



Santa Clara County

Real Estate Market Minute | May 2026



Santa Clara County - Residential - Single Family 2025 vs 2026

↑ 9

Median Days on Market
Compared to 8

↓ 835

Closed Sales
Compared to 836

=

\$2.1M

Median Price
Compared to \$2.1M

↑ 1,206

New Listings
Compared to 1,176

↓ 105%

Sale to List Price Ratio
Compared to 107%

Santa Clara County - Residential - Common Interest 2025 vs 2026

↑ 16

Median Days on Market
Compared to 10

↓ 319

Closed Sales
Compared to 330

↑

\$1.1M

Median Price
Compared to \$1.0M

↑ 601

New Listings
Compared to 596

↓ 102%

Sale to List Price Ratio
Compared to 103%

April 2026 Market Trends

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

Market Trends – April 2026 in Santa Clara County

Pricing Trends

Median home prices increased in both the single family and common interest markets, reflecting typical seasonal trends. As the spring market gains momentum, heightened buyer activity and limited inventory often place upward pressure on prices.

Transactional Trends

New listings surged to a three-plus-year high in the single family market but declined in the common interest market. However, closed sales declined in both markets, an atypical pattern for this time of year when increased demand often results in increased sales.

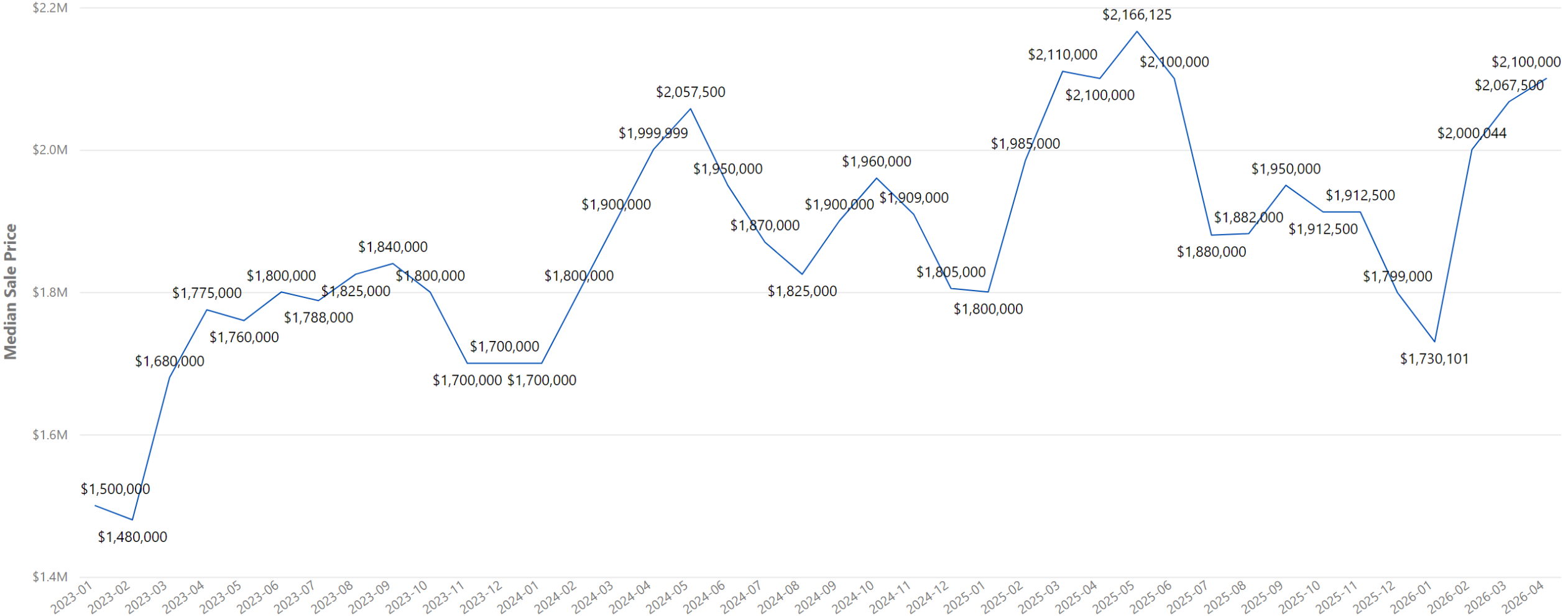
Market Competition

It is unusual for this time of year to see days on market increase alongside rising median prices. Typically, stronger pricing coincides with higher sale-to-list price ratios, making the combination of longer market times and flat ratios a notable shift in current market dynamics.

