

# Santa Clara County Market Minute Update



Statistics

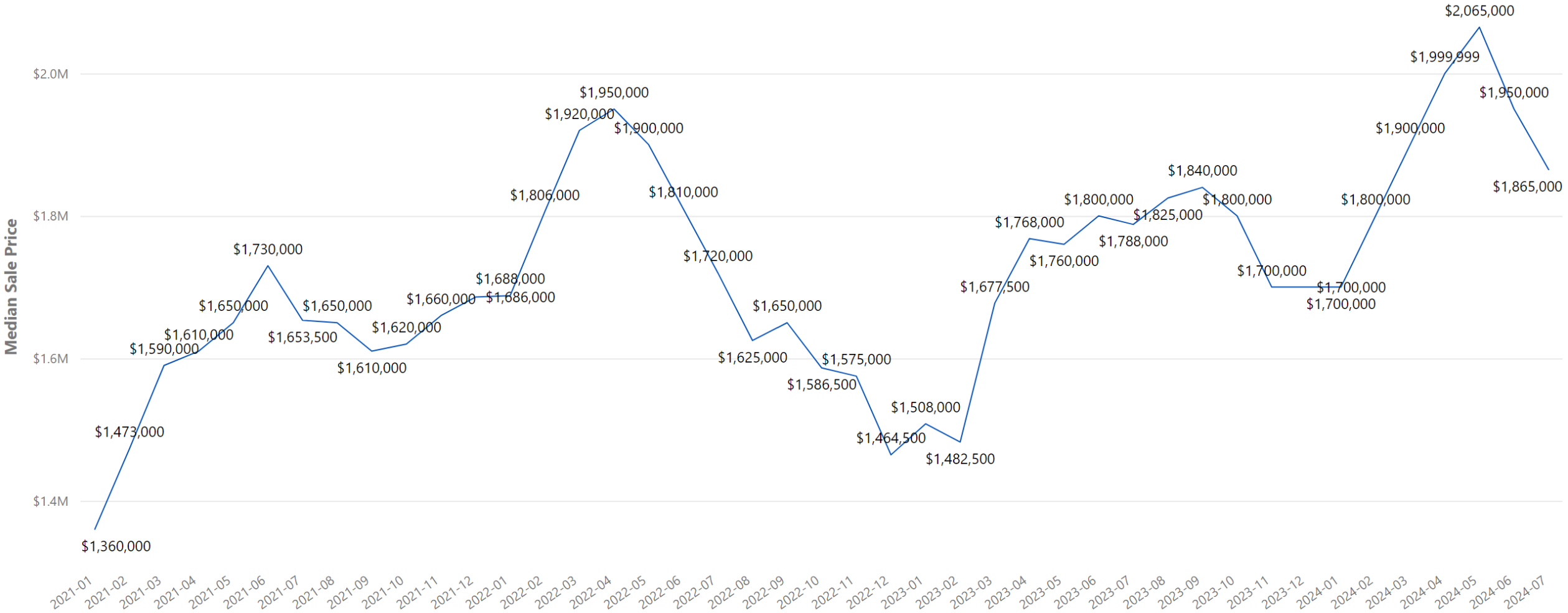


August 2024

POWER ON  
POWER OFF  
EMAIL  
INTERNET  
WORLD  
NO  
SEARCH

# Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 8/6/2024

Aculist@2024

Residential Single Family: 2021 - 2024

# Santa Clara County - Increased Median Price

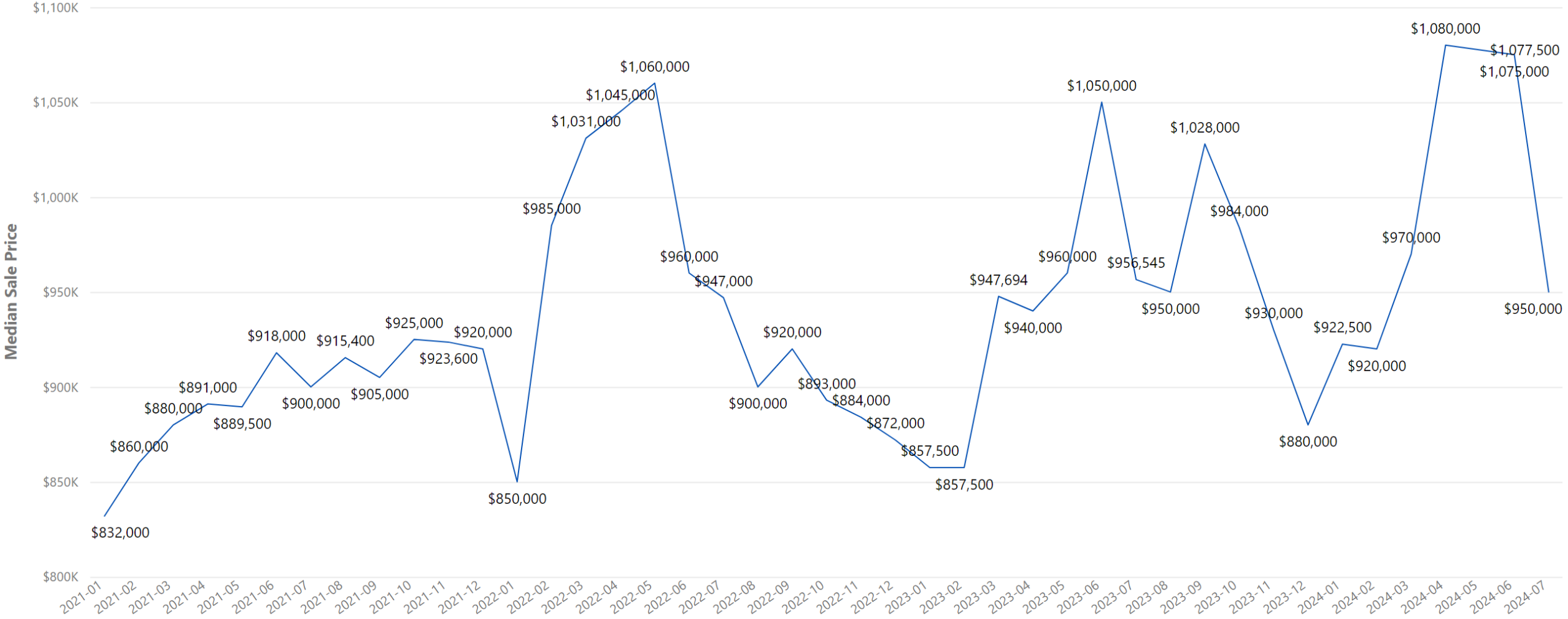
| City            | Median Sale Price | Median Sale Price Last Year | % Med Price Change |
|-----------------|-------------------|-----------------------------|--------------------|
| Los Altos Hills | \$6,235,000       | \$5,300,000                 | 18%                |
| Cupertino       | \$3,500,000       | \$3,043,000                 | 15%                |
| Palo Alto       | \$3,550,000       | \$3,090,000                 | 15%                |
| Santa Clara     | \$1,900,698       | \$1,679,500                 | 13%                |
| Saratoga        | \$4,150,000       | \$3,700,000                 | 12%                |
| Los Altos       | \$4,600,000       | \$4,113,650                 | 12%                |
| Sunnyvale       | \$2,484,000       | \$2,278,500                 | 9%                 |
| Milpitas        | \$1,537,500       | \$1,432,500                 | 7%                 |
| Gilroy          | \$1,185,000       | \$1,115,000                 | 6%                 |
| Los Gatos       | \$2,649,825       | \$2,550,000                 | 4%                 |
| San Jose        | \$1,640,000       | \$1,601,500                 | 2%                 |

# Santa Clara County - Decreased Median Price

| City          | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---------------|-------------------|-----------------------------|----------------------------|
| San Martin    | \$1,850,000       | \$2,035,000                 | -9%                        |
| Monte Sereno  | \$3,185,000       | \$3,500,000                 | -9%                        |
| Campbell      | \$1,786,500       | \$1,895,390                 | -6%                        |
| Mountain View | \$2,321,800       | \$2,460,000                 | -6%                        |
| Morgan Hill   | \$1,445,878       | \$1,482,500                 | -2%                        |

# Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 8/6/2024

Aculist@2024

Residential Common Interest: 2021 - 2024

# Santa Clara County - Increased Median Price

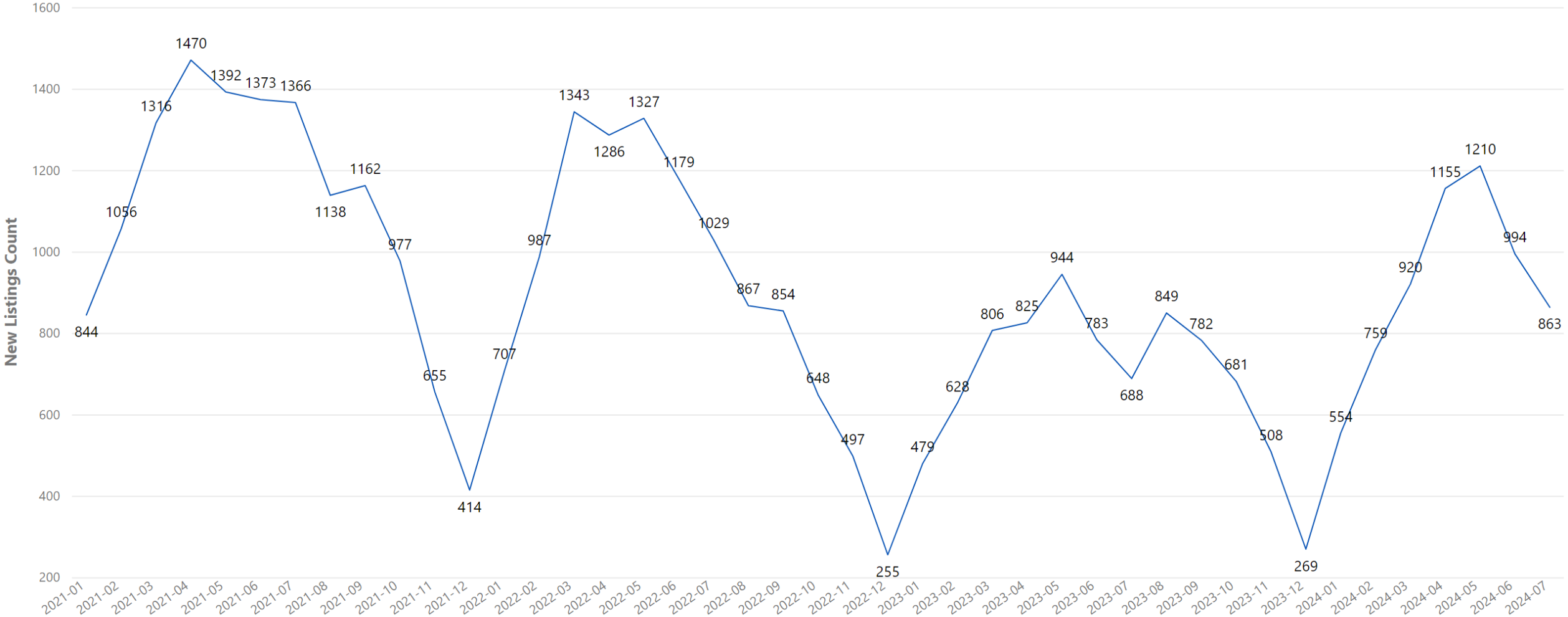
| City        | Median Sale Price | Median Sale Price Last Year | % Med Price Change |
|-------------|-------------------|-----------------------------|--------------------|
| Gilroy      | \$737,500         | \$0                         | N/A                |
| Campbell    | \$1,270,000       | \$905,000                   | 40%                |
| Milpitas    | \$1,247,500       | \$1,004,000                 | 24%                |
| Cupertino   | \$1,350,000       | \$1,107,777                 | 22%                |
| Los Gatos   | \$1,480,000       | \$1,420,000                 | 4%                 |
| Morgan Hill | \$942,500         | \$912,000                   | 3%                 |
| Sunnyvale   | \$1,350,000       | \$1,325,500                 | 2%                 |

