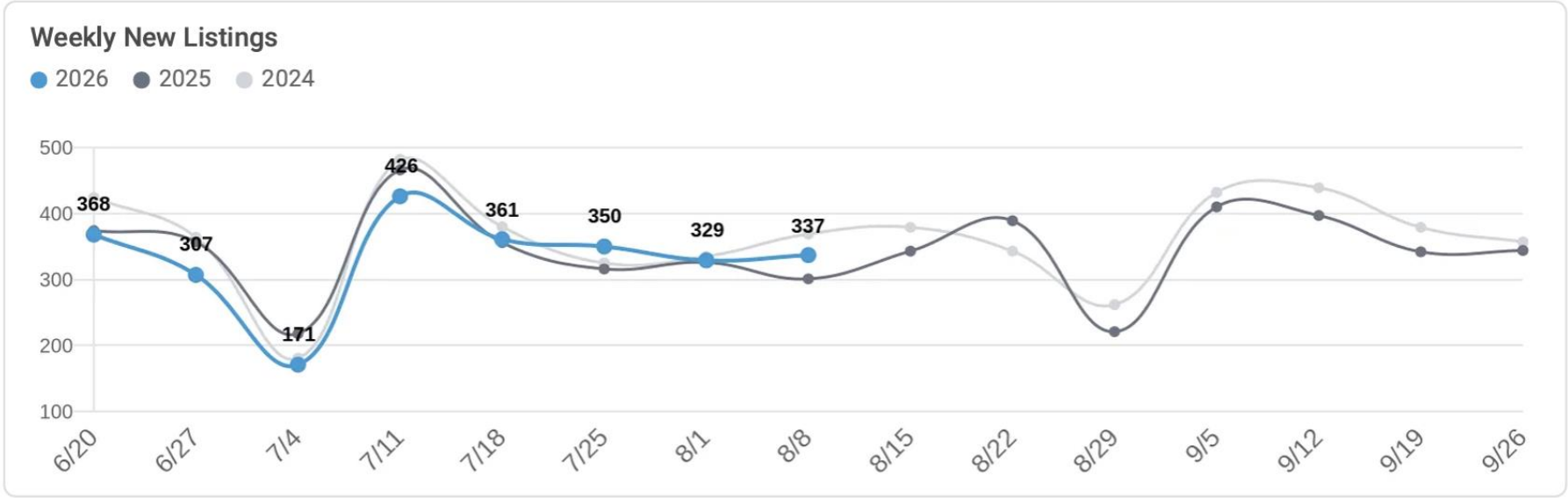
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Stanford	2	0	N/A
Cupertino	17	9	89%
Milpitas	40	25	60%
Campbell	17	13	31%
Sunnyvale	36	32	13%
Santa Clara	31	28	11%
San Jose	232	215	8%
Mountain View	36	35	3%
Gilroy	6	6	0%