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 5/6/2026

Aculist@2026

Residential Single Family: 2023-2026

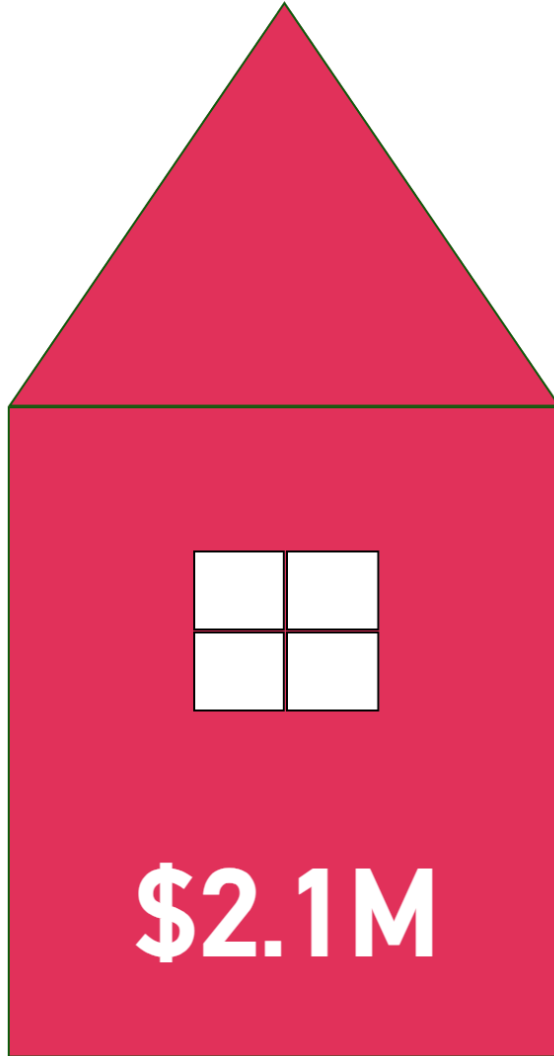
Median Sale Price - Santa Clara County (Residential - Single Family)

0.0%

Year-Over-Year

**Median Price
Compared to
\$2.1M**

April 2025



+1.6%

Month-Over-Month

**Median Price
Compared to
\$2.1M**

March 2026

Santa Clara County - Increased Median Price

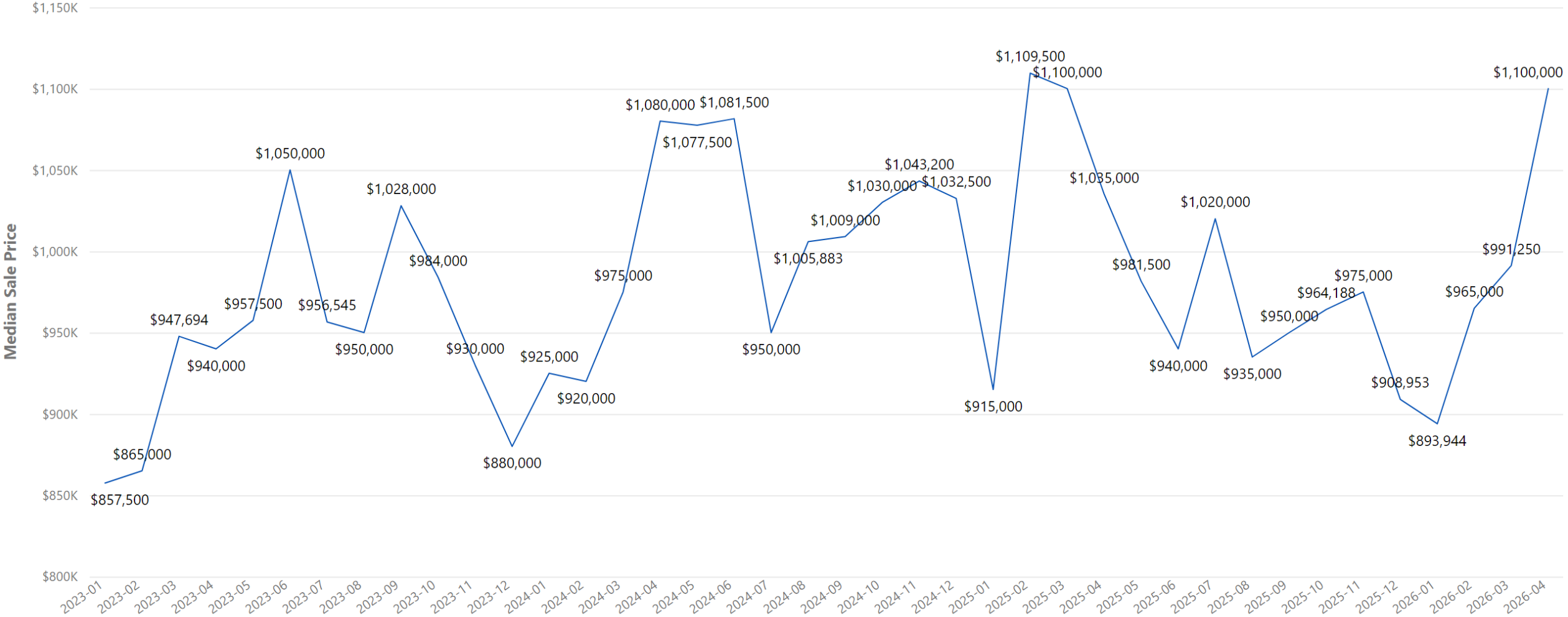
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$3,215,000	\$1,775,000	81%
Stanford	\$4,700,000	\$2,964,000	59%
Mountain View	\$3,267,500	\$2,550,011	28%
Palo Alto	\$4,125,000	\$3,500,000	18%
Monte Sereno	\$6,018,000	\$5,350,000	12%
Campbell	\$2,552,000	\$2,383,500	7%
Saratoga	\$4,250,000	\$4,080,000	4%
Los Altos	\$5,022,500	\$4,975,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$0	\$852,500	-100%
Milpitas	\$1,450,000	\$1,905,000	-24%
Los Altos Hills	\$4,915,000	\$6,150,000	-20%
Los Gatos	\$2,651,000	\$3,300,000	-20%
Morgan Hill	\$1,410,000	\$1,711,275	-18%
Cupertino	\$3,240,000	\$3,600,000	-10%
Sunnyvale	\$2,535,000	\$2,789,000	-9%
San Jose	\$1,700,000	\$1,750,000	-3%
Santa Clara	\$2,100,888	\$2,143,000	-2%
Gilroy	\$1,100,000	\$1,115,000	-1%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 5/6/2026

