



Santa Clara County

Real Estate Market Minute | February 2026

Santa Clara County - Residential - Single Family 2025 vs 2026

↑ 12

Median Days on Market
Compared to 10

↑ 686

New Listings
Compared to 618

↓

\$1.7M

Median Price
Compared to \$1.8M

↓ 312

Closed Sales
Compared to 377

↓ 103%

Sale to List Price Ratio
Compared to 104%

Data as of 2/6/2026

Aculist@2026

Residential Single Family: 2025-2026

Santa Clara County - Residential - Common Interest 2025 vs 2026

↑ 46

Median Days on Market
Compared to 28

↑ 503

New Listings
Compared to 449



\$886.9K

Median Price
Compared to \$915.0K

↓ 156

Closed Sales
Compared to 181

↓ 100%

Sale to List Price Ratio
Compared to 101%

Data as of 2/6/2026

Aculist@2026

January 2026 Market Trends

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

Market Trends – January 2026 in Santa Clara County

Pricing Trends

Median price for both the single family and common interest markets are down. The single family market is in the range of percentage decrease we generally see this time of year, common interest is on the lower end.

Transactional Trends

The number of new listings increased significantly in both markets from December, common interest up 275%. Closed sales however, reached two year lows in the single family and common interest markets.

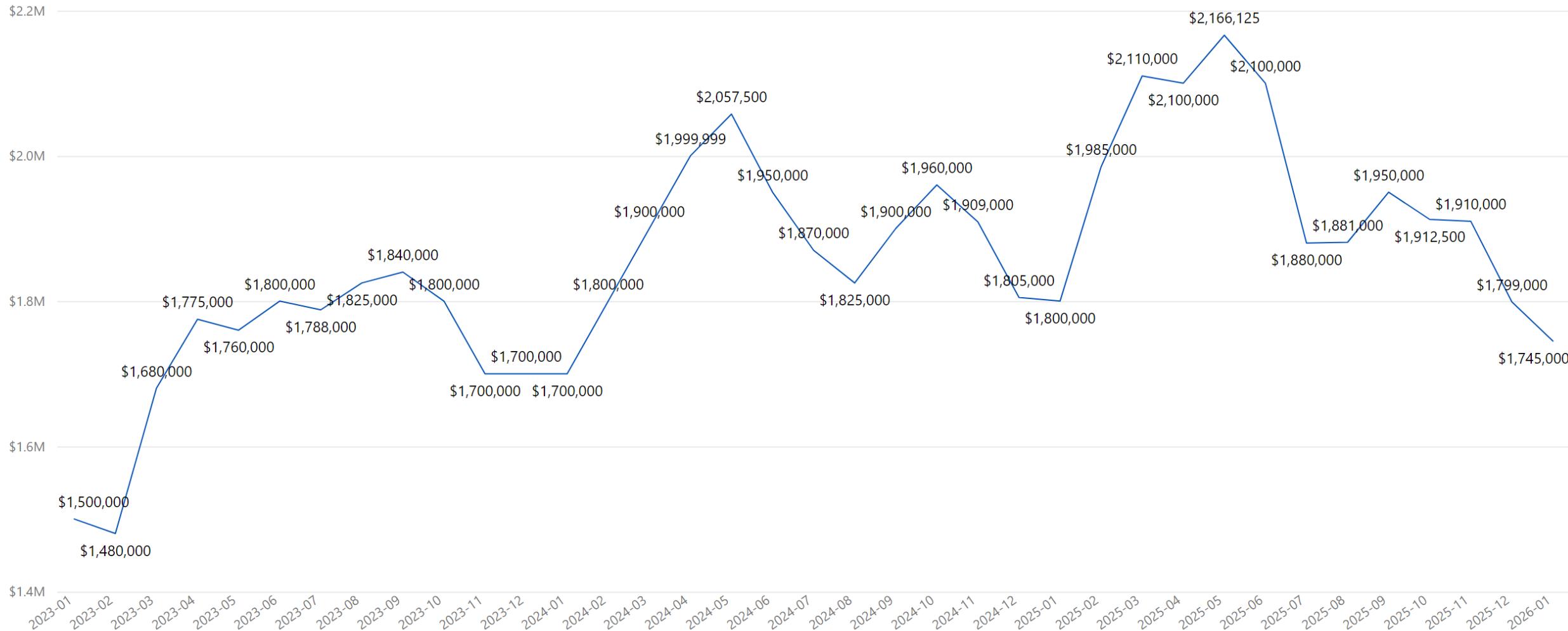
Market Competition

In the single family market, the number of days on market decreased in stark contrast to common interest where it shot up significantly. Sale to list price ratio stayed the same in both markets, signaling sustained competition.