Santa Clara County - Decreased New Listings

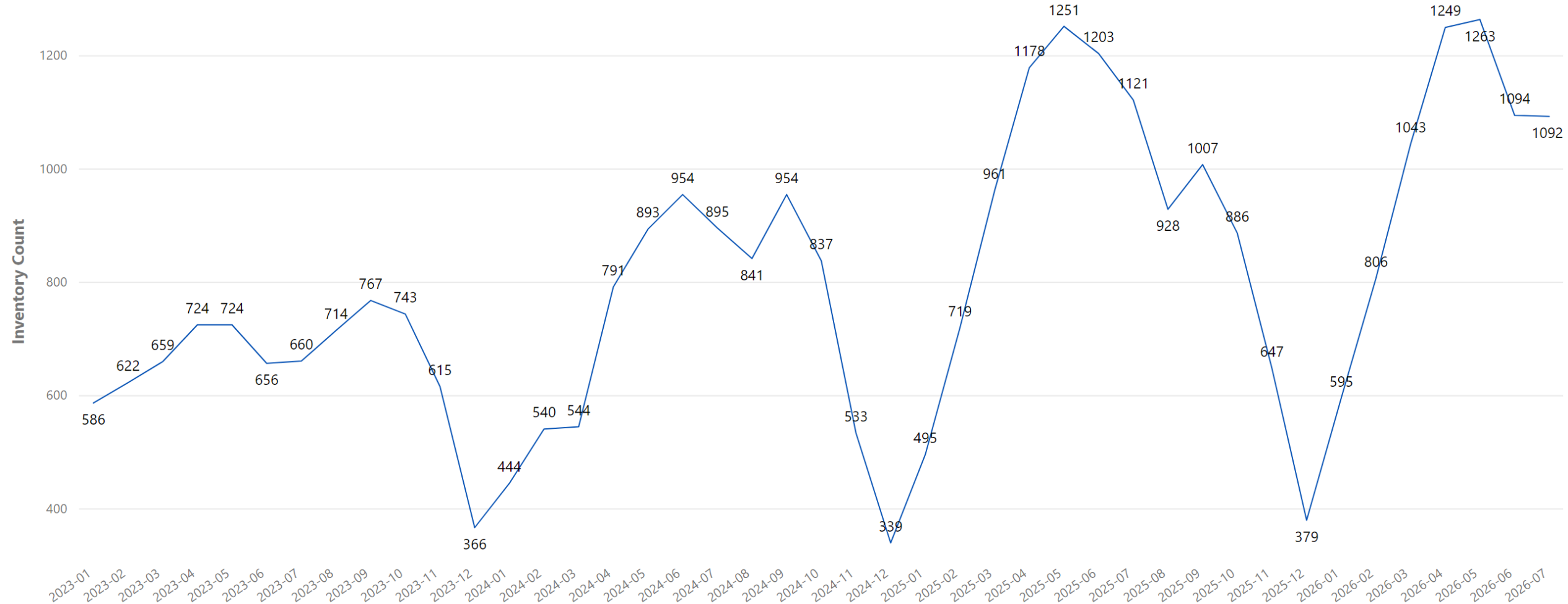
City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos	2	14	-86%
Saratoga	3	6	-50%
Los Gatos	8	13	-38%
Palo Alto	9	14	-36%
Morgan Hill	13	20	-35%

Santa Clara County – New Listings Week Ending 08/08/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