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Residential Common Interest: 2023-2026

Median Sale Price - Santa Clara County (Residential - Common Interest)

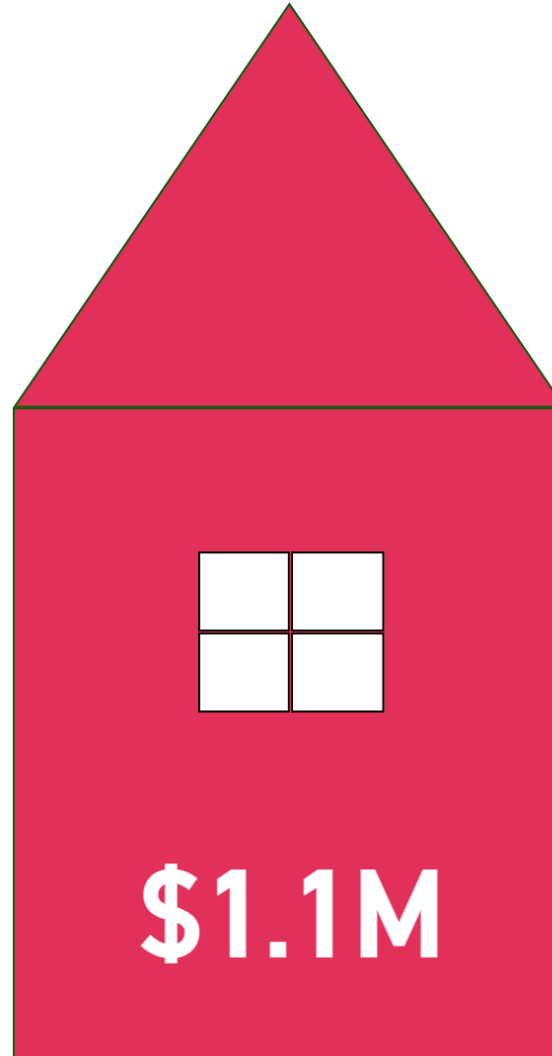
+6.3%

Year-Over-Year



Median Price
Compared to
\$1.0M

April 2025



\$1.1M

+11.0%

Month-Over-Month



Median Price
Compared to
\$991.3K

March 2026

Santa Clara County - Increased Median Price

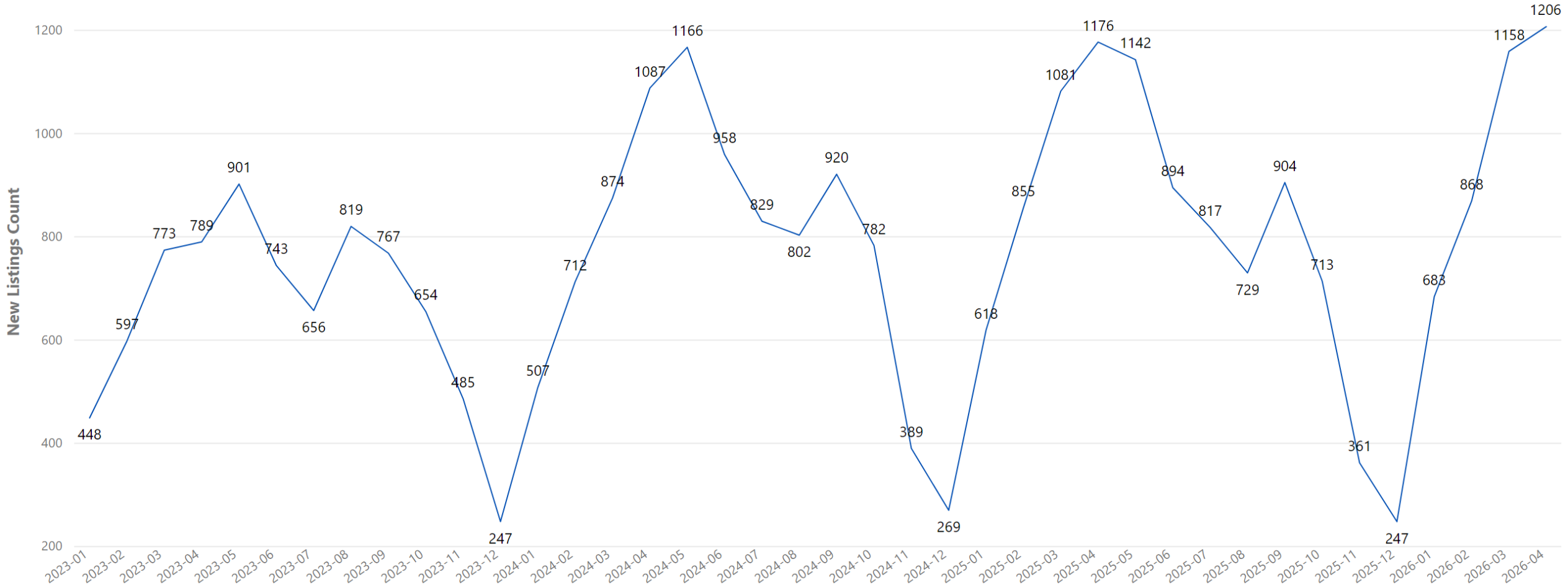
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Altos	\$1,889,000	\$1,600,000	18%
Mountain View	\$1,430,000	\$1,276,000	12%
Los Gatos	\$1,660,000	\$1,587,500	5%
San Jose	\$898,000	\$860,000	4%
Gilroy	\$695,000	\$670,000	4%
Cupertino	\$1,305,000	\$1,300,000	0%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$950,000	-100%
Saratoga	\$1,265,000	\$1,890,000	-33%
Santa Clara	\$832,000	\$1,208,000	-31%
Campbell	\$1,037,500	\$1,275,000	-19%
Sunnyvale	\$1,370,000	\$1,538,000	-11%
Palo Alto	\$1,175,000	\$1,310,000	-10%
Milpitas	\$1,232,500	\$1,275,000	-3%
Morgan Hill	\$935,000	\$939,990	-1%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 5/6/2026