# Santa Clara County - Decreased Median Price

| City          | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---------------|-------------------|-----------------------------|----------------------------|
| Palo Alto     | \$1,100,000       | \$1,790,000                 | -39%                       |
| Saratoga      | \$1,202,500       | \$1,492,511                 | -19%                       |
| Santa Clara   | \$839,000         | \$1,010,000                 | -17%                       |
| Los Altos     | \$1,810,000       | \$2,050,000                 | -12%                       |
| Mountain View | \$1,056,500       | \$1,168,000                 | -10%                       |
| San Jose      | \$810,000         | \$842,500                   | -4%                        |

# Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 8/6/2024

Aculist@2024

Residential Single Family: 2021-2024



# Santa Clara County - Increased New Listings

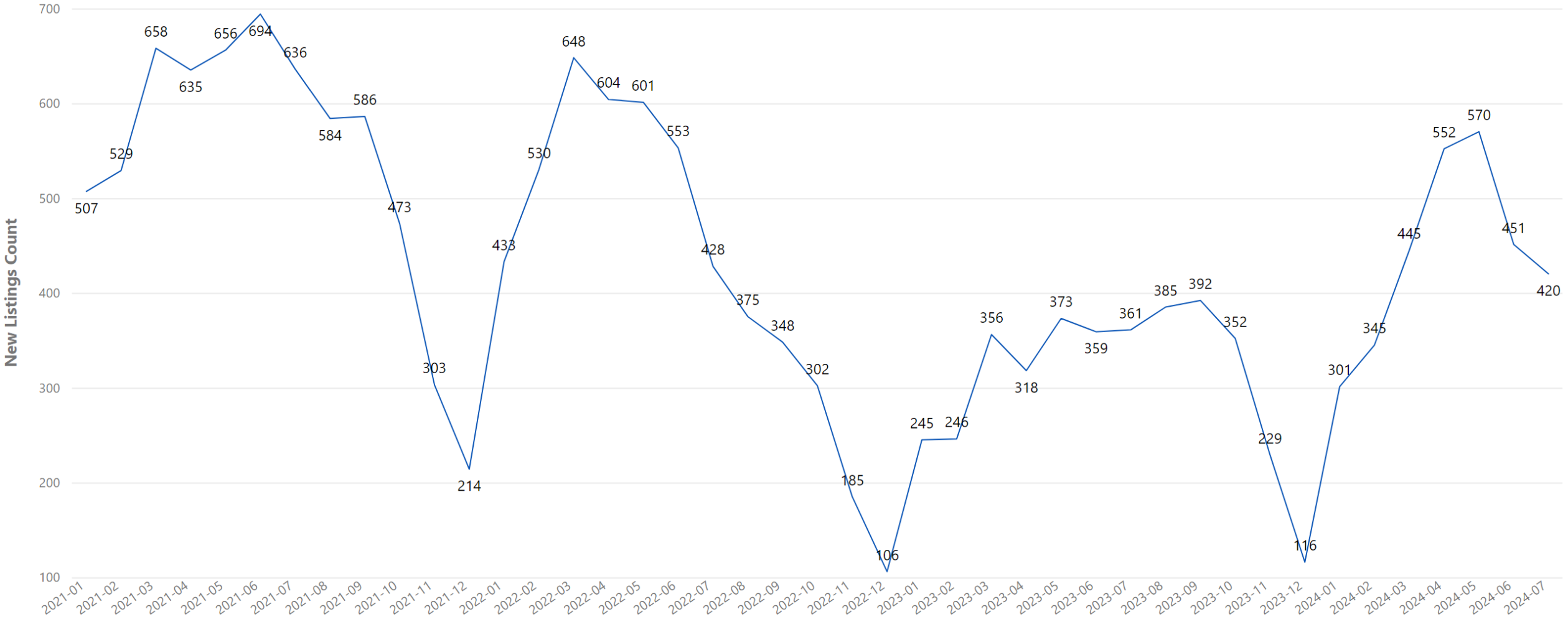
| City         | New Listings This Year | New Listings Last Year | % New Listings Change |
|--------------|------------------------|------------------------|-----------------------|
| Watsonville  | 2                      | 0                      | N/A                   |
| Milpitas     | 30                     | 15                     | 100%                  |
| Gilroy       | 63                     | 35                     | 80%                   |
| Los Gatos    | 37                     | 23                     | 61%                   |
| San Martin   | 4                      | 3                      | 33%                   |
| Morgan Hill  | 42                     | 32                     | 31%                   |
| San Jose     | 435                    | 336                    | 29%                   |
| Sunnyvale    | 51                     | 41                     | 24%                   |
| Santa Clara  | 42                     | 34                     | 24%                   |
| Los Altos    | 23                     | 19                     | 21%                   |
| Cupertino    | 31                     | 26                     | 19%                   |
| Monte Sereno | 2                      | 2                      | 0%                    |
| Palo Alto    | 36                     | 36                     | 0%                    |

