



Santa Clara County

Real Estate Market Minute | July 2026

Santa Clara County - Residential - Single Family 2025 vs 2026

= 11

Median Days on Market
Compared to 11



\$1.9M

Median Price
Compared to \$2.1M

↓ 820

Closed Sales
Compared to 837

↓ 799

New Listings
Compared to 894

↓ 103%

Sale to List Price Ratio
Compared to 104%

Santa Clara County - Residential - Common Interest 2025 vs 2026

↑ 26

Median Days on Market
Compared to 20

↓ 294

Closed Sales
Compared to 306



\$910.0K

Median Price
Compared to \$940.0K

↑ 444

New Listings
Compared to 441

↓ 100%

Sale to List Price Ratio
Compared to 101%

June 2026 Market Trends

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

Market Trends – June 2026 in Santa Clara County

Pricing Trends

Median home prices declined year over year in both the single family and common interest markets, marking a reversal from earlier gains. While the decrease in the single family market was modest, common interest properties experienced a more pronounced decline.

Transactional Trends

Decreases in both new listings and closed sales are typical this time of year and have been a consistent seasonal trend over the past several years. Both the single family and common interest markets experienced declines in new listings and closed sales.

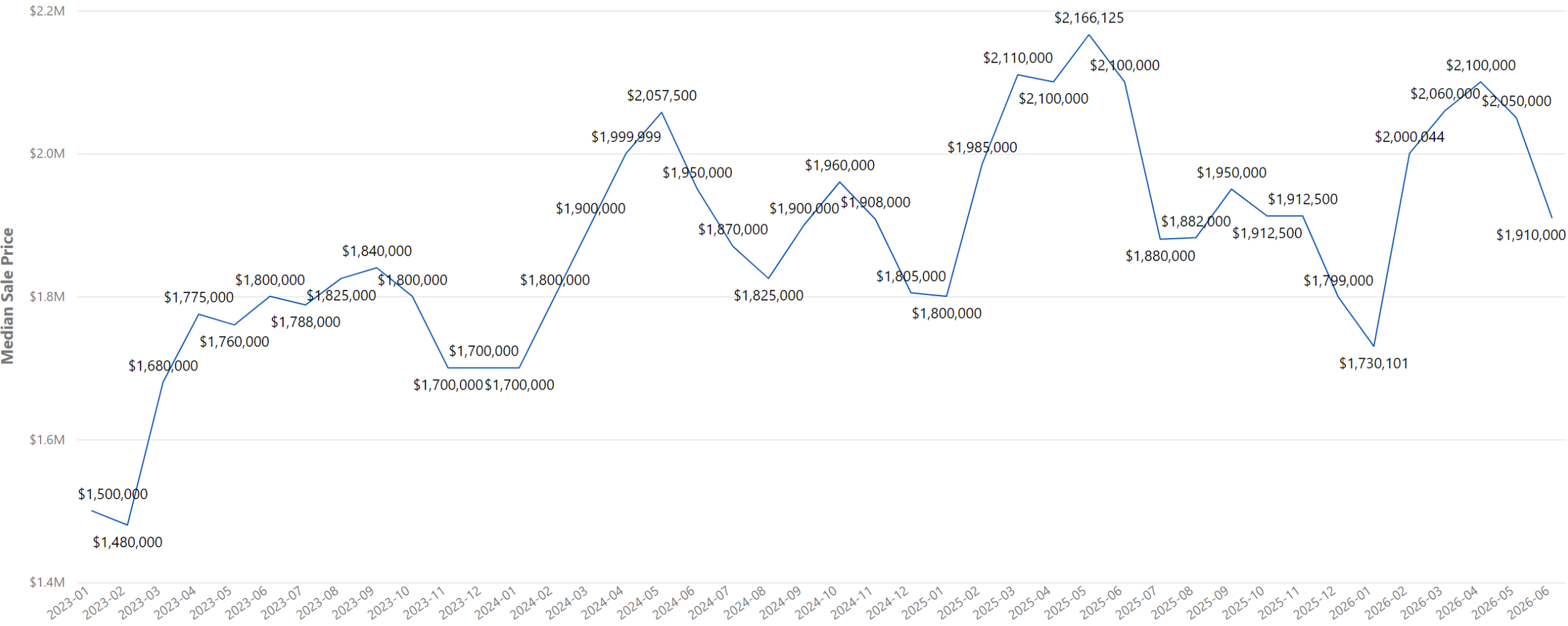
Market Competition

Median days on market increased in both the single family and common interest markets. The sale to list price ratio declined in the common interest market, signaling softer demand, while the slight increase in the single-family market still reflects an overall slowing trend.

