



Santa Clara County

Real Estate Market Minute | October 2026

Santa Clara County - Residential - Single Family 2025 vs 2026

↑ 12

Median Days on Market
Compared to 11



\$1.9M

Median Price
Compared to \$2.0M

↑ 726

Closed Sales
Compared to 707

↑ 942

New Listings
Compared to 904

= 103%

Sale to List Price Ratio
Compared to 103%

Santa Clara County - Residential - Common Interest 2025 vs 2026

↓ 22

Median Days on Market
Compared to 26



\$850.0K

Median Price
Compared to \$950.0K

↓ 260

Closed Sales
Compared to 285

↑ 460

New Listings
Compared to 422

↓ 100%

Sale to List Price Ratio
Compared to 101%

September 2026 Market Trends

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

Market Trends – September 2026 in Santa Clara County

Pricing Trends

Median sale prices softened year over year but edged up monthly. Single family homes reached \$1.9 million, down 3.6% from \$2.0 million last September and up 1.6% from August. Common interest properties hit \$850,000, down 10.5% year over year, yet up 0.4% monthly.

Transactional Trends

Single family new listings rose to 942 (+4.2% YoY, +8.0% MoM), closed sales climbed to 726 (+2.7% YoY, +13.8% MoM), and inventory reached 1,223 (+21.2% YoY). Common interest new listings hit 460 (+9.0% YoY), sales fell to 260 (-8.8%), inventory grew 17.7% to 903.

