


# Santa Clara County

## Real Estate Market Minute | November 2026



# Santa Clara County - Residential - Single Family 2025 vs 2026

↑ 12

Median Days on Market
Compared to 11

↓ 669

Closed Sales
Compared to 760

↑

$2.0M

Median Price
Compared to $1.9M

↑ 803

New Listings
Compared to 711

= 104%

Sale to List Price Ratio
Compared to 104%

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Data as of 11/5/2026

# Santa Clara County - Residential - Common Interest 2025 vs 2026

↓ 24

Median Days on Market
Compared to 26

↓ 277

Closed Sales
Compared to 297

↓

$900.0K

Median Price
Compared to $965.0K

↓ 367

New Listings
Compared to 378

=100%

Sale to List Price Ratio
Compared to 100%

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# October 2026 Market Trends

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# Market Trends – October 2026 in Santa Clara County

## Pricing Trends

After a summer slump, single family prices, jumping 7.1% month-over-month to a $2,010,000 median, 5.1% above last year. Common Interest climbed 5.9% to $900,000, rebounding from August's low, though still 6.7% below last October and well-off April's $1,100,000 peak.

## Transactional Trends

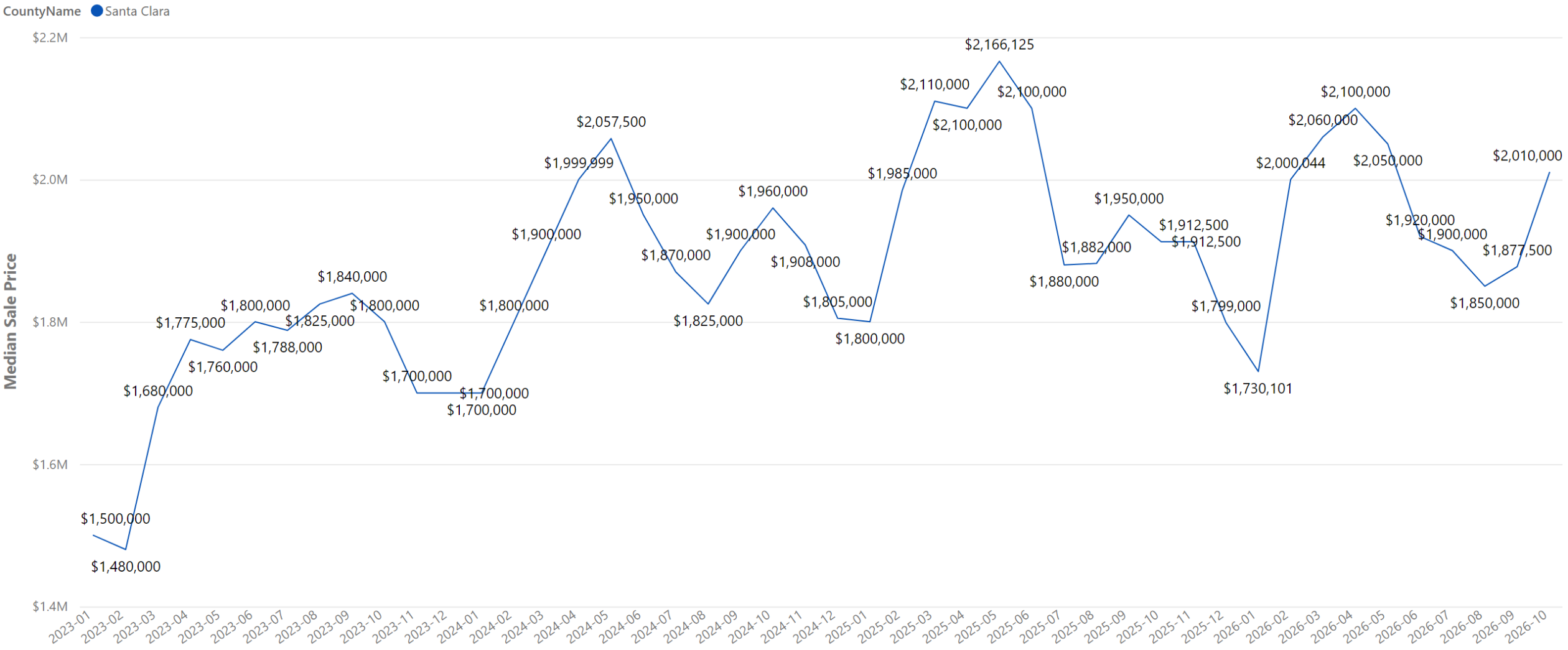
Supply is the big story this month. Single family inventory held at 1,222 homes, up 37.6% from last October, even as new listings fell nearly 15% to 803 and closed sales dipped 8.6% to 669. Condos bucked the trend, with sales rising 5.7% to 278 while inventory eased 5.2% month-over-month to 860.