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

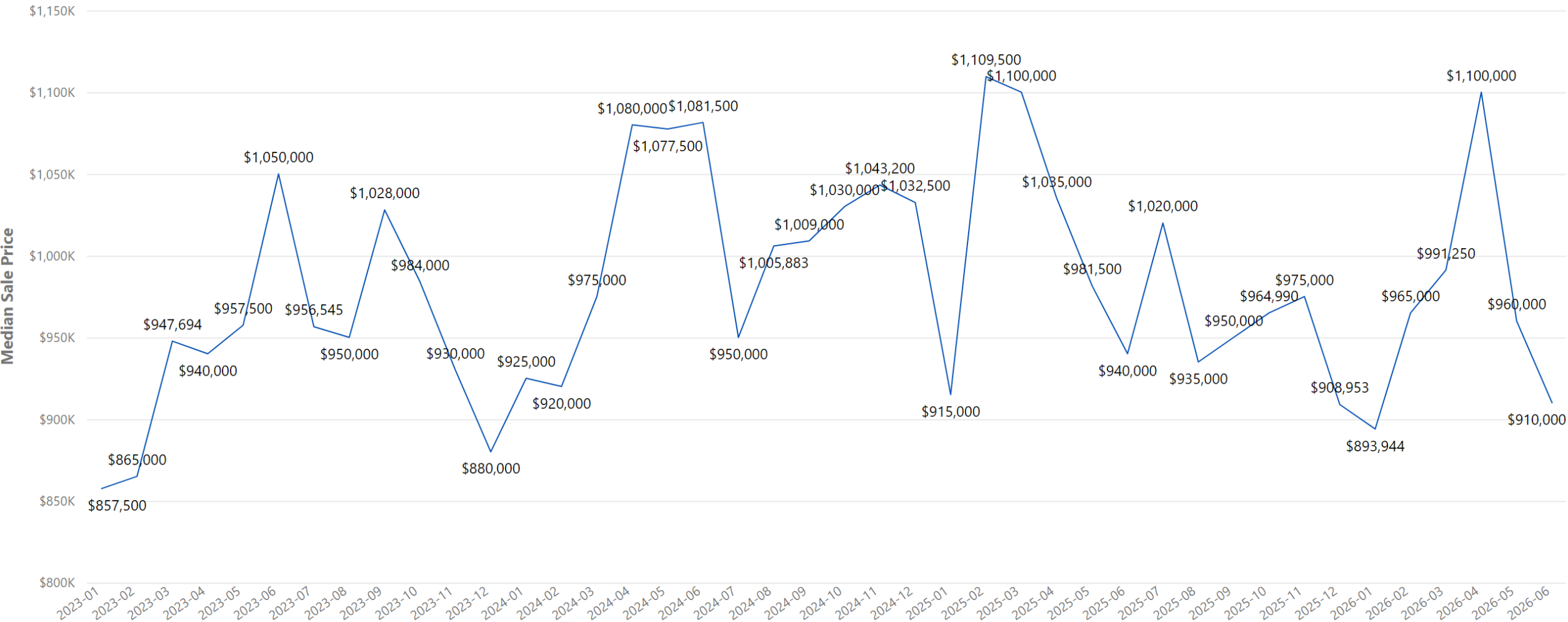
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$2,000,000	\$0	N/A
Monte Sereno	\$4,710,000	\$3,510,000	34%
Morgan Hill	\$1,650,000	\$1,546,888	7%
Palo Alto	\$3,750,000	\$3,547,500	6%
Sunnyvale	\$2,800,000	\$2,675,000	5%
Saratoga	\$4,830,000	\$4,752,000	2%
Cupertino	\$3,350,000	\$3,310,000	1%
Milpitas	\$1,800,000	\$1,800,000	0%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$3,050,000	-100%
Gilroy	\$1,100,000	\$1,240,000	-11%
Santa Clara	\$1,800,000	\$2,002,500	-10%
Los Altos	\$4,774,000	\$4,901,500	-3%
San Jose	\$1,668,000	\$1,700,000	-2%
Los Gatos	\$3,089,000	\$3,112,500	-1%
Campbell	\$2,039,325	\$2,050,000	-1%
Los Altos Hills	\$5,481,000	\$5,500,000	0%
Mountain View	\$2,910,000	\$2,914,000	0%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