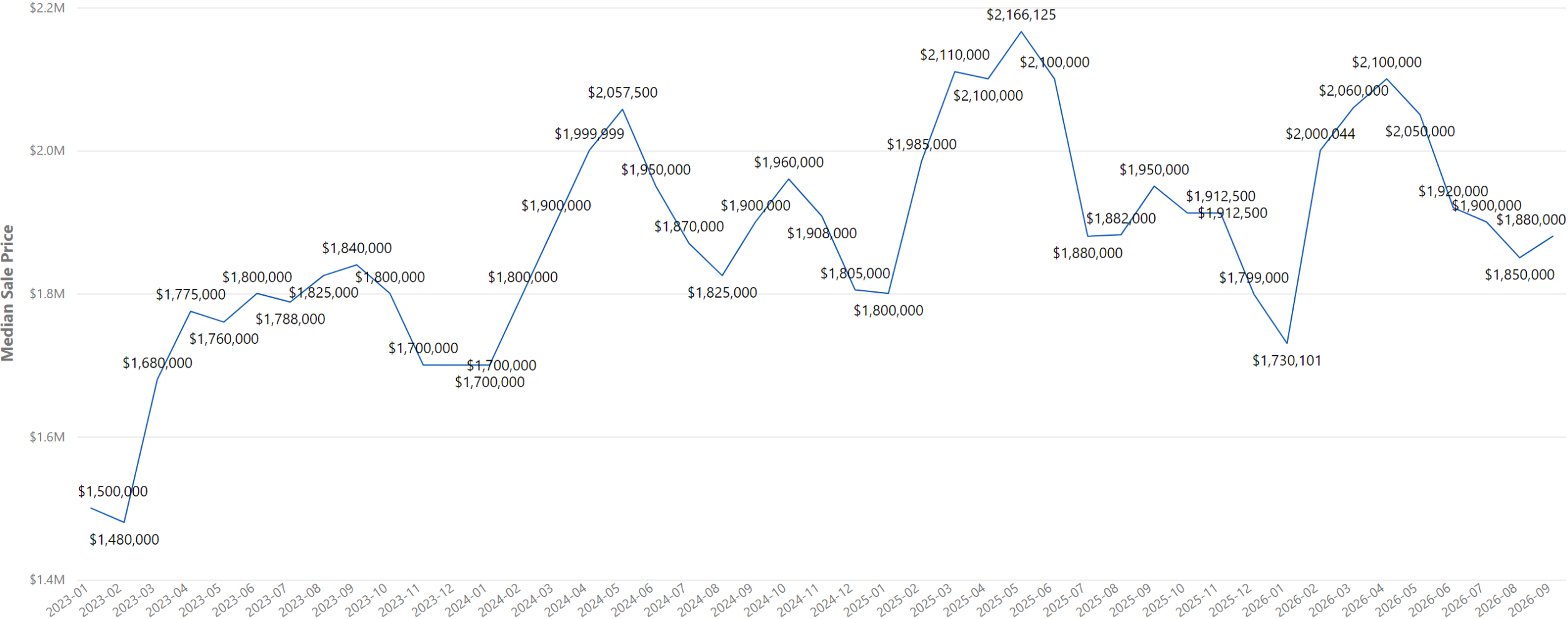
Market Competition

Single family homes remained competitive, selling at 103% of list price, unchanged from August and last year, while median days on market rose to 12 from 11. Common interest properties sold at 100% of list, down from 101% last year, yet sold faster: 22 days versus 26.

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

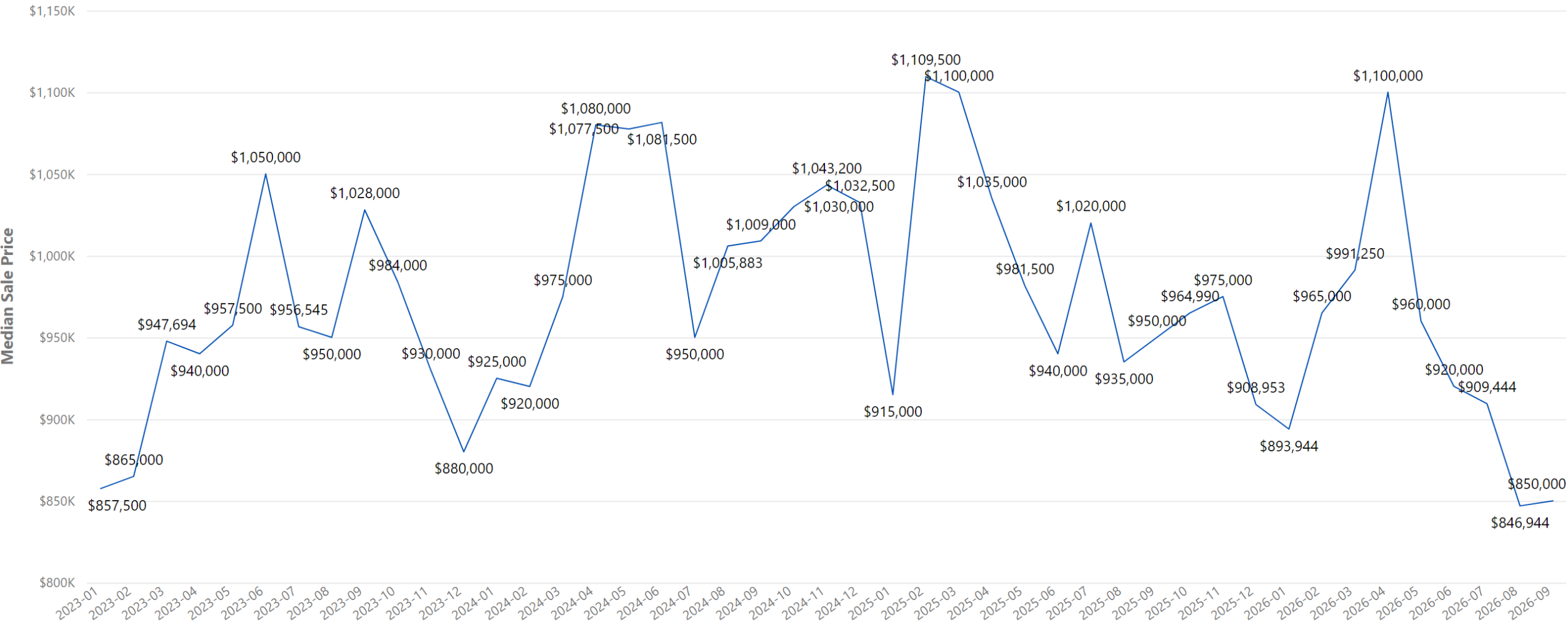
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$1,626,000	\$1,350,000	20%
Los Altos Hills	\$6,500,000	\$5,675,500	15%
Mountain View	\$3,020,000	\$2,684,000	13%
Los Altos	\$5,126,000	\$4,858,300	6%
Morgan Hill	\$1,560,000	\$1,478,750	5%
Sunnyvale	\$2,820,000	\$2,691,500	5%
Cupertino	\$3,210,000	\$3,066,420	5%
Gilroy	\$1,129,000	\$1,100,000	3%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$2,800,000	-100%
Monte Sereno	\$4,802,000	\$6,275,000	-23%
Los Gatos	\$2,550,000	\$3,112,500	-18%
Santa Clara	\$1,817,000	\$2,178,000	-17%
Campbell	\$1,910,000	\$2,134,000	-10%
Milpitas	\$1,544,000	\$1,680,000	-8%
Saratoga	\$4,100,000	\$4,388,000	-7%
San Jose	\$1,568,888	\$1,650,000	-5%
Palo Alto	\$4,168,500	\$4,365,000	-5%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