# Santa Clara County - Decreased New Listings

| City            | New Listings This Year | New Listings Last Year | % New Listings Change |
|-----------------|------------------------|------------------------|-----------------------|
| Los Altos Hills | 5                      | 9                      | -44%                  |
| Mountain View   | 17                     | 26                     | -35%                  |
| Campbell        | 19                     | 26                     | -27%                  |
| Saratoga        | 24                     | 25                     | -4%                   |

# Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 8/6/2024

Aculist@2024

Residential Common Interest: 2021 - 2024

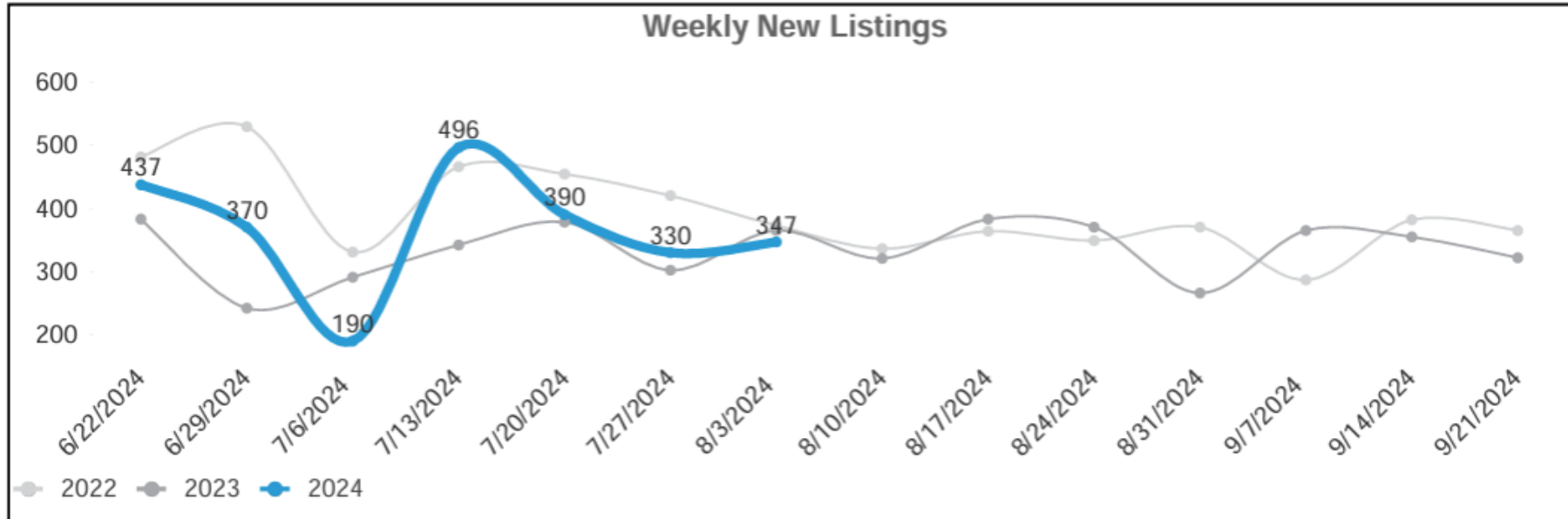
# Santa Clara County - Increased New Listings