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 2/6/2026

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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
San Martin	\$2,240,000	\$1,200,000	87%
Santa Clara	\$2,289,000	\$1,752,500	31%
Cupertino	\$3,704,000	\$3,200,000	16%
Campbell	\$1,978,888	\$1,775,000	11%
Morgan Hill	\$1,525,000	\$1,387,556	10%
Mountain View	\$2,968,000	\$2,837,500	5%
Sunnyvale	\$2,820,000	\$2,754,444	2%

Data as of 2/6/2026

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Residential Single Family: January 2025/2026

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Monte Sereno	\$0	\$4,717,500	-100%
Stanford	\$0	\$3,175,000	-100%
Milpitas	\$1,250,000	\$1,665,500	-25%
Palo Alto	\$3,325,000	\$4,200,000	-21%
Los Altos	\$4,725,000	\$5,490,000	-14%
San Jose	\$1,500,000	\$1,620,000	-7%
Los Gatos	\$2,620,000	\$2,761,500	-5%
Gilroy	\$1,047,500	\$1,100,000	-5%
Los Altos Hills	\$5,350,000	\$5,450,000	-2%
Saratoga	\$4,270,000	\$4,300,000	-1%

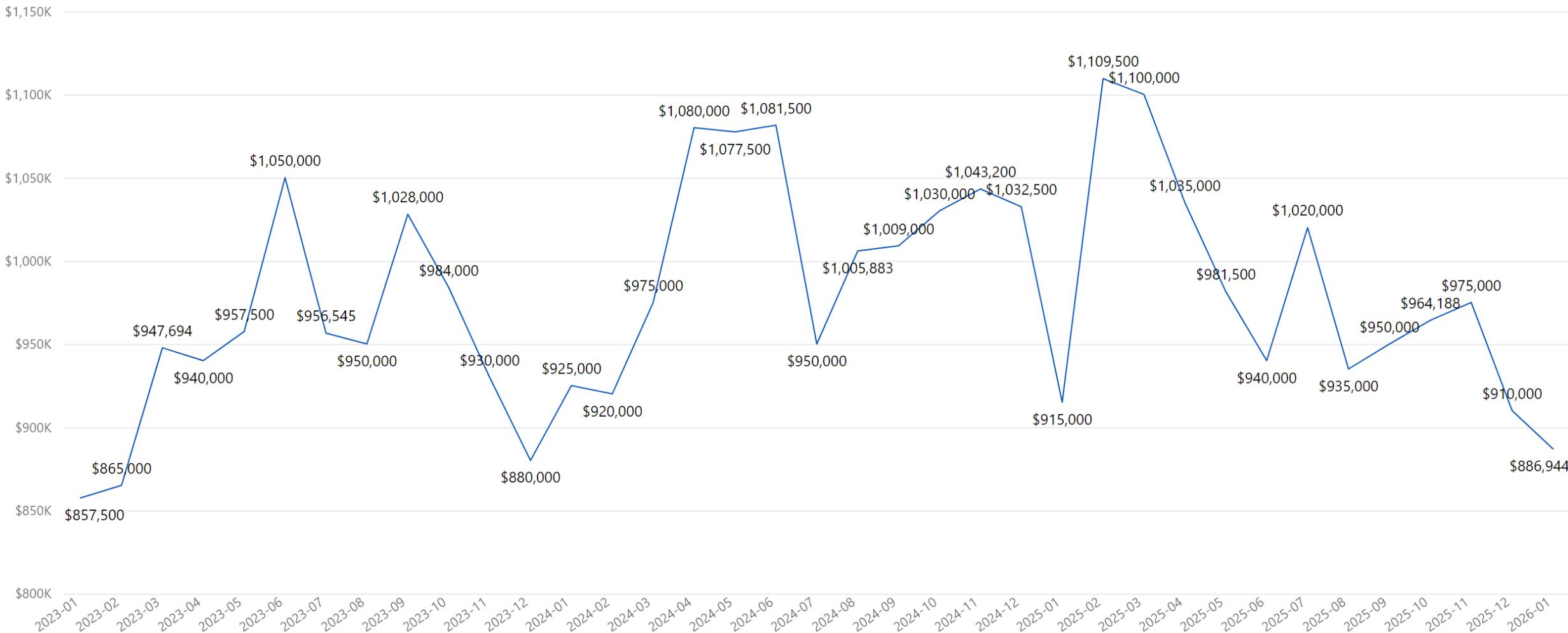
Data as of 2/6/2026

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Residential Single Family: January 2025/2026