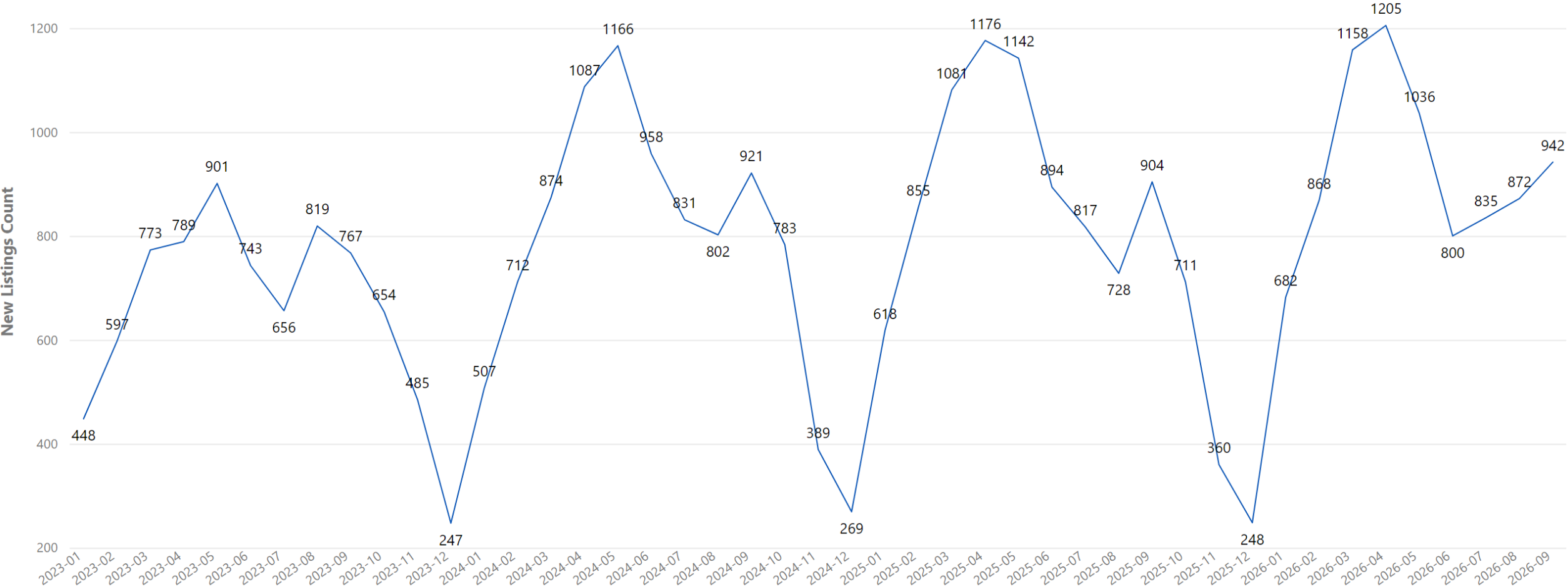
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$1,250,000	\$0	N/A
Palo Alto	\$1,650,000	\$1,080,000	53%
Cupertino	\$1,550,000	\$1,228,000	26%
Mountain View	\$1,475,000	\$1,238,300	19%
Saratoga	\$1,800,000	\$1,779,848	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Campbell	\$610,000	\$1,375,000	-56%
Los Gatos	\$895,000	\$1,659,000	-46%
Los Altos	\$1,784,000	\$2,899,000	-38%
Santa Clara	\$750,000	\$1,050,000	-29%
Milpitas	\$819,990	\$1,115,000	-26%
Gilroy	\$497,500	\$618,500	-20%
San Jose	\$729,000	\$818,000	-11%
Sunnyvale	\$1,250,000	\$1,350,000	-7%
Morgan Hill	\$895,000	\$915,000	-2%