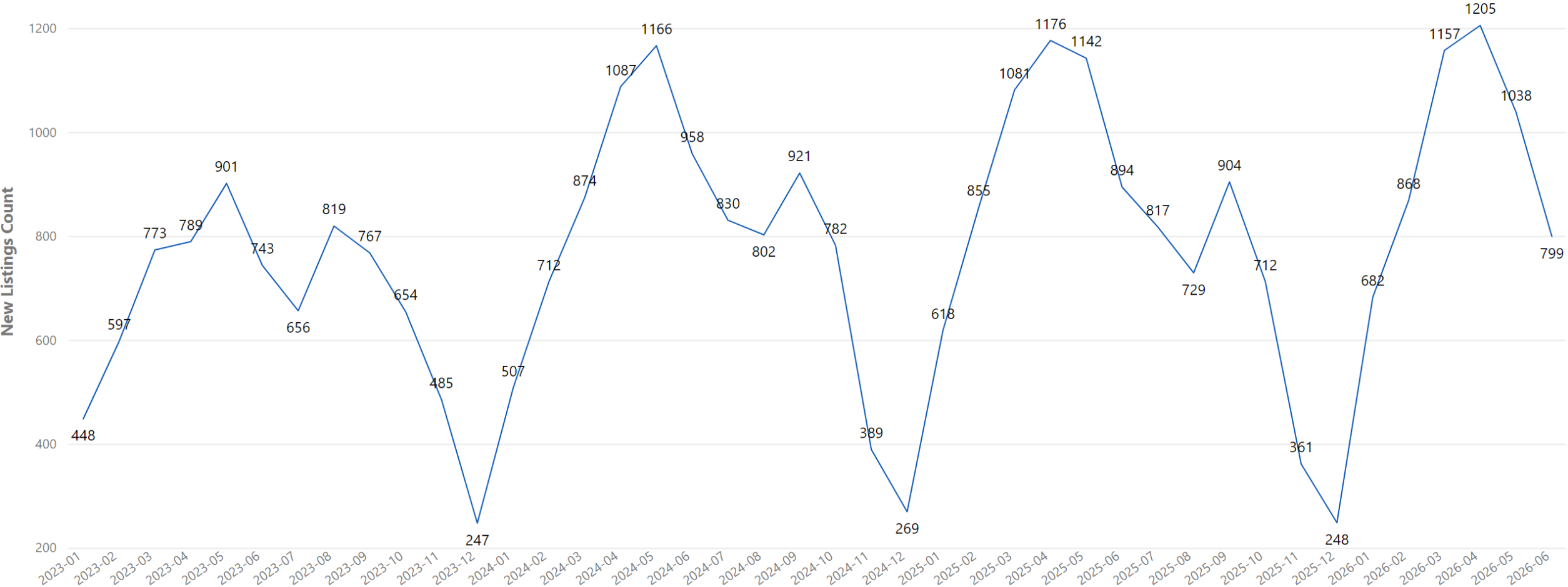
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Gilroy	\$649,000	\$0	N/A
Los Gatos	\$1,400,000	\$1,295,000	8%
Campbell	\$965,000	\$925,000	4%
Cupertino	\$1,310,000	\$1,280,750	2%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$525,000	-100%
Saratoga	\$779,888	\$2,200,000	-65%
Santa Clara	\$1,075,000	\$1,255,500	-14%
Palo Alto	\$1,525,000	\$1,754,000	-13%
Morgan Hill	\$722,000	\$824,495	-12%
San Jose	\$730,000	\$810,000	-10%
Sunnyvale	\$1,225,000	\$1,332,500	-8%
Milpitas	\$1,002,500	\$1,050,000	-5%
Mountain View	\$1,436,875	\$1,501,390	-4%
Los Altos	\$1,829,000	\$1,845,000	-1%