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 2/6/2026

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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
Stanford	\$1,150,000	\$0	N/A
Los Altos	\$1,582,000	\$1,222,000	29%
Milpitas	\$1,050,000	\$920,000	14%
Los Gatos	\$1,575,000	\$1,475,000	7%
San Jose	\$770,000	\$750,000	3%
Mountain View	\$1,340,000	\$1,335,000	0%
Morgan Hill	\$960,712	\$960,000	0%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Saratoga	\$1,225,000	\$2,648,241	-54%
Cupertino	\$975,000	\$1,140,000	-14%
Gilroy	\$587,500	\$655,000	-10%
Sunnyvale	\$1,340,000	\$1,476,000	-9%
Campbell	\$1,074,000	\$1,128,000	-5%
Palo Alto	\$1,308,500	\$1,360,500	-4%
Santa Clara	\$737,500	\$752,000	-2%

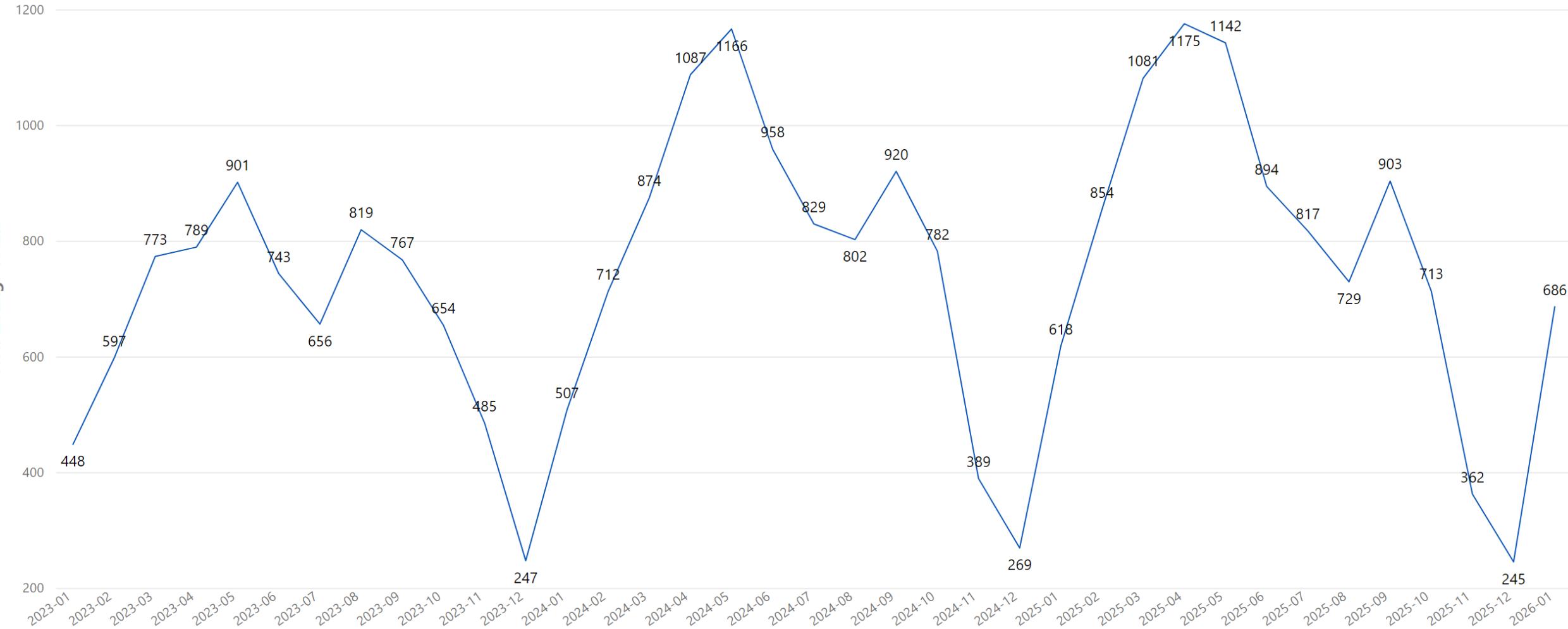
Data as of 2/6/2026

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Residential Common Interest: January 2025/2026