Santa Clara County - New Listings

CountyName ● Santa Clara



Santa Clara County - Increased New Listings

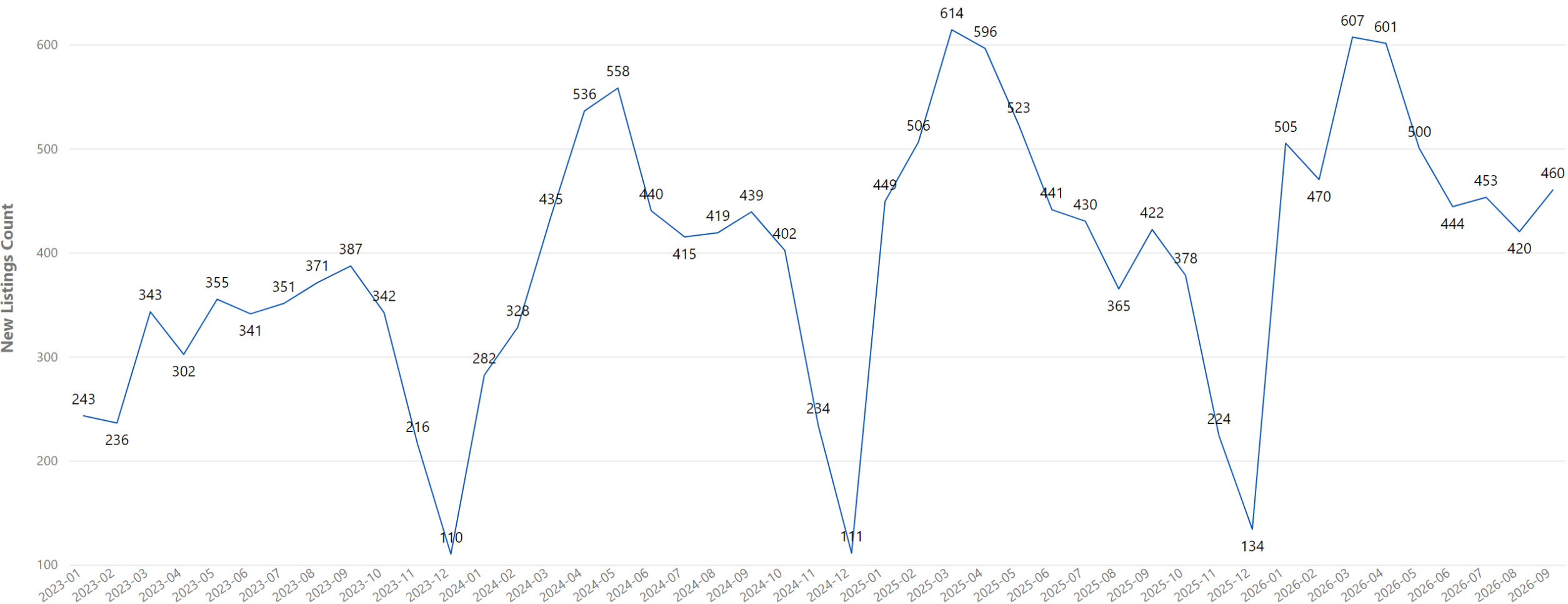
City	New Listings This Year	New Listings Last Year	% New Listings Change
Stanford	1	0	N/A
Milpitas	35	13	169%
Monte Sereno	5	3	67%
Los Gatos	37	30	23%
Cupertino	27	22	23%
Campbell	27	23	17%
Mountain View	33	29	14%
Palo Alto	51	49	4%
Santa Clara	53	51	4%
Sunnyvale	54	52	4%
Morgan Hill	33	32	3%
San Jose	470	456	3%
San Martin	3	3	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos Hills	13	19	-32%
Saratoga	28	37	-24%
Gilroy	37	48	-23%
Los Altos	35	36	-3%