## Market Competition

Single family homes are selling much like they did a year ago, at 104% of list price, with median market time just one day slower at 12 days. Common Interest buyers hold more cards: sales have closed at list price since August, and median days on market climbed to 24 from 22.

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




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Data as of 11/6/2026

Aculist@2026

Residential Single Family: 2023-2026

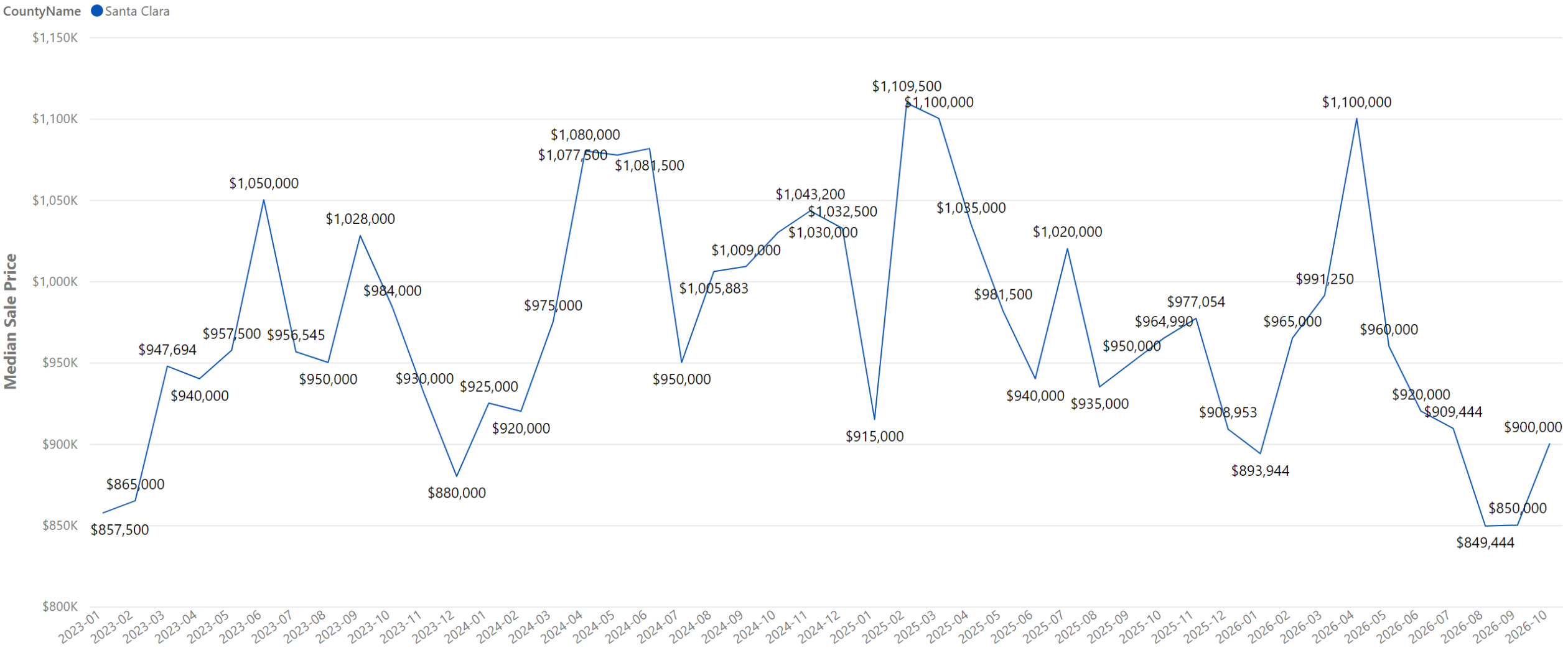
# Santa Clara County - Increased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---|---|---|---|
| Los Altos Hills | $7,100,000 | $4,570,000 | 55% |
| Morgan Hill | $1,837,500 | $1,580,000 | 16% |
| Mountain View | $3,093,444 | $2,790,000 | 11% |
| Campbell | $2,190,000 | $2,050,250 | 7% |
| Saratoga | $4,240,000 | $4,112,500 | 3% |
| Palo Alto | $3,835,000 | $3,758,000 | 2% |
| Gilroy | $1,150,000 | $1,132,500 | 2% |