| City          | New Listings This Year | New Listings Last Year | % New Listings Change |
|---------------|------------------------|------------------------|-----------------------|
| Cupertino     | 11                     | 3                      | 267%                  |
| Milpitas      | 30                     | 17                     | 76%                   |
| Santa Clara   | 33                     | 21                     | 57%                   |
| Sunnyvale     | 39                     | 27                     | 44%                   |
| Los Gatos     | 15                     | 12                     | 25%                   |
| Palo Alto     | 14                     | 12                     | 17%                   |
| Mountain View | 34                     | 30                     | 13%                   |
| San Jose      | 211                    | 188                    | 12%                   |

# Santa Clara County - Decreased New Listings

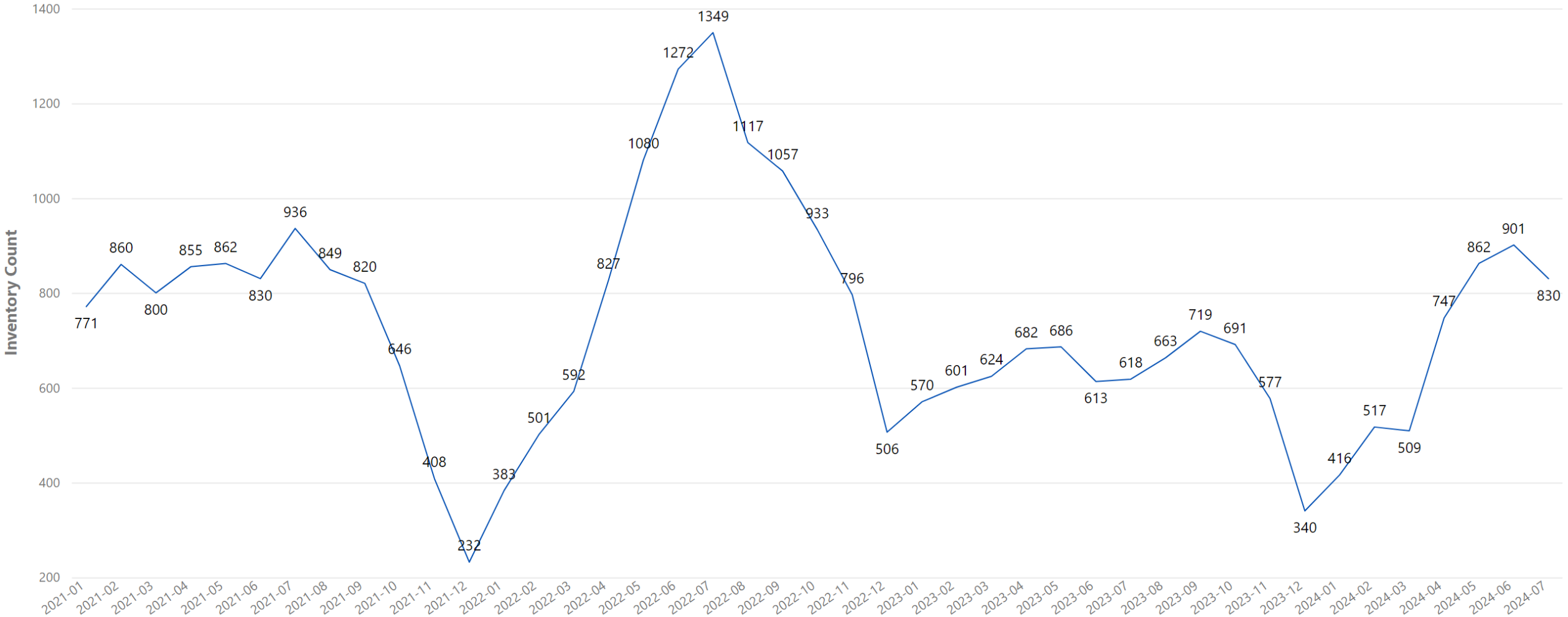
| City        | New Listings This Year | New Listings Last Year | % New Listings Change |
|-------------|------------------------|------------------------|-----------------------|
| Morgan Hill | 8                      | 18                     | -56%                  |
| Gilroy      | 3                      | 6                      | -50%                  |
| Saratoga    | 2                      | 3                      | -33%                  |
| Los Altos   | 7                      | 9                      | -22%                  |
| Campbell    | 13                     | 15                     | -13%                  |