Aculist@2026

Residential Single Family: 2023-2026

Santa Clara County - Increased New Listings

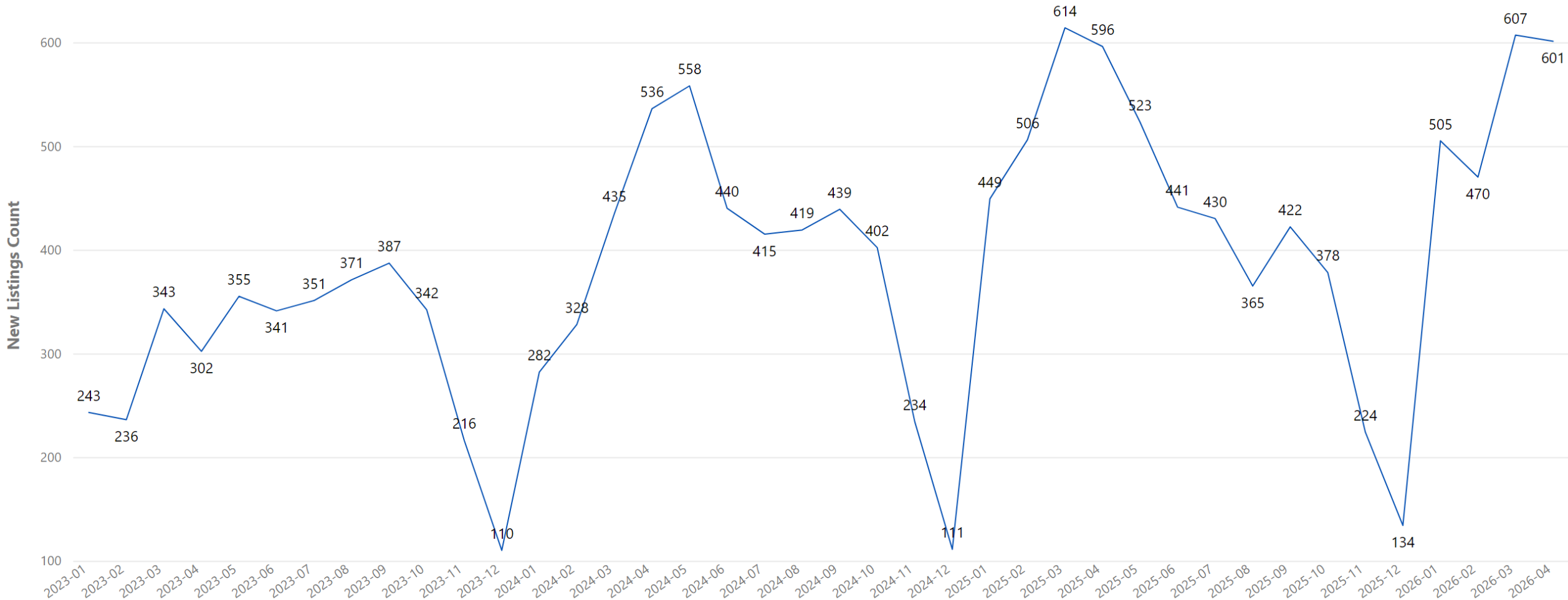
City	New Listings This Year	New Listings Last Year	% New Listings Change
San Martin	6	2	200%
Santa Clara	86	54	59%
Los Altos	39	25	56%
Mountain View	36	26	38%
Cupertino	39	29	34%
Sunnyvale	85	78	9%
Los Gatos	55	54	2%
Morgan Hill	57	56	2%
Stanford	1	1	0%
Monte Sereno	7	7	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	22	32	-31%
Los Altos Hills	10	13	-23%
Campbell	26	31	-16%
Milpitas	26	31	-16%
Gilroy	47	53	-11%
Palo Alto	62	64	-3%
San Jose	602	617	-2%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 5/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

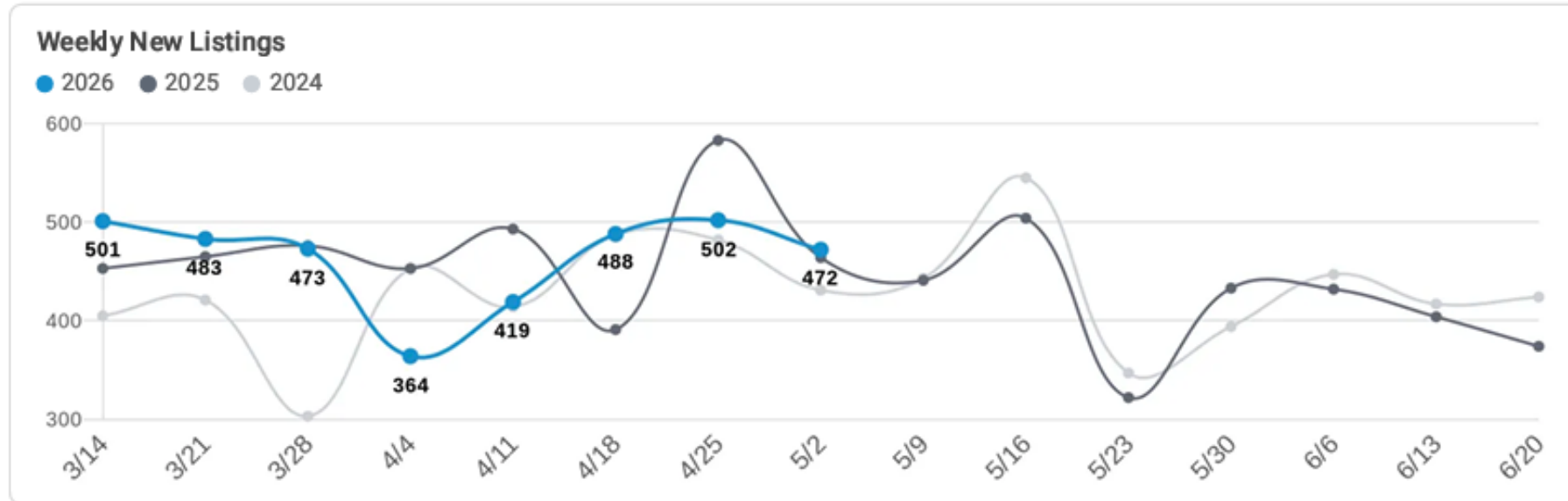
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos	11	7	57%
Mountain View	59	40	48%
Campbell	22	16	38%
Milpitas	42	36	17%
Sunnyvale	71	71	0%