# Santa Clara County - Decreased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---|---|---|---|
| Alviso | $0 | $1,260,000 | -100% |
| Stanford | $0 | $2,998,000 | -100% |
| Monte Sereno | $3,500,000 | $4,200,000 | -17% |
| Milpitas | $1,500,000 | $1,771,500 | -15% |
| Cupertino | $3,040,000 | $3,585,000 | -15% |
| Los Gatos | $2,800,000 | $3,200,000 | -13% |
| San Martin | $1,496,250 | $1,632,500 | -8% |
| Santa Clara | $1,920,000 | $2,010,000 | -4% |
| Sunnyvale | $2,668,000 | $2,750,000 | -3% |
| San Jose | $1,575,000 | $1,599,000 | -2% |
| Los Altos | $5,073,000 | $5,150,000 | -1% |

# Santa Clara County - Median Sale Price



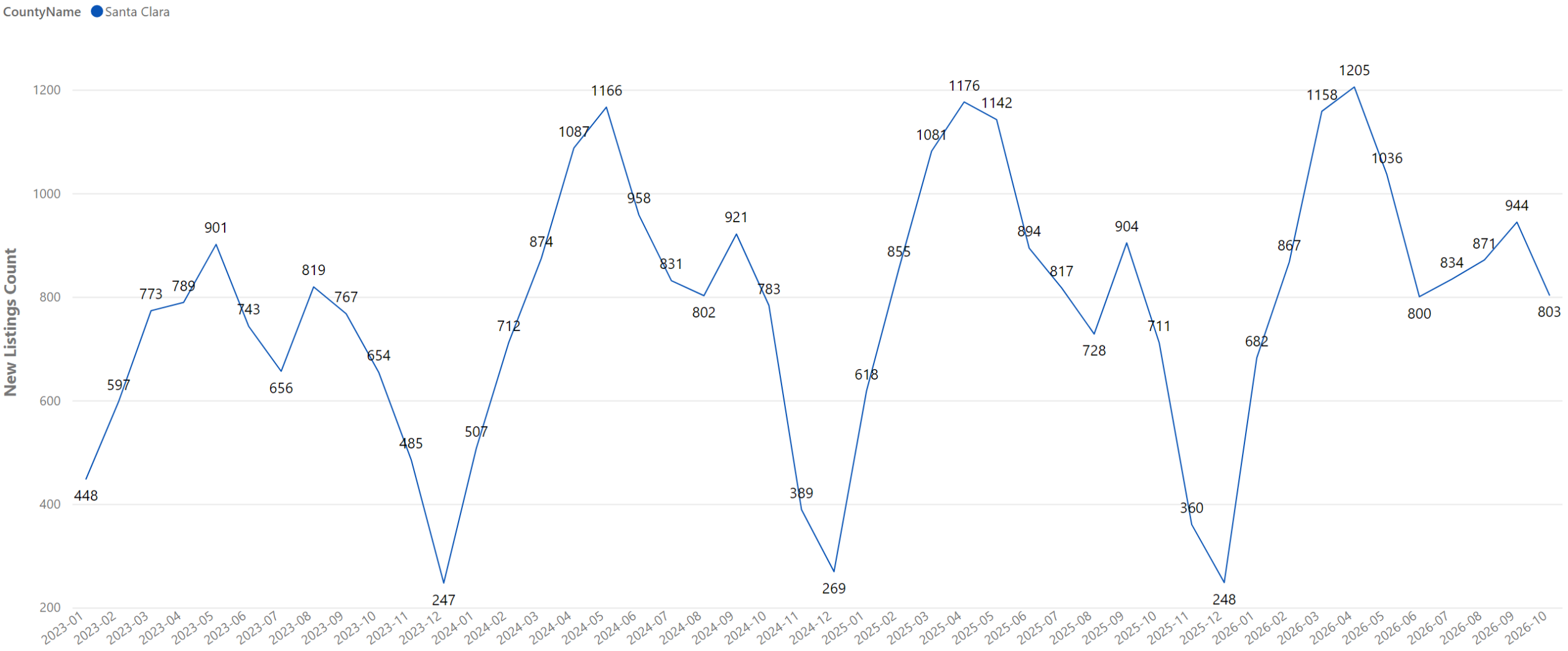
# Santa Clara County - Increased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---|---|---|---|
| Campbell | $1,350,000 | $905,000 | 49% |
| Mountain View | $1,380,000 | $1,157,500 | 19% |
| Palo Alto | $1,600,000 | $1,405,000 | 14% |
| Los Altos | $1,558,000 | $1,500,000 | 4% |
| Santa Clara | $821,000 | $800,000 | 3% |

# Santa Clara County - Decreased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---|---|---|---|
| Saratoga | $1,329,000 | $1,992,744 | -33% |
| Los Gatos | $1,100,000 | $1,648,444 | -33% |
| Gilroy | $460,000 | $599,000 | -23% |
| San Jose | $705,000 | $808,000 | -13% |
| Sunnyvale | $1,290,000 | $1,380,000 | -7% |
| Morgan Hill | $889,995 | $940,250 | -5% |
| Cupertino | $1,196,000 | $1,250,000 | -4% |
| Milpitas | $1,077,500 | $1,088,000 | -1% |