Santa Clara County - New Listings

CountyName ● Santa Clara



Santa Clara County - Increased New Listings

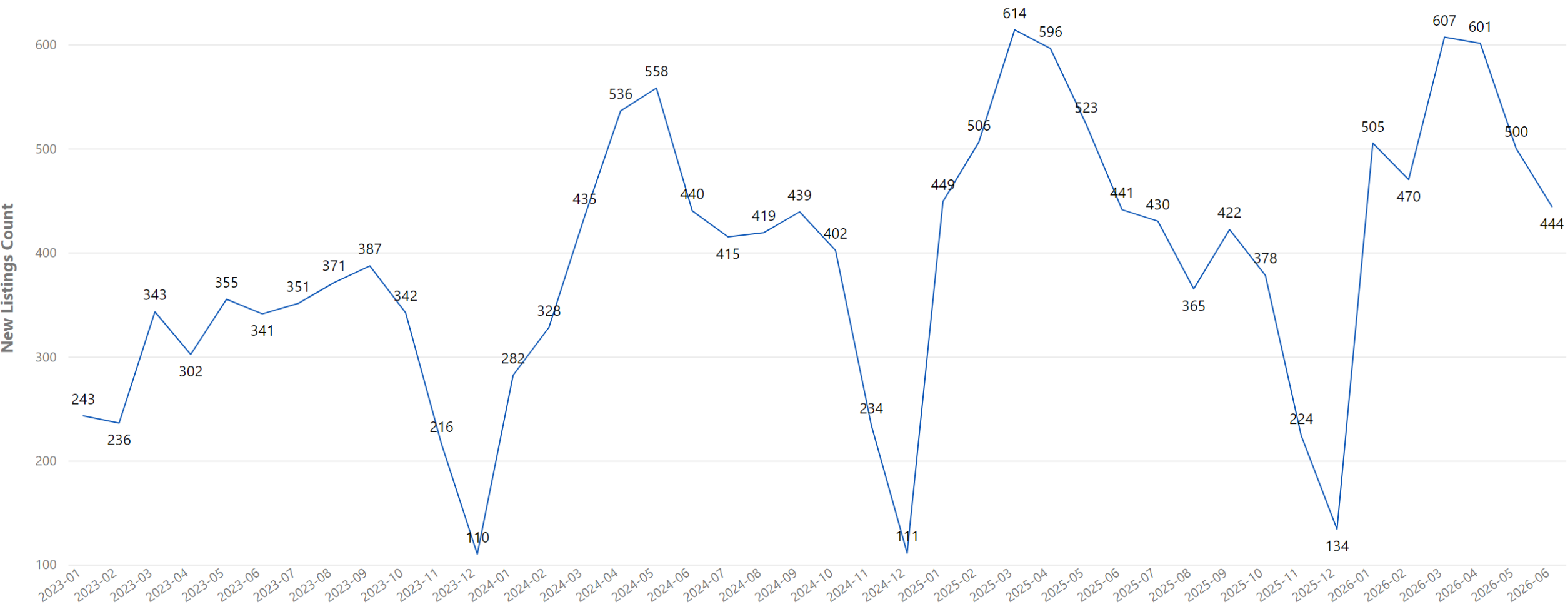
City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	23	18	28%
Cupertino	20	16	25%
Los Gatos	32	29	10%
Campbell	28	26	8%
San Martin	3	3	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Morgan Hill	39	63	-38%
Gilroy	36	58	-38%
Palo Alto	27	43	-37%
Milpitas	19	29	-34%
Monte Sereno	4	6	-33%
Mountain View	16	22	-27%
Los Altos	21	27	-22%
Sunnyvale	42	54	-22%
Los Altos Hills	9	10	-10%
Santa Clara	46	48	-4%
San Jose	434	440	-1%