Santa Clara County - Decreased New Listings

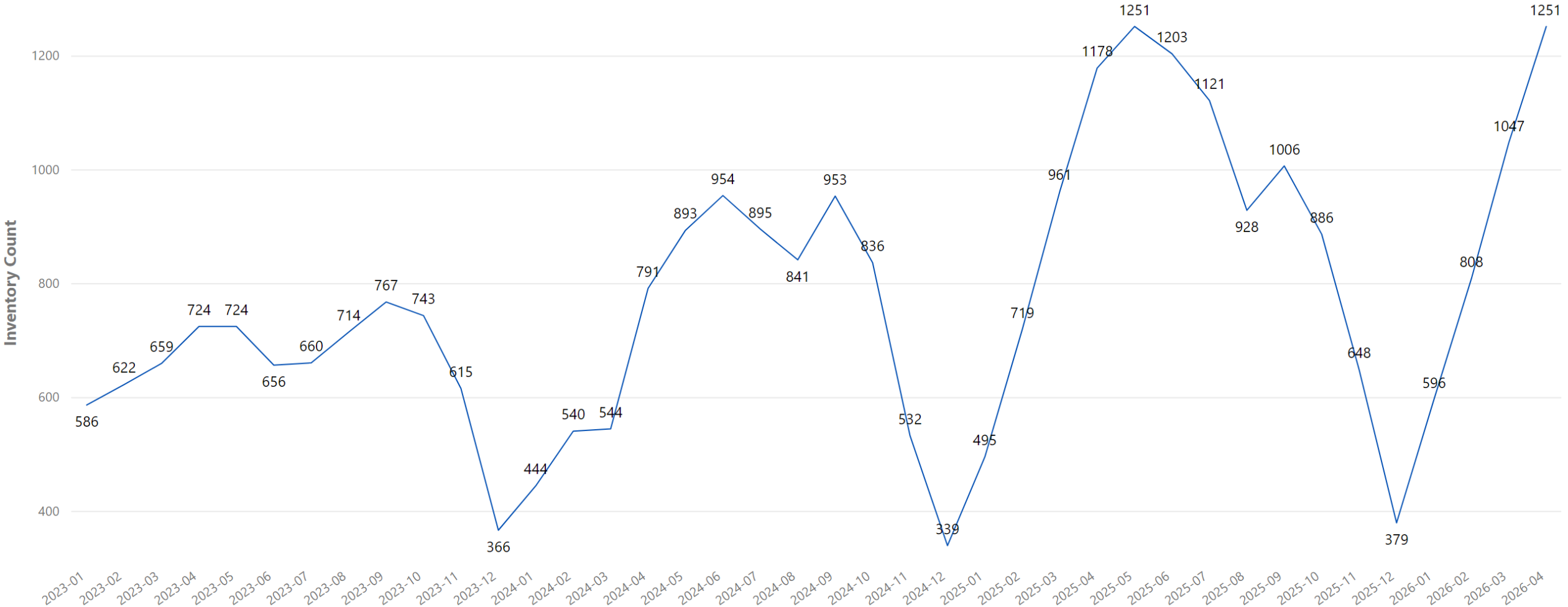
City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	3	9	-67%
Cupertino	12	19	-37%
Gilroy	4	5	-20%
Palo Alto	20	24	-17%
Santa Clara	44	50	-12%
Morgan Hill	17	19	-11%
Los Gatos	18	20	-10%
San Jose	278	280	-1%

Santa Clara County – New Listings Week Ending 05/02/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