# Santa Clara County - New Listings




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Data as of 11/6/2026

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Residential Single Family: 2023-2026

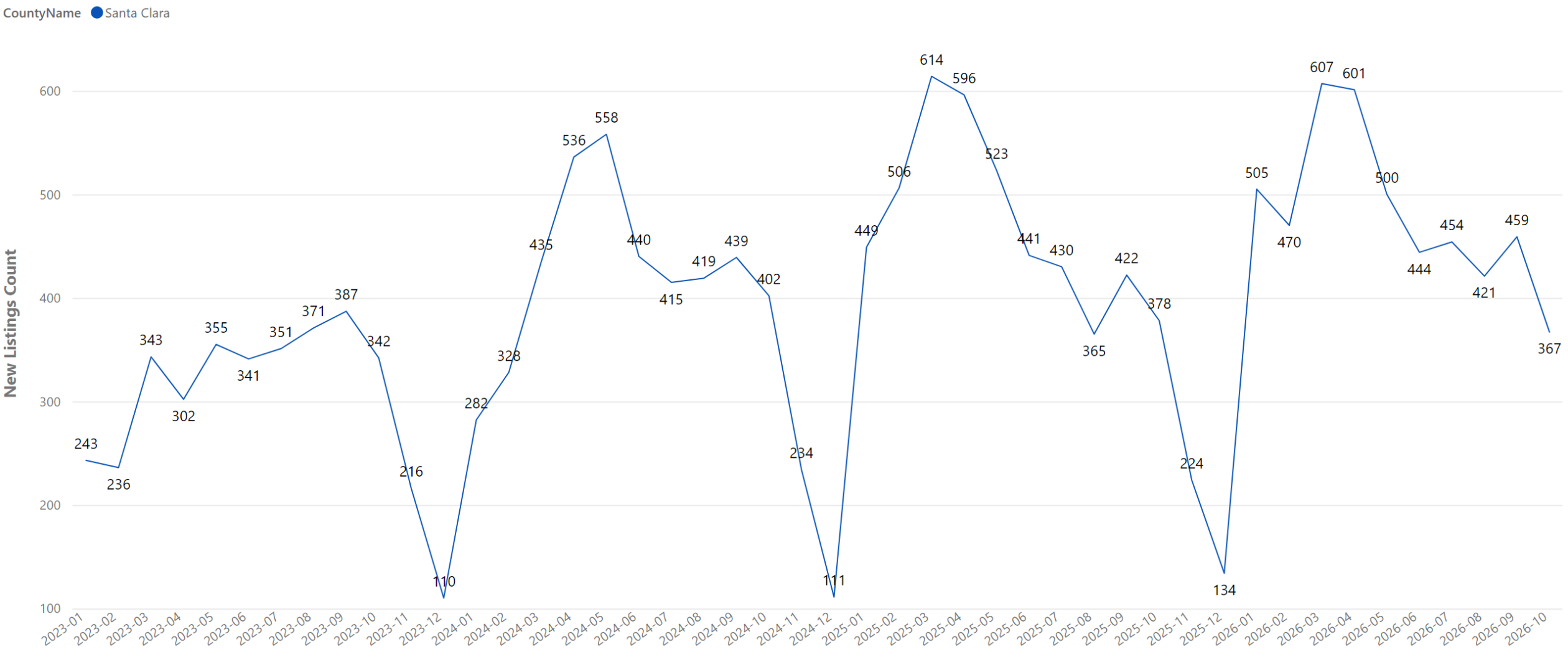
# Santa Clara County - Increased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|---|---|---|---|
| Los Gatos | 34 | 16 | 113% |
| Santa Clara | 46 | 28 | 64% |
| San Martin | 3 | 2 | 50% |
| Sunnyvale | 56 | 39 | 44% |
| Campbell | 24 | 18 | 33% |
| Gilroy | 43 | 35 | 23% |
| Los Altos | 31 | 26 | 19% |
| Los Altos Hills | 8 | 7 | 14% |
| San Jose | 403 | 375 | 7% |
| Cupertino | 24 | 23 | 4% |
| Morgan Hill | 34 | 33 | 3% |
| Palo Alto | 38 | 38 | 0% |

# Santa Clara County - Decreased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|---|---|---|---|
| Monte Sereno | 4 | 6 | -33% |
| Saratoga | 15 | 21 | -29% |
| Milpitas | 20 | 21 | -5% |
| Mountain View | 20 | 21 | -5% |