Santa Clara County - New Listings

CountyName ● Santa Clara



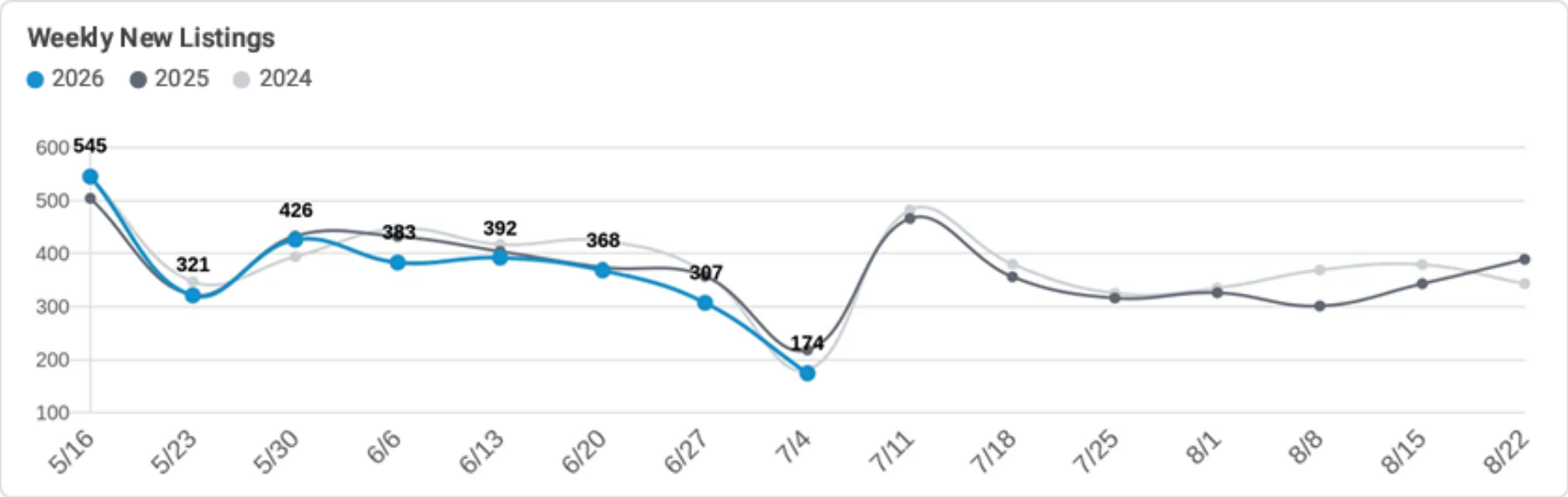
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Santa Clara	34	23	48%
Palo Alto	17	13	31%
Cupertino	11	9	22%
Milpitas	34	28	21%
Morgan Hill	12	10	20%
Saratoga	5	5	0%
Campbell	16	16	0%