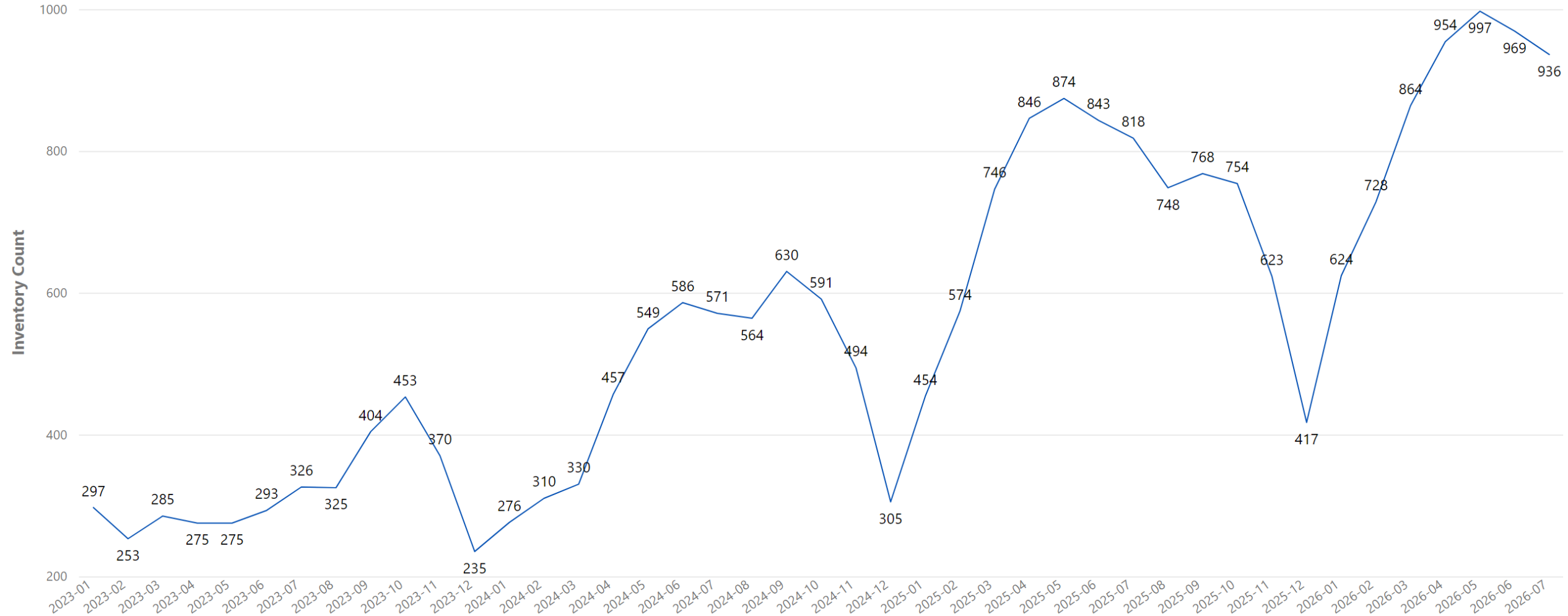
Data as of 8/10/2026

Aculist@2026

Residential Single Family: 2023-2026

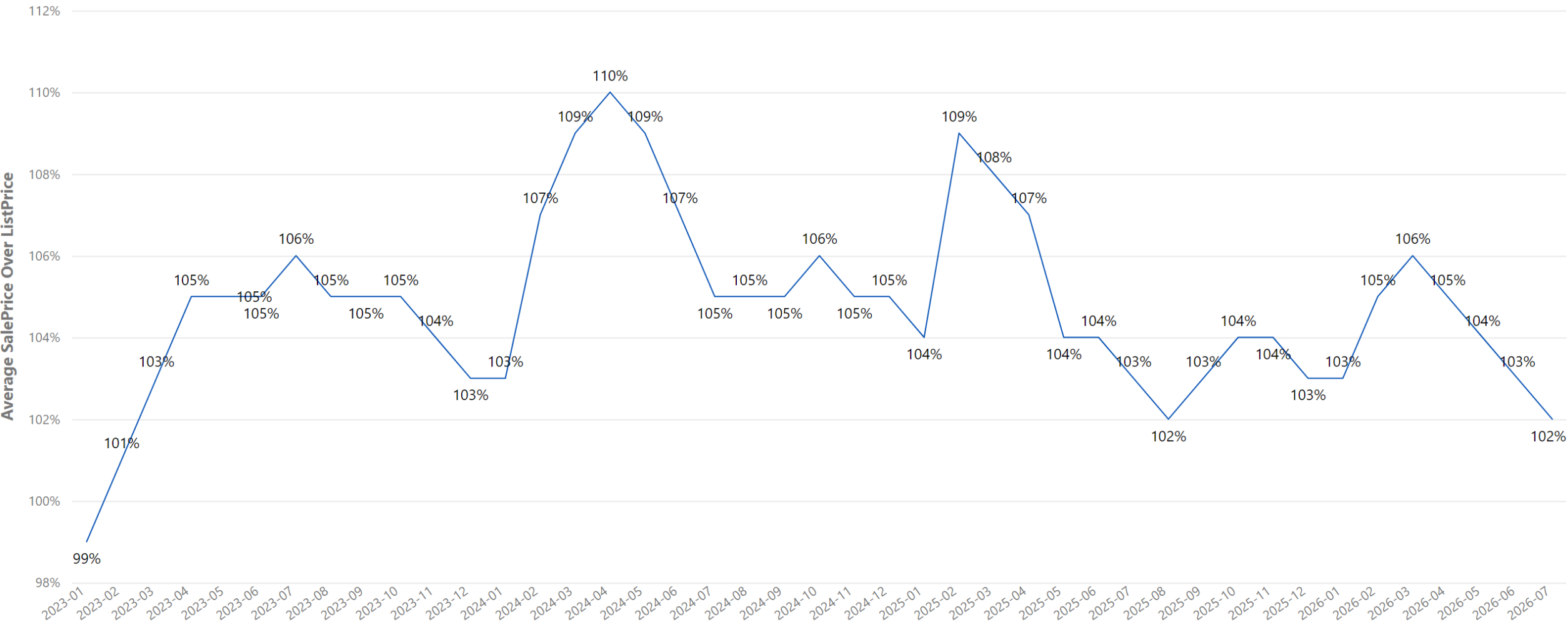
Santa Clara County - Inventory

CountyName ● Santa Clara



Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Santa Clara County - Increased Sale To List Price