# Santa Clara County - New Listings




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Data as of 11/6/2026



Residential Common Interest: 2023-2026

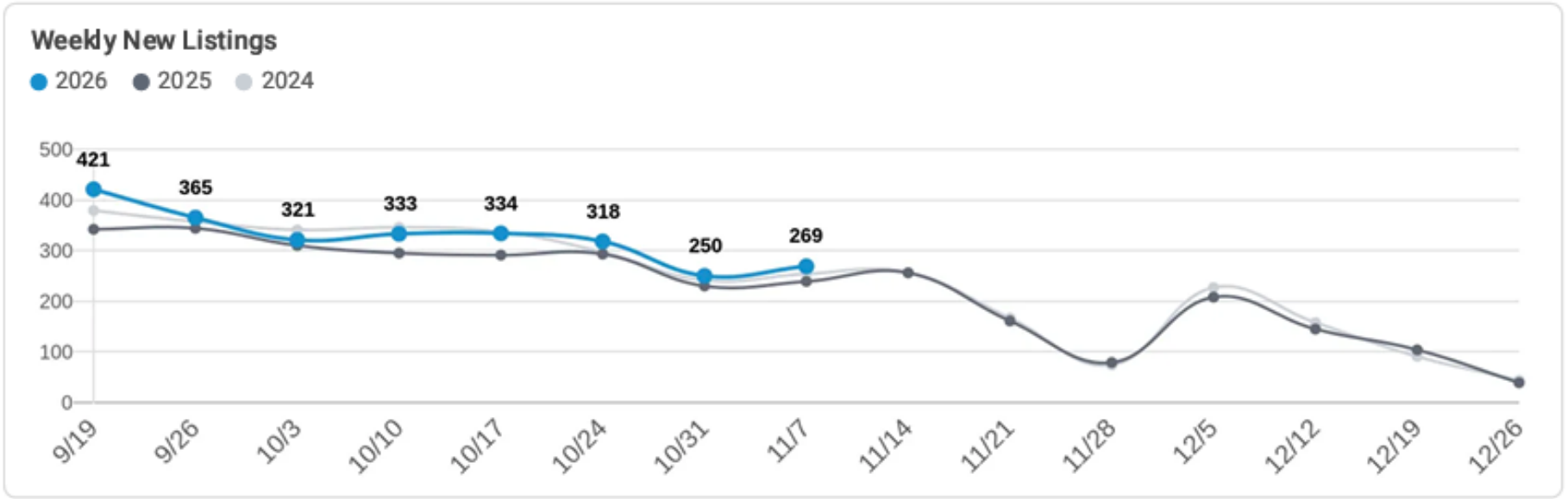
# Santa Clara County - Increased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|---|---|---|---|
| Campbell | 16 | 10 | 60% |
| Milpitas | 32 | 20 | 60% |
| Morgan Hill | 10 | 7 | 43% |
| San Jose | 180 | 178 | 1% |

# Santa Clara County - Decreased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|---|---|---|---|
| Gilroy | 1 | 6 | -83% |
| Los Altos | 4 | 6 | -33% |
| Mountain View | 27 | 37 | -27% |
| Cupertino | 8 | 10 | -20% |
| Sunnyvale | 29 | 36 | -19% |
| Palo Alto | 15 | 18 | -17% |
| Saratoga | 8 | 9 | -11% |
| Santa Clara | 25 | 28 | -11% |
| Los Gatos | 12 | 13 | -8% |