Santa Clara County - Decreased New Listings

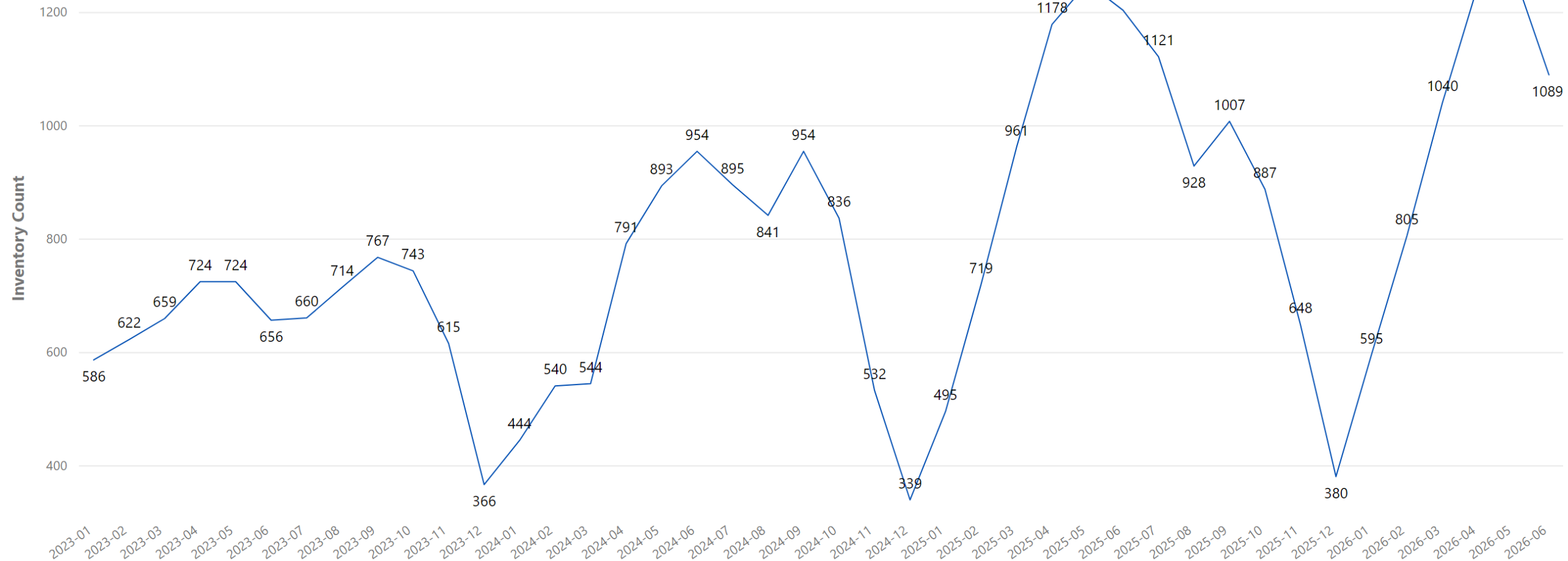
City	New Listings This Year	New Listings Last Year	% New Listings Change
Gilroy	3	6	-50%
Los Gatos	9	14	-36%
Los Altos	6	7	-14%
Mountain View	34	38	-11%
Sunnyvale	36	39	-8%
San Jose	227	233	-3%

Santa Clara County – New Listings Week Ending 07/04/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