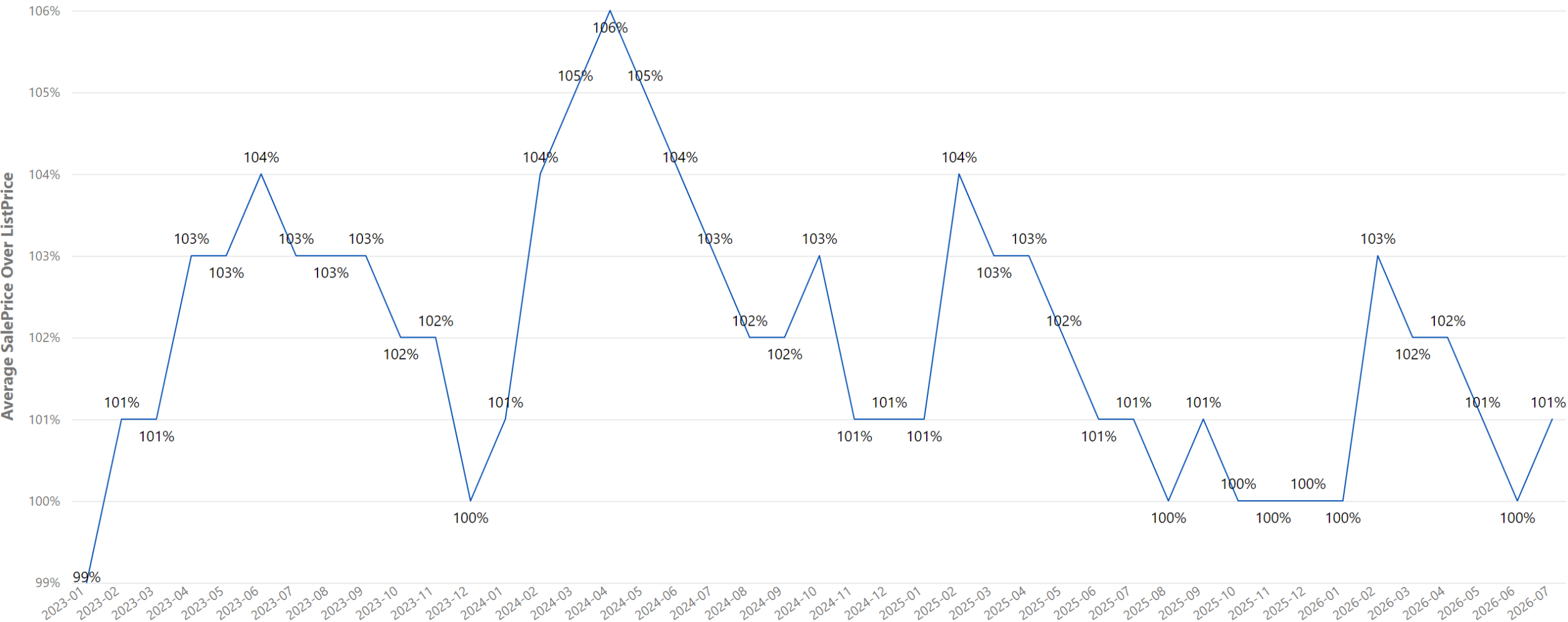
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Stanford	107%	100%	7%
Campbell	103%	99%	4%
Cupertino	110%	106%	4%
San Martin	99%	96%	3%
Los Gatos	101%	98%	3%
Palo Alto	108%	105%	3%
Milpitas	102%	101%	1%
Los Altos	105%	105%	0%
Morgan Hill	100%	100%	0%
Mountain View	106%	106%	0%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Monte Sereno	95%	103%	-8%
Los Altos Hills	98%	102%	-4%
Sunnyvale	105%	107%	-2%
Gilroy	99%	100%	-1%
San Jose	102%	103%	-1%
Saratoga	102%	103%	-1%
Santa Clara	105%	106%	-1%

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Santa Clara County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Cupertino	107%	102%	5%
Santa Clara	102%	99%	3%
Saratoga	103%	100%	3%
Morgan Hill	99%	97%	2%
Gilroy	100%	98%	2%
Milpitas	100%	99%	1%
Mountain View	103%	102%	1%
Campbell	99%	99%	0%
Los Gatos	100%	100%	0%
Palo Alto	98%	98%	0%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Los Altos	101%	116%	-13%
San Jose	100%	101%	-1%
Sunnyvale	100%	101%	-1%

Thank You