Santa Clara County - New Listings

CountyName ● Santa Clara



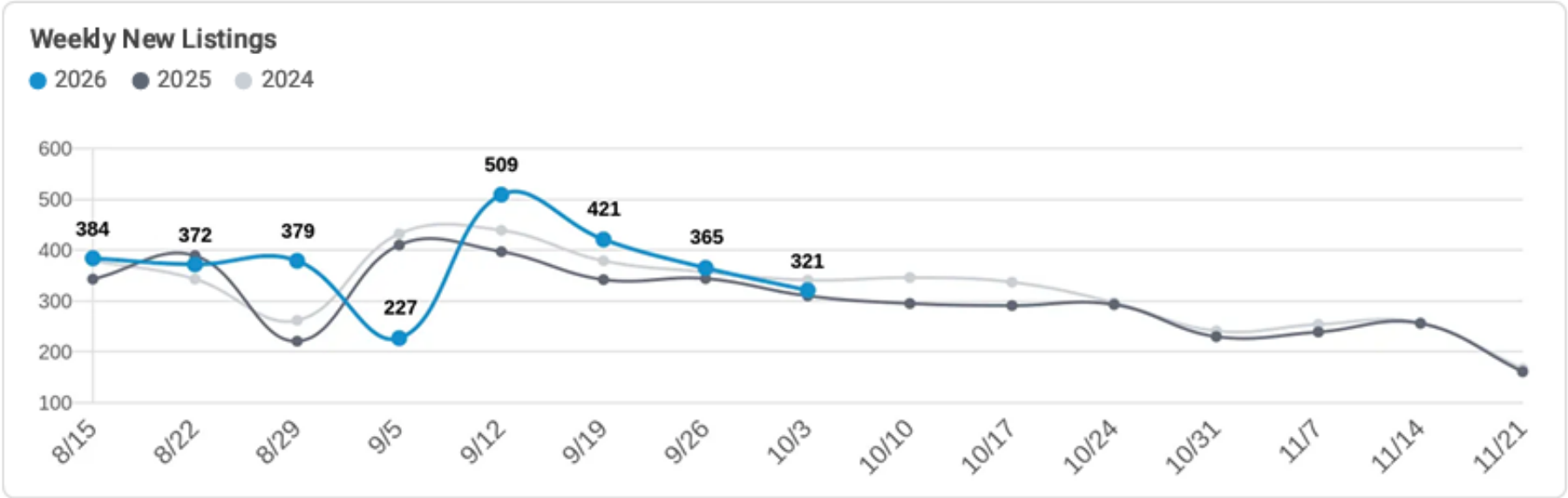
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	19	8	138%
Saratoga	7	3	133%
Cupertino	16	9	78%
Los Gatos	15	9	67%
Milpitas	35	26	35%
Campbell	18	15	20%
Santa Clara	42	35	20%
Mountain View	44	41	7%
Gilroy	3	3	0%
Sunnyvale	47	47	0%