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 2/6/2026

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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
Los Altos	26	10	160%
Campbell	20	9	122%
Cupertino	19	11	73%
Mountain View	21	14	50%
Milpitas	24	18	33%
Santa Clara	38	34	12%
Palo Alto	32	29	10%
Sunnyvale	35	32	9%
San Jose	346	317	9%
Stanford	1	1	0%
Saratoga	17	17	0%
Gilroy	36	36	0%

Data as of 2/6/2026

Aculist@2026

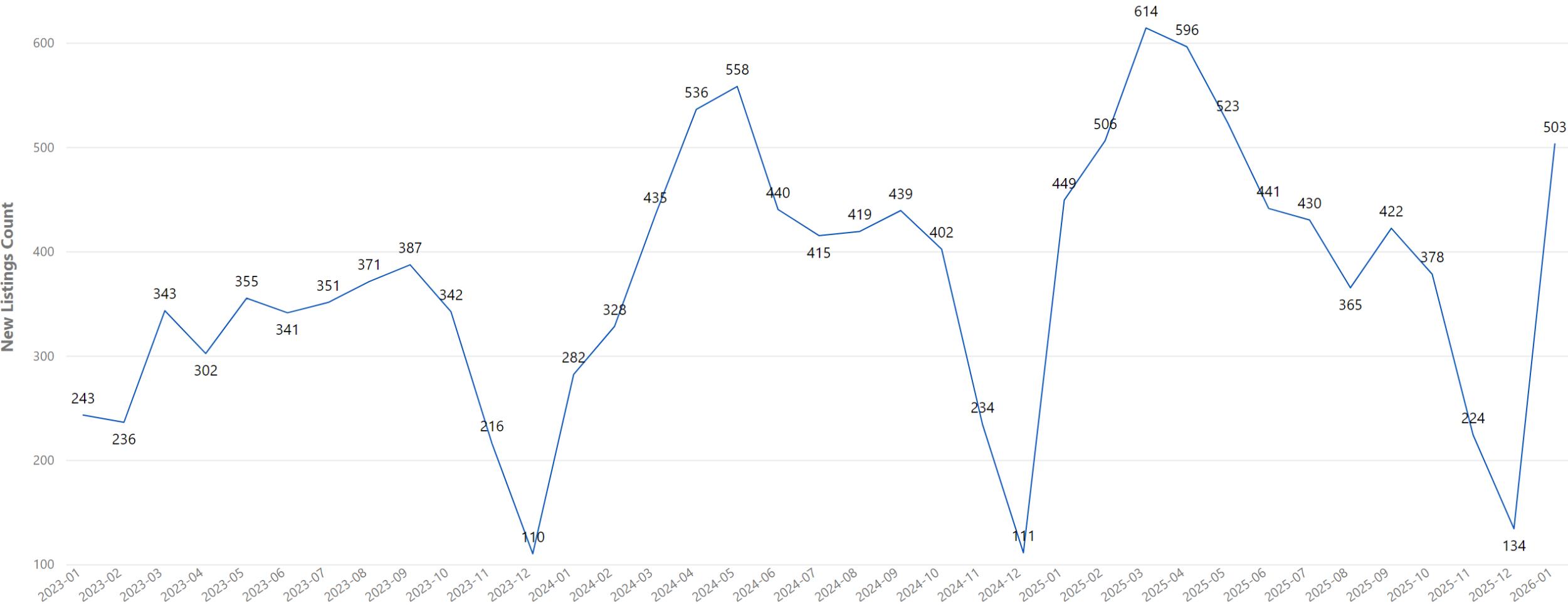
Residential Single Family: January 2025/2026

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Monte Sereno	1	5	-80%
Morgan Hill	30	38	-21%
Los Altos Hills	6	7	-14%
Los Gatos	33	36	-8%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 2/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