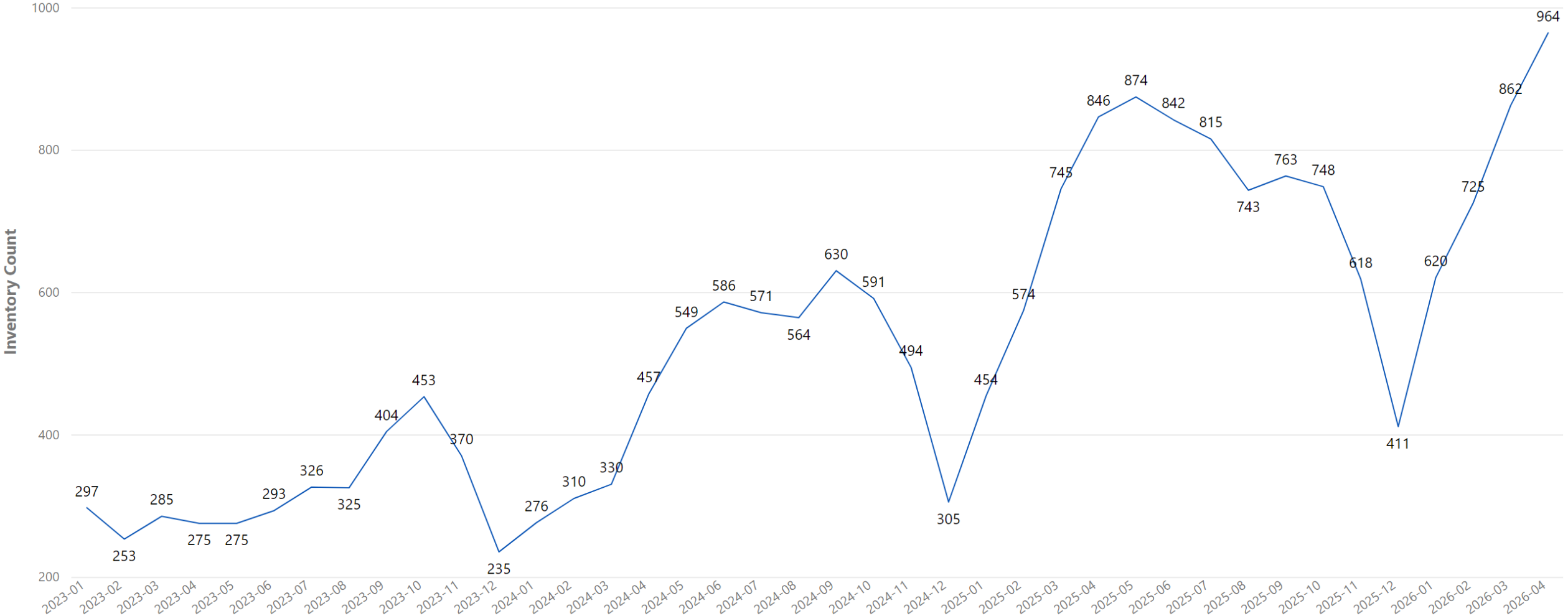
Data as of 5/6/2026

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Residential Single Family: 2023-2026

Santa Clara County - Inventory

CountyName ● Santa Clara



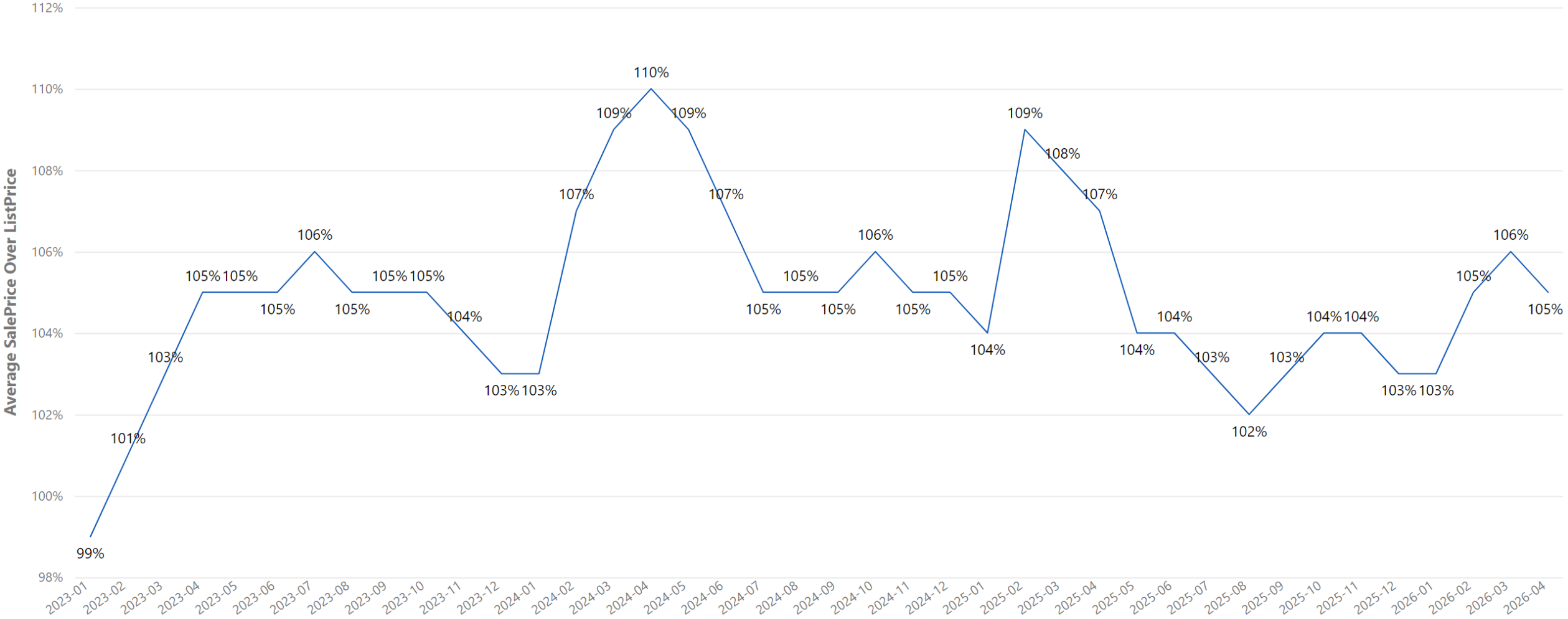
Data as of 5/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 5/6/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased Sale To List Price