Santa Clara County - Decreased New Listings

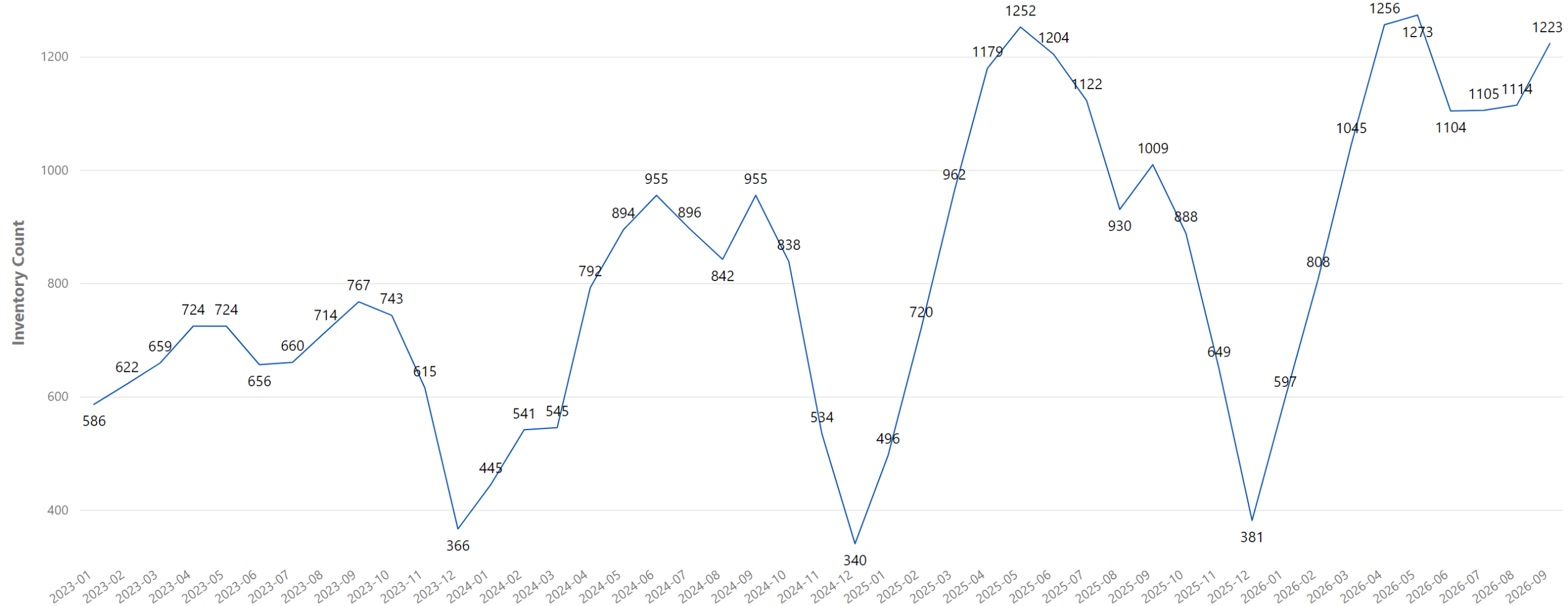
City	New Listings This Year	New Listings Last Year	% New Listings Change
Morgan Hill	10	14	-29%
Los Altos	6	8	-25%
San Jose	198	203	-2%

Santa Clara County – New Listings Week Ending 10/03/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