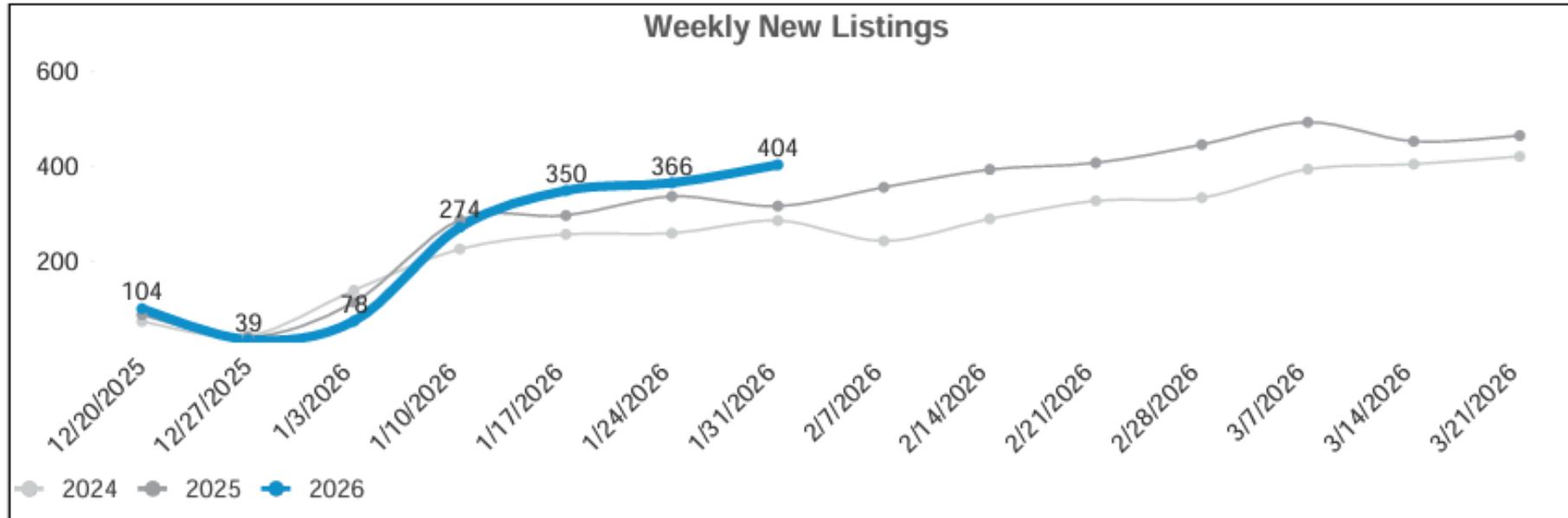
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	29	8	263%
Campbell	24	11	118%
Gilroy	6	3	100%
Saratoga	13	10	30%
Mountain View	39	32	22%
San Jose	227	200	14%
Sunnyvale	58	53	9%