# Santa Clara County – New Listings Week Ending 11/07/2026



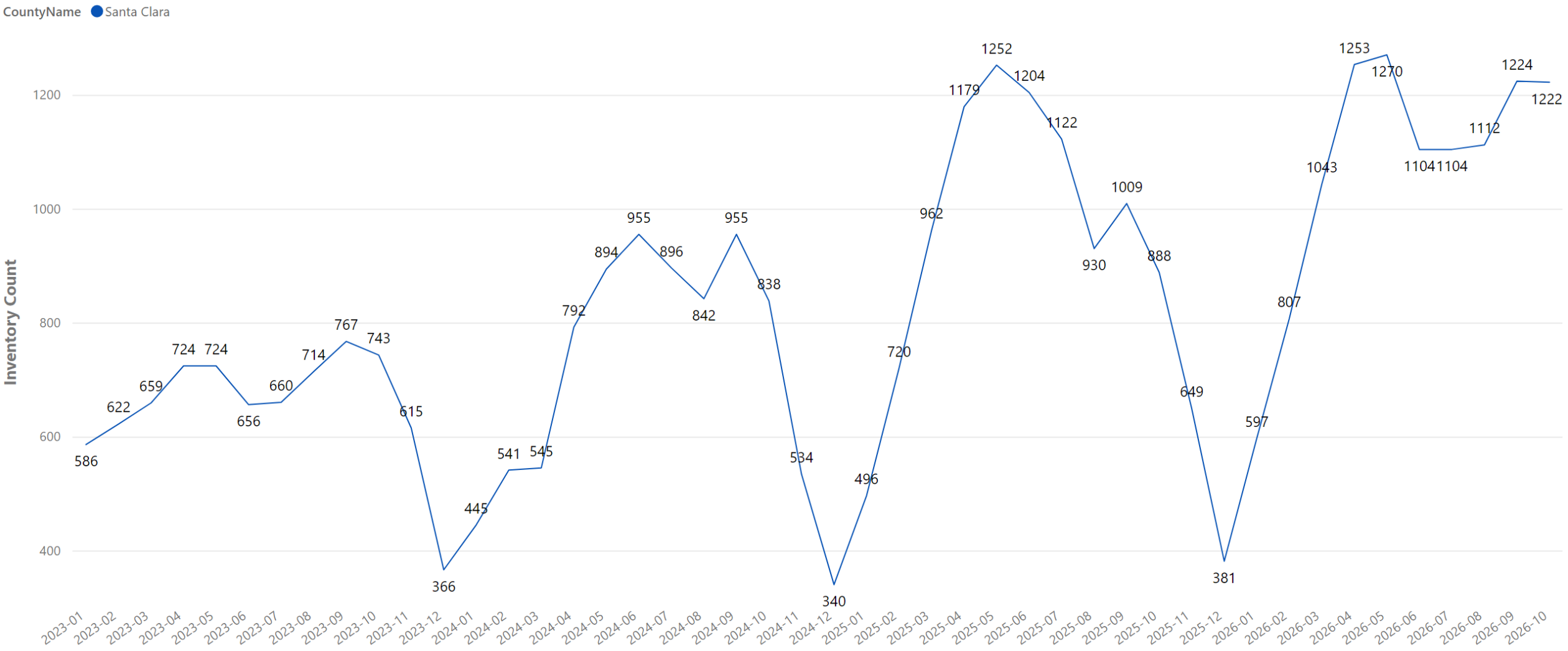

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Data as of 11/09/2026

*Data for All Classes 2023-2025*

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# Santa Clara County - Inventory