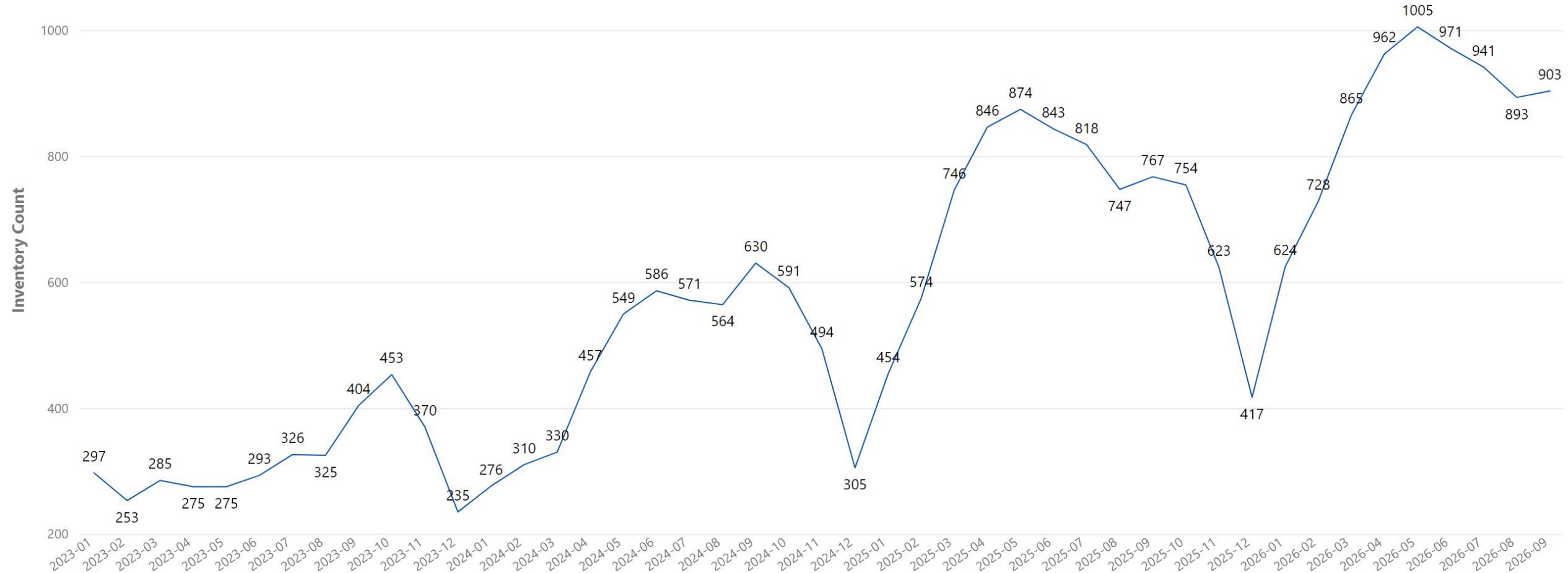
Data as of 10/5/2026

Aculist@2026

Residential Single Family: 2023-2026

Santa Clara County - Inventory

CountyName ● Santa Clara



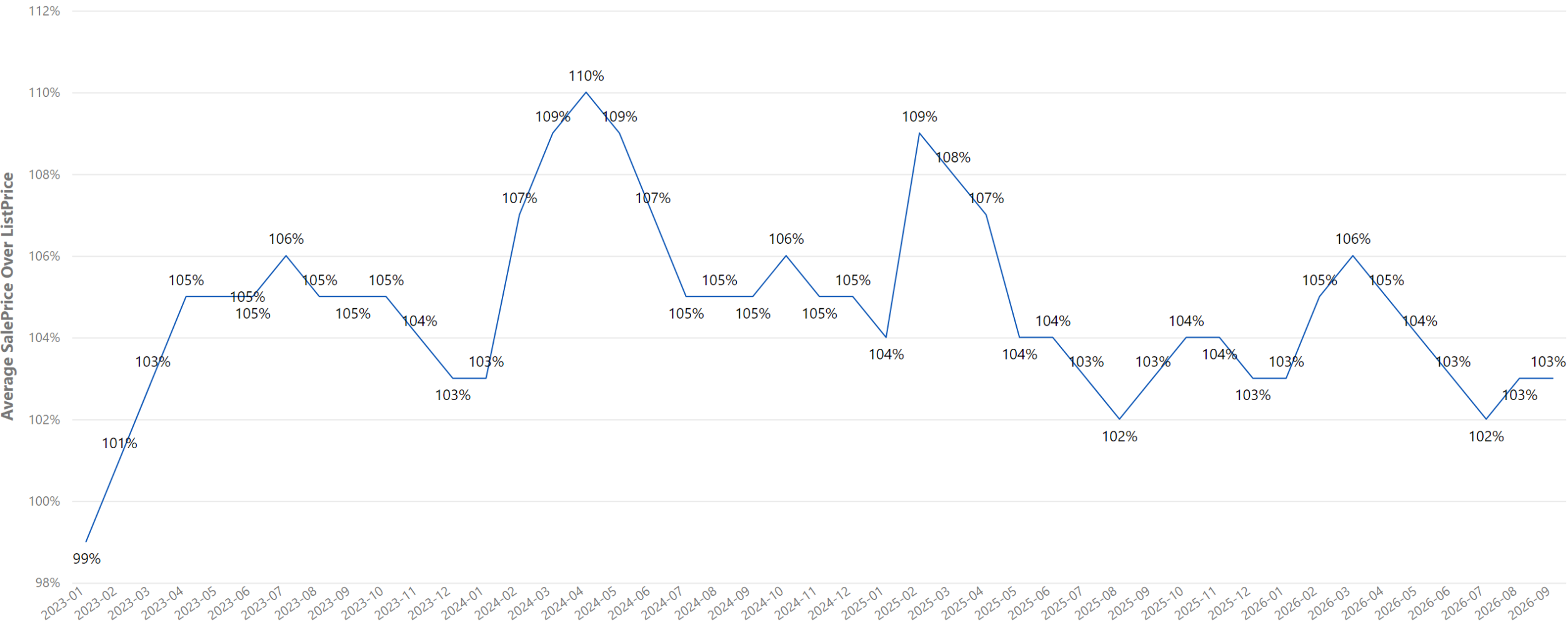
Data as of 10/5/2026

Aculist@2026

Residential Common Interest: 2023-2026

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Santa Clara County - Increased Sale To List Price