Santa Clara County - Decreased New Listings

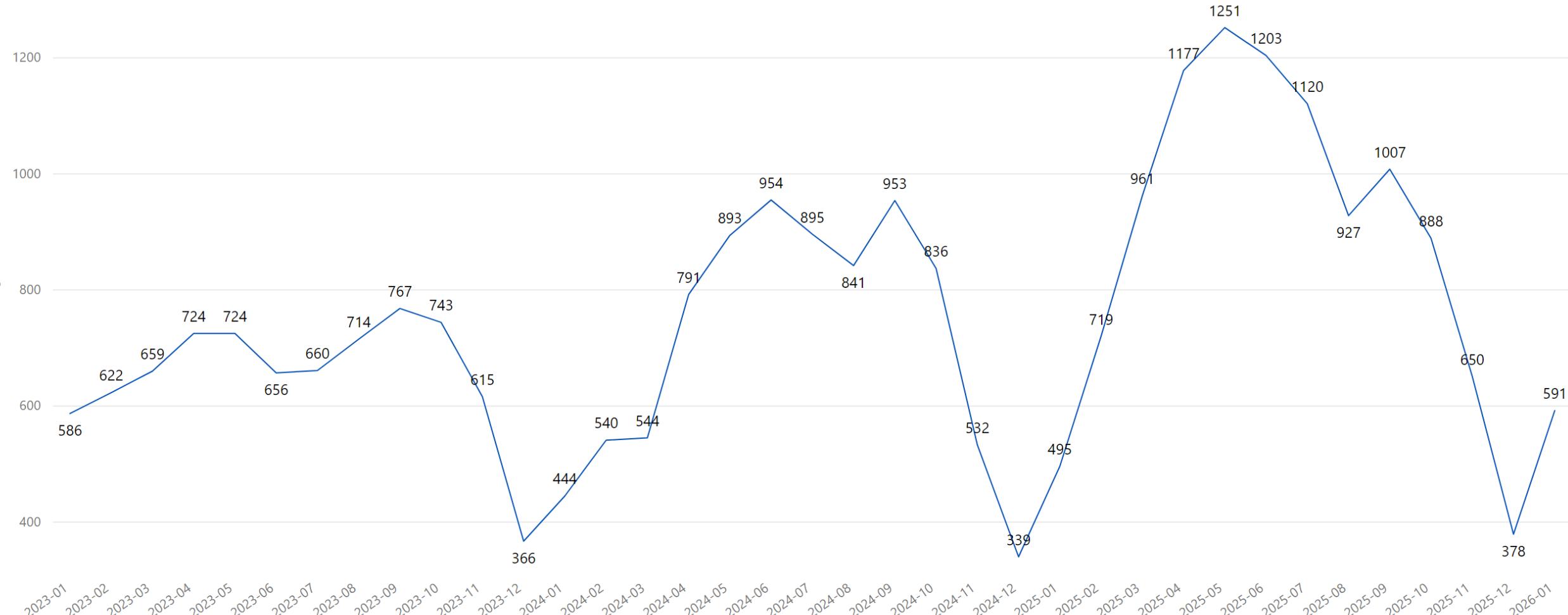
City	New Listings This Year	New Listings Last Year	% New Listings Change
Cupertino	5	15	-67%
Morgan Hill	9	12	-25%
Santa Clara	33	40	-18%
Los Gatos	16	18	-11%
Los Altos	13	14	-7%
Milpitas	31	33	-6%

Santa Clara County – New Listings Week Ending 01/31/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