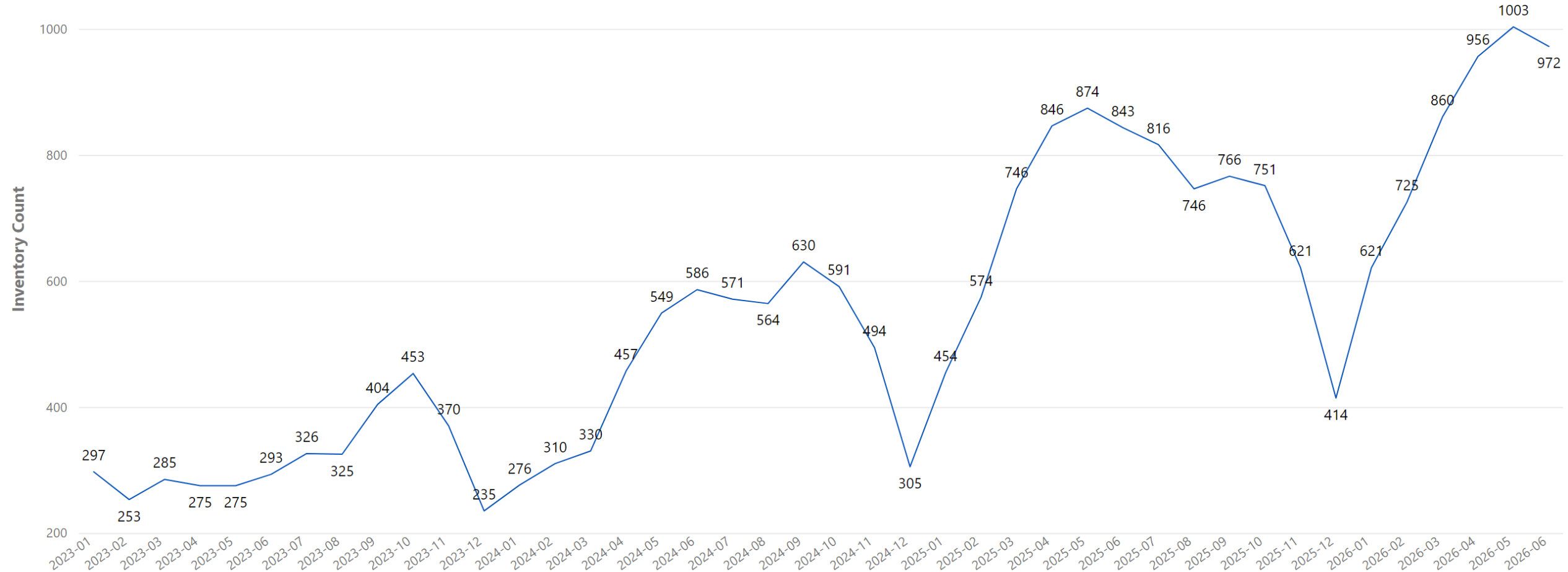
Data as of 7/6/2026

Aculist@2026

Residential Single Family: 2023-2026

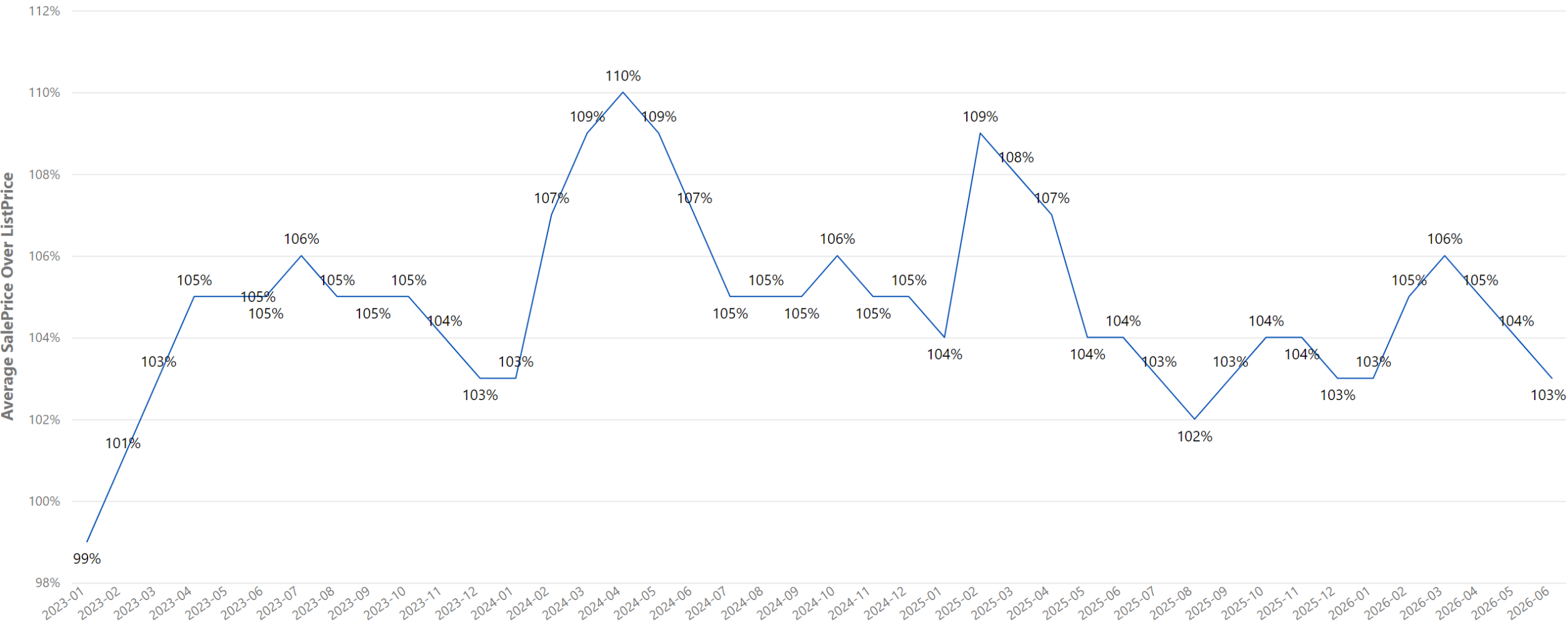
Santa Clara County - Inventory

CountyName ● Santa Clara



Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Santa Clara County - Increased Sale To List Price