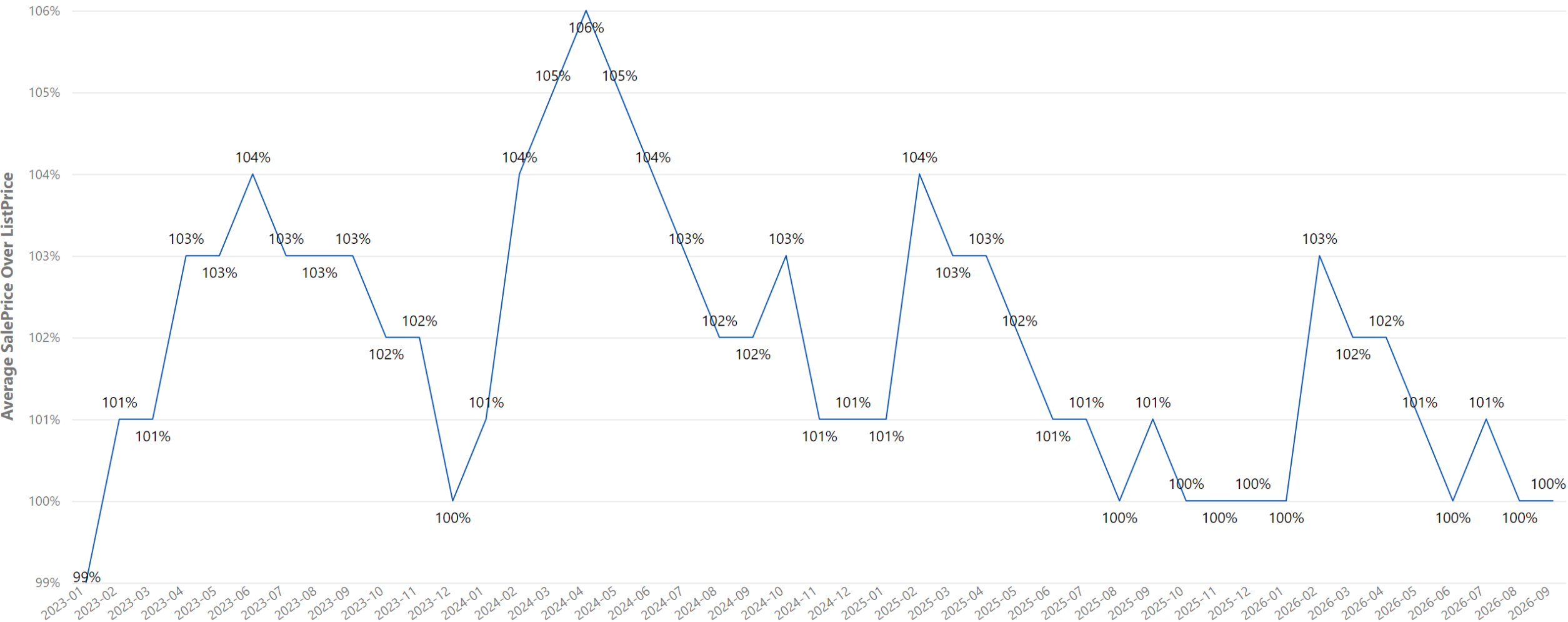
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
San Martin	107%	99%	8%
Mountain View	109%	102%	7%
Monte Sereno	107%	101%	6%
Los Gatos	103%	100%	3%
Los Altos	108%	105%	3%
Palo Alto	109%	107%	2%
Morgan Hill	99%	98%	1%
Sunnyvale	107%	106%	1%
Gilroy	100%	100%	0%
Los Altos Hills	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
Saratoga	100%	103%	-3%
Campbell	102%	105%	-3%
Santa Clara	105%	108%	-3%
San Jose	102%	103%	-1%
Milpitas	105%	106%	-1%
Cupertino	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
Stanford	104%	0%	N/A
Cupertino	120%	100%	20%
Saratoga	99%	98%	1%
Morgan Hill	100%	99%	1%
Santa Clara	101%	100%	1%
Los Altos	102%	101%	1%
Mountain View	103%	103%	0%
Sunnyvale	102%	102%	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	102%	108%	-6%
Gilroy	97%	101%	-4%
Milpitas	98%	102%	-4%
Campbell	100%	104%	-4%
Los Gatos	99%	100%	-1%
San Jose	99%	100%	-1%

Thank You