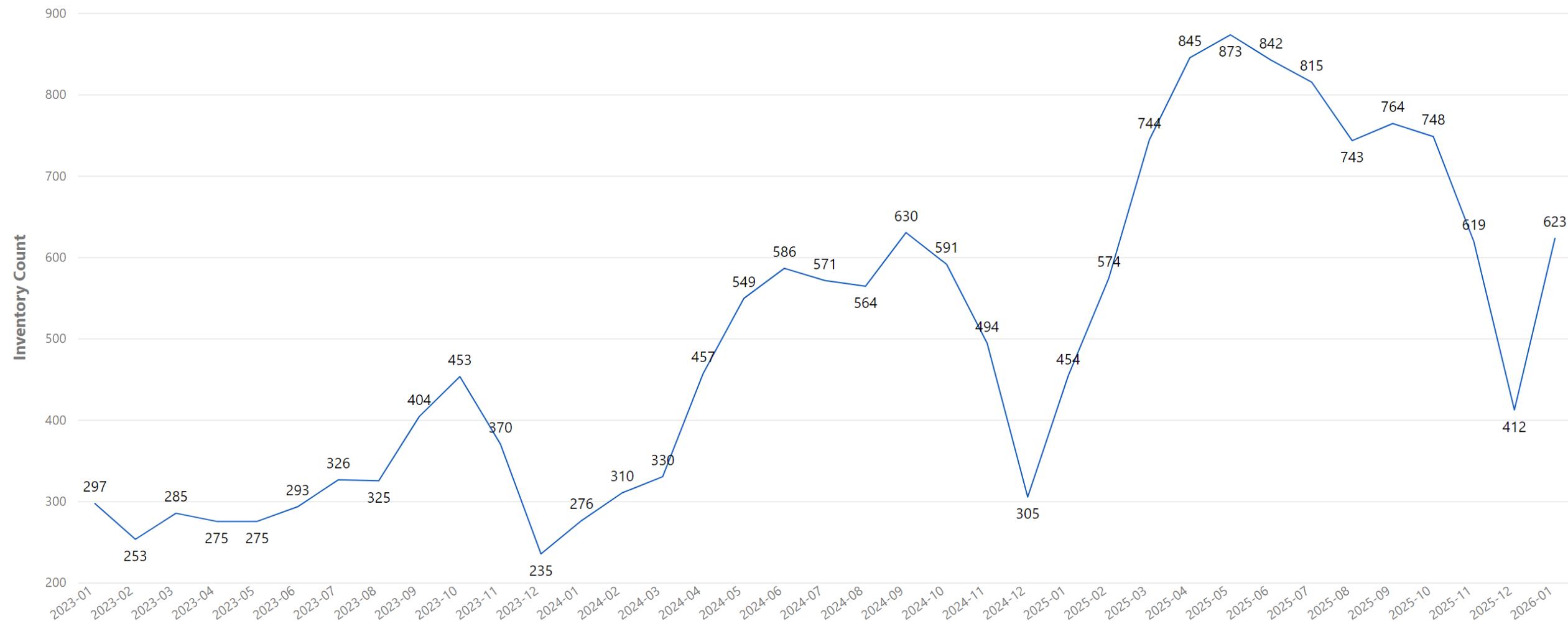
Data as of 2/6/2026

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Residential Single Family: 2023-2026

Santa Clara County - Inventory

CountyName ● Santa Clara



Data as of 2/6/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara

112%

110%

108%

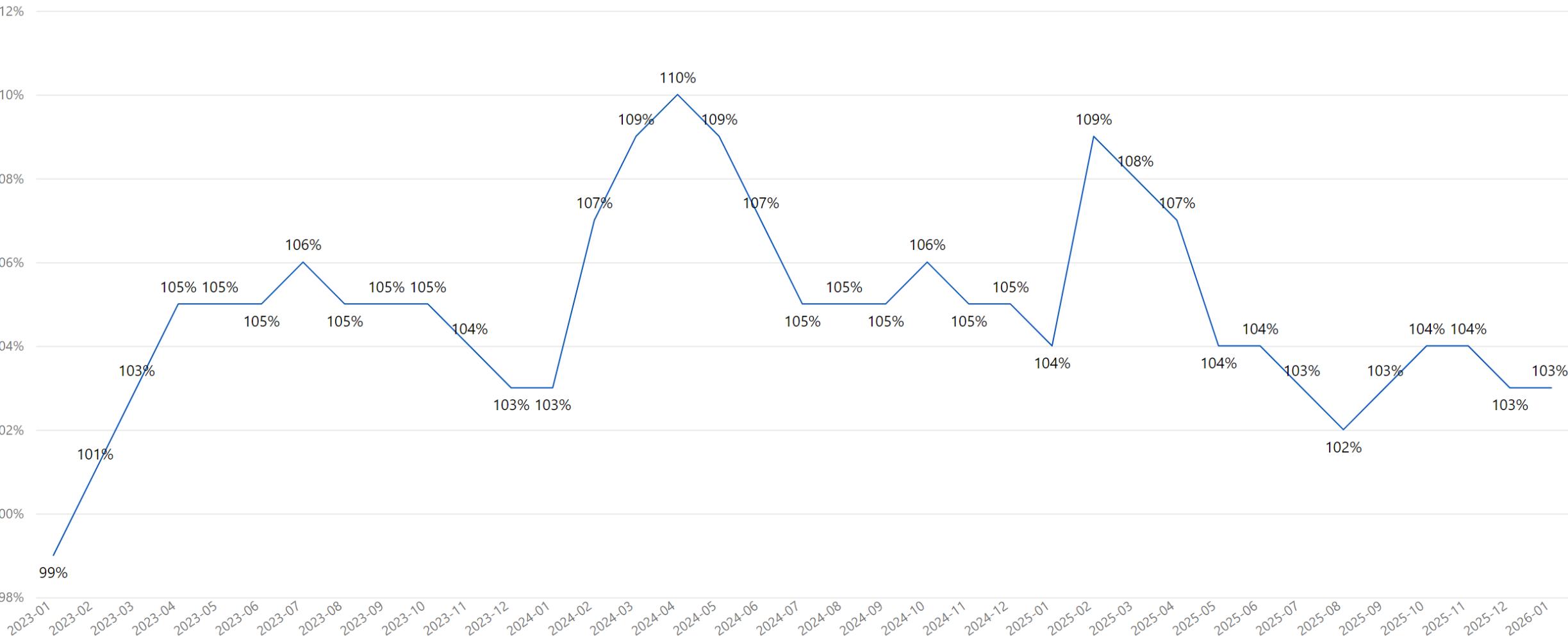
106%

104%

102%

100%

99%



Santa Clara County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Campbell	106%	99%	7%
Mountain View	114%	107%	7%
San Martin	98%	92%	7%
Palo Alto	107%	102%	5%
Los Gatos	103%	100%	3%
Morgan Hill	100%	98%	2%
Los Altos Hills	97%	96%	1%
Los Altos	101%	100%	1%
Santa Clara	107%	107%	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
Sunnyvale	109%	118%	-8%
San Jose	103%	106%	-3%
Saratoga	101%	103%	-2%
Milpitas	103%	105%	-2%
Cupertino	106%	108%	-2%
Gilroy	100%	101%	-1%