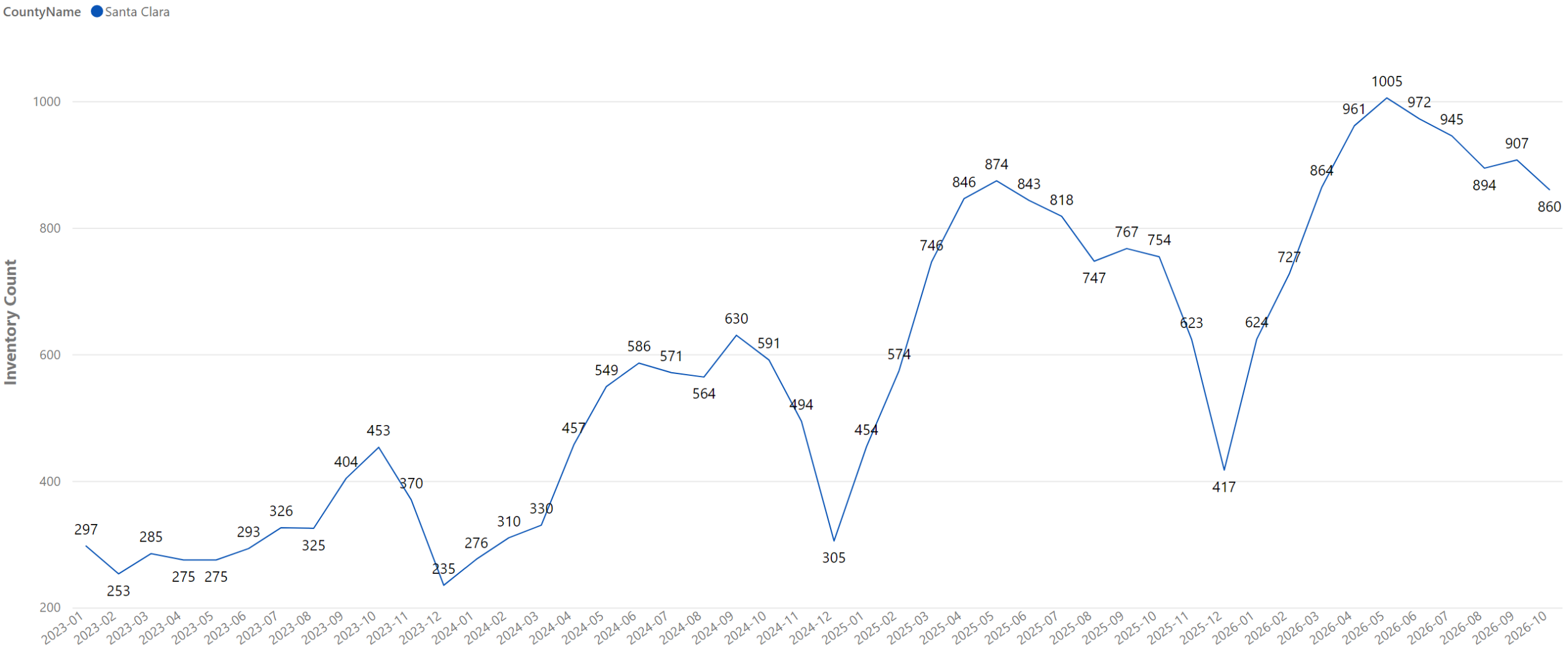

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Data as of 11/6/2026

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Residential Single Family: 2023-2026

# Santa Clara County - Inventory



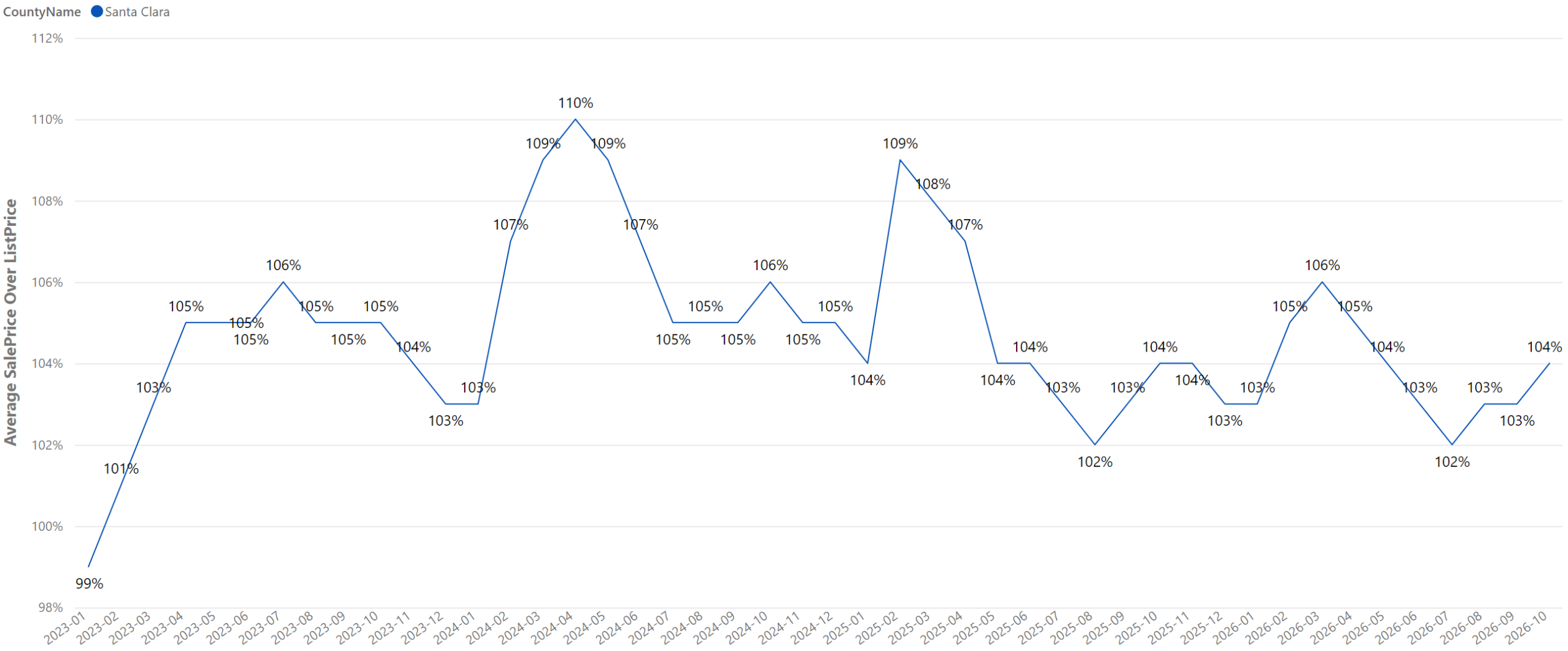

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Data as of 11/6/2026



Residential Common Interest: 2023-2026

# Santa Clara County - Average Sale Price Over List Price




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Data as of 11/6/2026

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Residential Single Family: 2023-2026