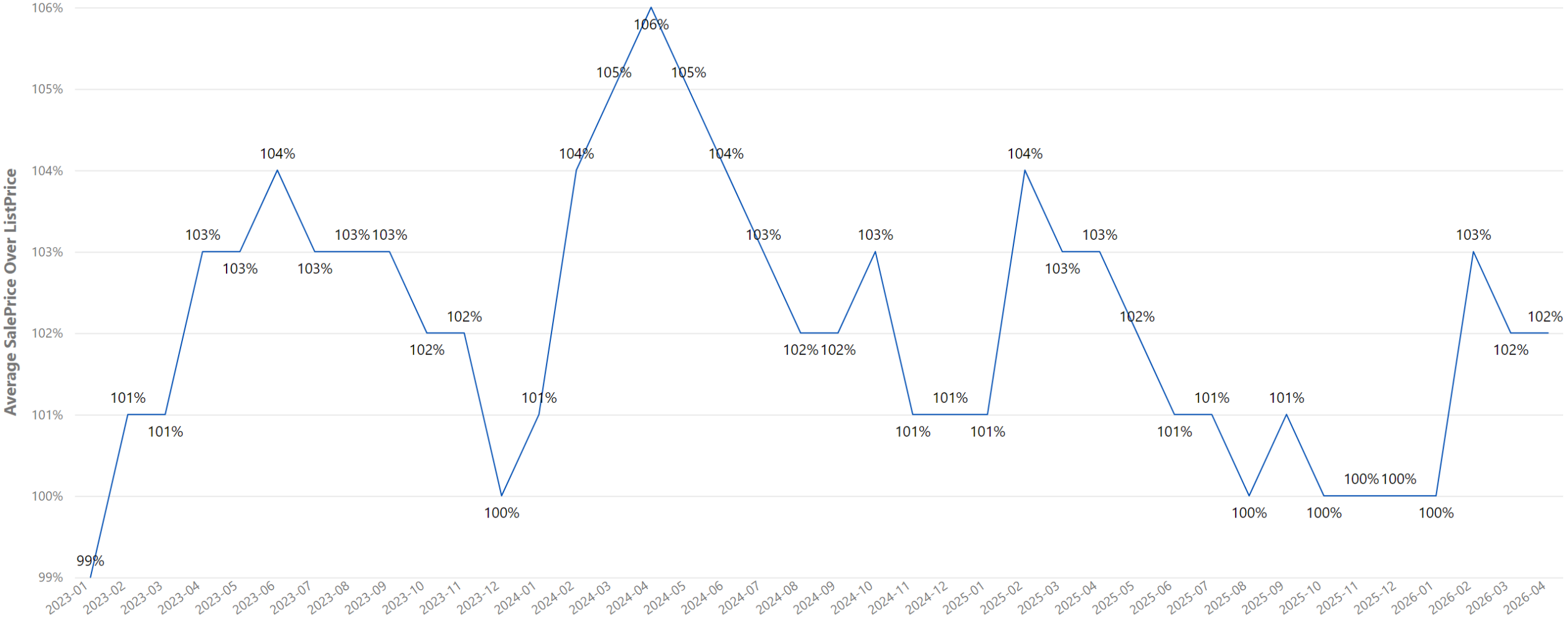
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Monte Sereno	104%	100%	4%
Los Gatos	103%	100%	3%
Los Altos	109%	107%	2%
Milpitas	106%	105%	1%
Palo Alto	107%	106%	1%
Cupertino	110%	110%	0%
Morgan Hill	102%	102%	0%
San Martin	100%	100%	0%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Stanford	89%	99%	-10%
Los Altos Hills	96%	104%	-8%
Sunnyvale	109%	115%	-5%
Mountain View	107%	112%	-4%
Santa Clara	108%	113%	-4%
Saratoga	103%	106%	-3%
Campbell	105%	107%	-2%
San Jose	105%	107%	-2%
Gilroy	100%	101%	-1%

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 5/6/2026

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
Gilroy	100%	99%	1%
Mountain View	104%	103%	1%
Milpitas	103%	103%	0%
Morgan Hill	100%	100%	0%
Palo Alto	101%	101%	0%
Sunnyvale	104%	104%	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	98%	107%	-8%
Cupertino	100%	105%	-5%
Campbell	102%	105%	-3%
Santa Clara	103%	106%	-3%
Saratoga	99%	100%	-1%
Los Gatos	100%	101%	-1%
San Jose	101%	102%	-1%

Thank You