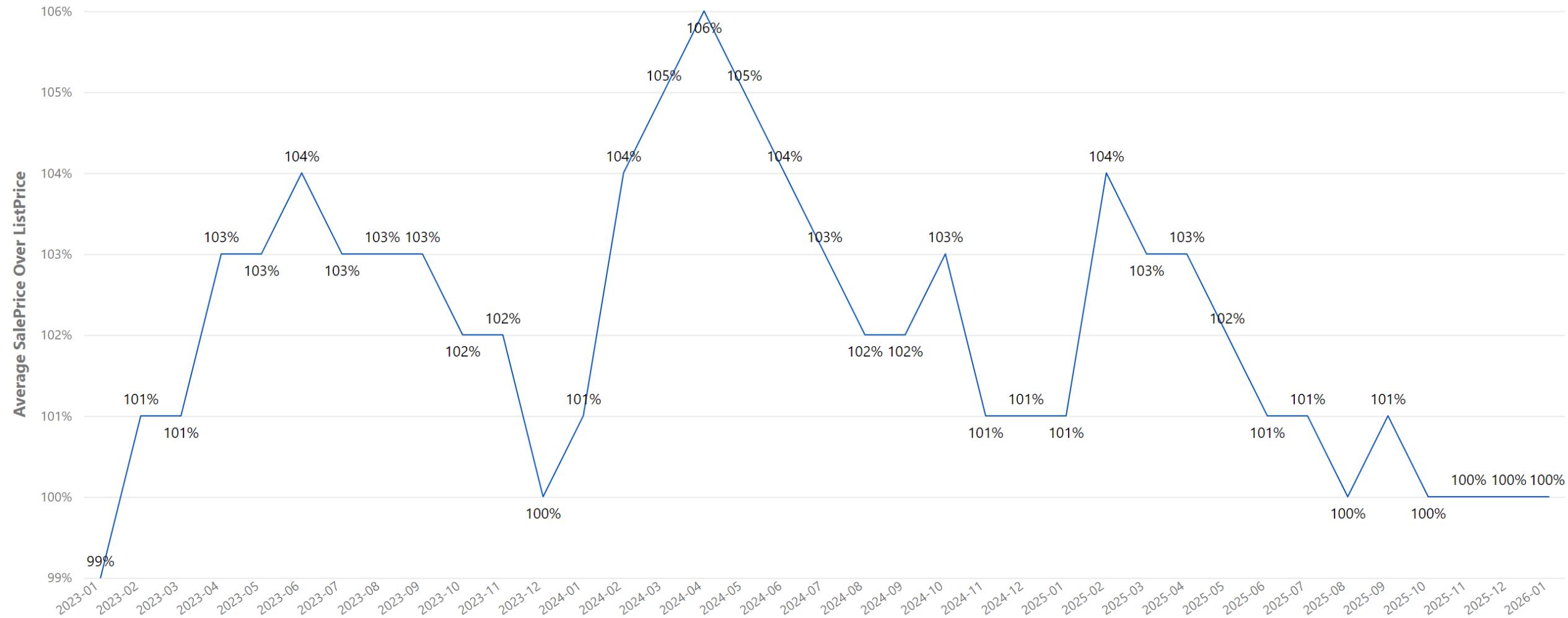
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Residential Single Family: January 2025/2026

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



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Aculist@2026

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
Stanford	100%	0%	N/A
Palo Alto	103%	99%	4%
Saratoga	98%	98%	0%

Data as of 2/6/2026

Aculist@2026

Residential Common Interest: January 2025/2026

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	99%	103%	-4%
Los Gatos	96%	99%	-3%
Mountain View	101%	104%	-3%
Campbell	97%	99%	-2%
Morgan Hill	98%	100%	-2%
Sunnyvale	101%	103%	-2%
Los Altos	98%	99%	-1%
Cupertino	99%	100%	-1%
San Jose	100%	101%	-1%
Santa Clara	100%	101%	-1%
Gilroy	101%	102%	-1%

Thank You