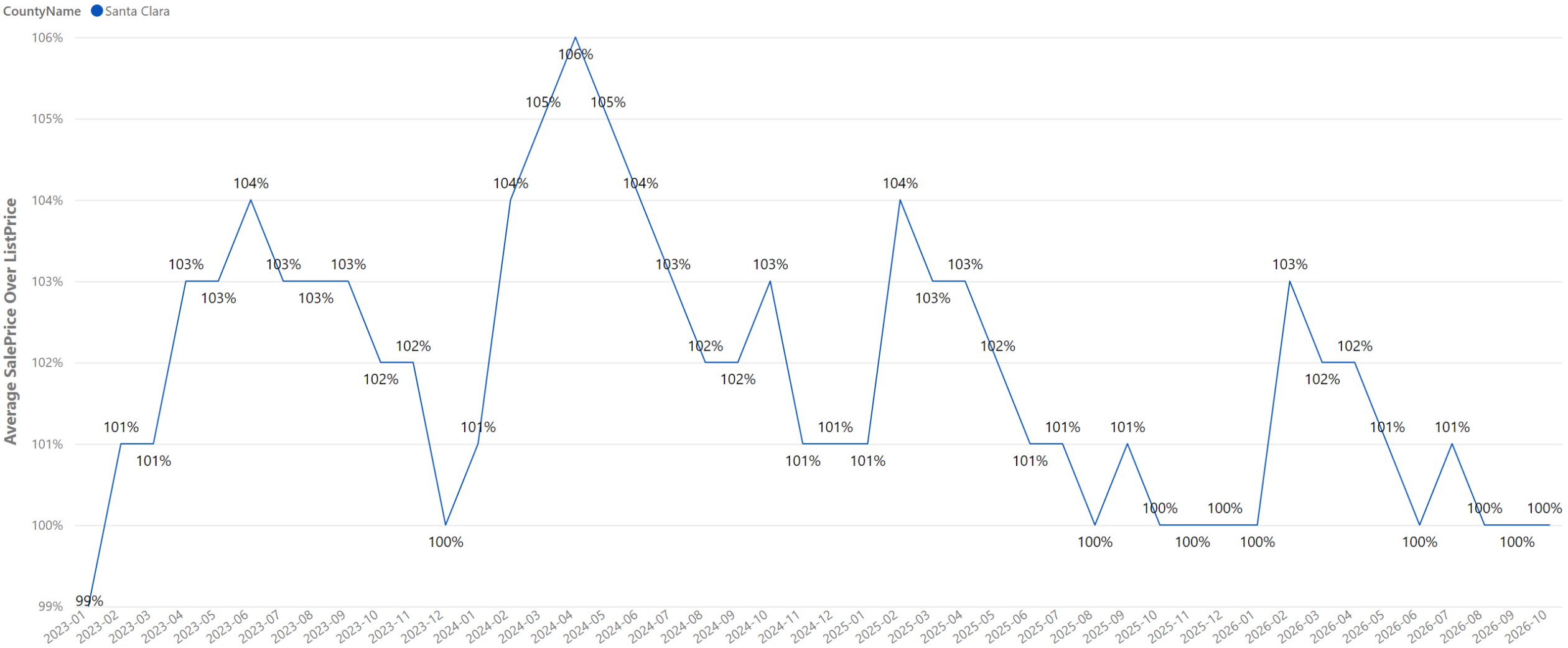
# Santa Clara County - Increased Sale To List Price

| City | Sale Over List Price | Sale Over List Price Last Year | % Sale Over List Price Change |
|---|---|---|---|
| San Martin | 101% | 94% | 7% |
| Monte Sereno | 105% | 98% | 7% |
| Milpitas | 107% | 101% | 6% |
| Los Altos Hills | 102% | 97% | 5% |
| Palo Alto | 108% | 104% | 4% |
| Los Altos | 112% | 108% | 4% |
| Los Gatos | 100% | 99% | 1% |
| Saratoga | 104% | 103% | 1% |
| Cupertino | 106% | 106% | 0% |
| Gilroy | 98% | 98% | 0% |
| Morgan Hill | 99% | 99% | 0% |
| Sunnyvale | 110% | 110% | 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 | 103% | 107% | -4% |
| Mountain View | 105% | 109% | -4% |
| Santa Clara | 106% | 109% | -3% |
| San Jose | 102% | 103% | -1% |

# Santa Clara County - Average Sale Price Over List Price




Data as of 11/6/2026

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% | 96% | 4% |
| Santa Clara | 101% | 99% | 2% |
| Palo Alto | 102% | 100% | 2% |
| Los Altos | 98% | 97% | 1% |
| Morgan Hill | 100% | 99% | 1% |
| Sunnyvale | 102% | 101% | 1% |
| Campbell | 101% | 101% | 0% |
| Cupertino | 102% | 102% | 0% |
| San Jose | 99% | 99% | 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 Gatos | 95% | 99% | -4% |
| Saratoga | 96% | 100% | -4% |
| Mountain View | 100% | 103% | -3% |
| Milpitas | 99% | 101% | -2% |

# Thank You

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