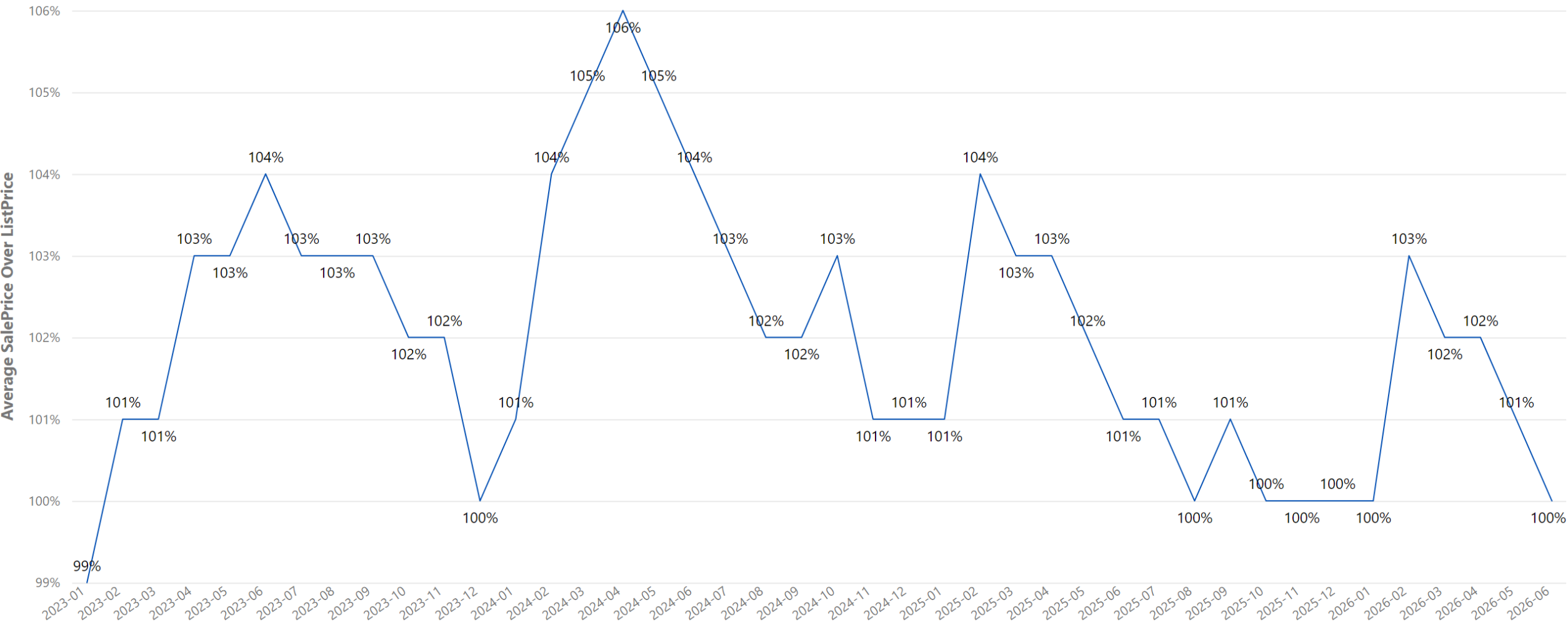
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
San Martin	93%	0%	N/A
Monte Sereno	112%	108%	4%
Gilroy	102%	100%	2%
Milpitas	104%	102%	2%
Los Altos Hills	100%	99%	1%
Los Altos	106%	105%	1%
Los Gatos	98%	98%	0%
Morgan Hill	101%	101%	0%
Palo Alto	106%	106%	0%
San Jose	103%	103%	0%
Santa Clara	105%	105%	0%
Sunnyvale	109%	109%	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
Campbell	100%	106%	-6%
Saratoga	101%	103%	-2%
Cupertino	104%	106%	-2%
Mountain View	106%	107%	-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
Gilroy	100%	0%	N/A
Cupertino	103%	100%	3%
Morgan Hill	100%	99%	1%
Mountain View	103%	102%	1%
Sunnyvale	103%	102%	1%
San Jose	100%	100%	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
Palo Alto	100%	112%	-11%
Los Altos	97%	99%	-2%
Los Gatos	97%	99%	-2%
Saratoga	98%	100%	-2%
Milpitas	100%	102%	-2%
Santa Clara	101%	103%	-2%
Campbell	99%	100%	-1%

Thank You