# Santa Clara County – New Listings Week Ending 08/03/2024



# Santa Clara County - Inventory

CountyName ● Santa Clara



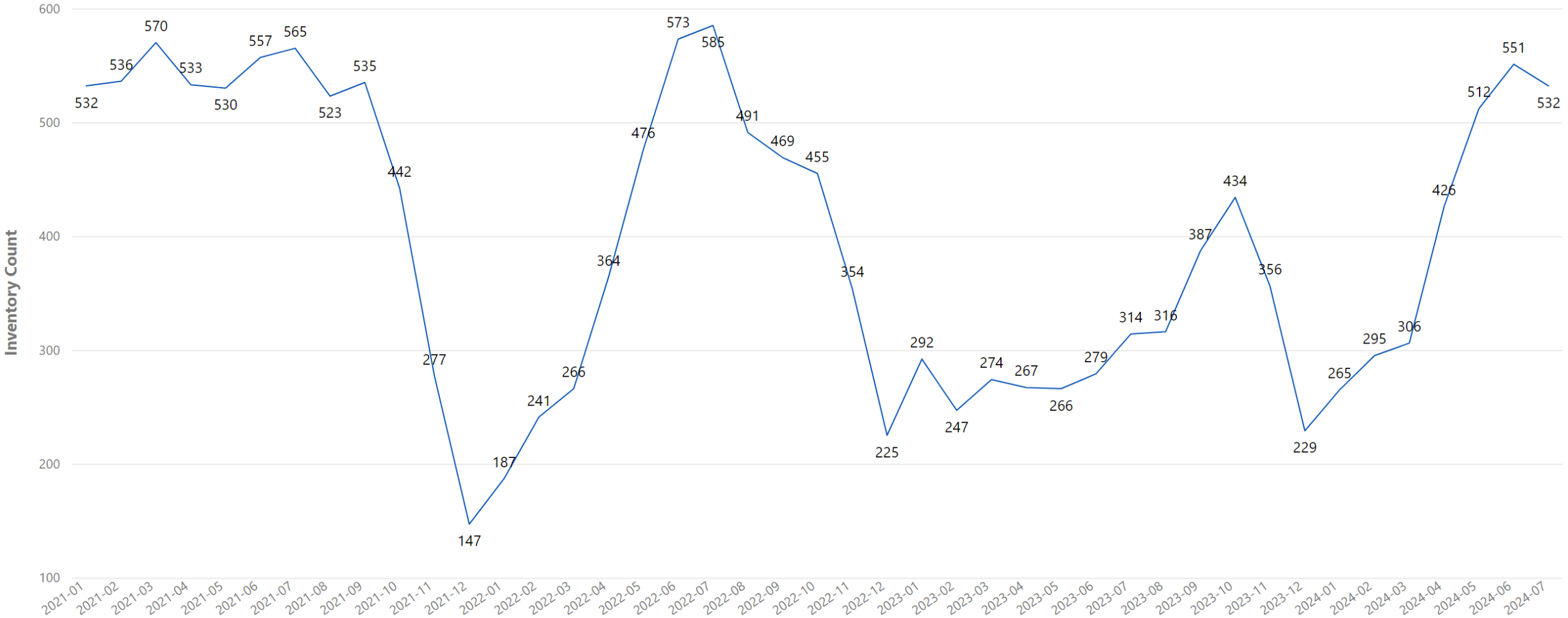
Data as of 8/6/2024

Aculist@2024

Residential Single Family: 2021-2024

# Santa Clara County - Inventory

CountyName ● Santa Clara



Data as of 8/6/2024

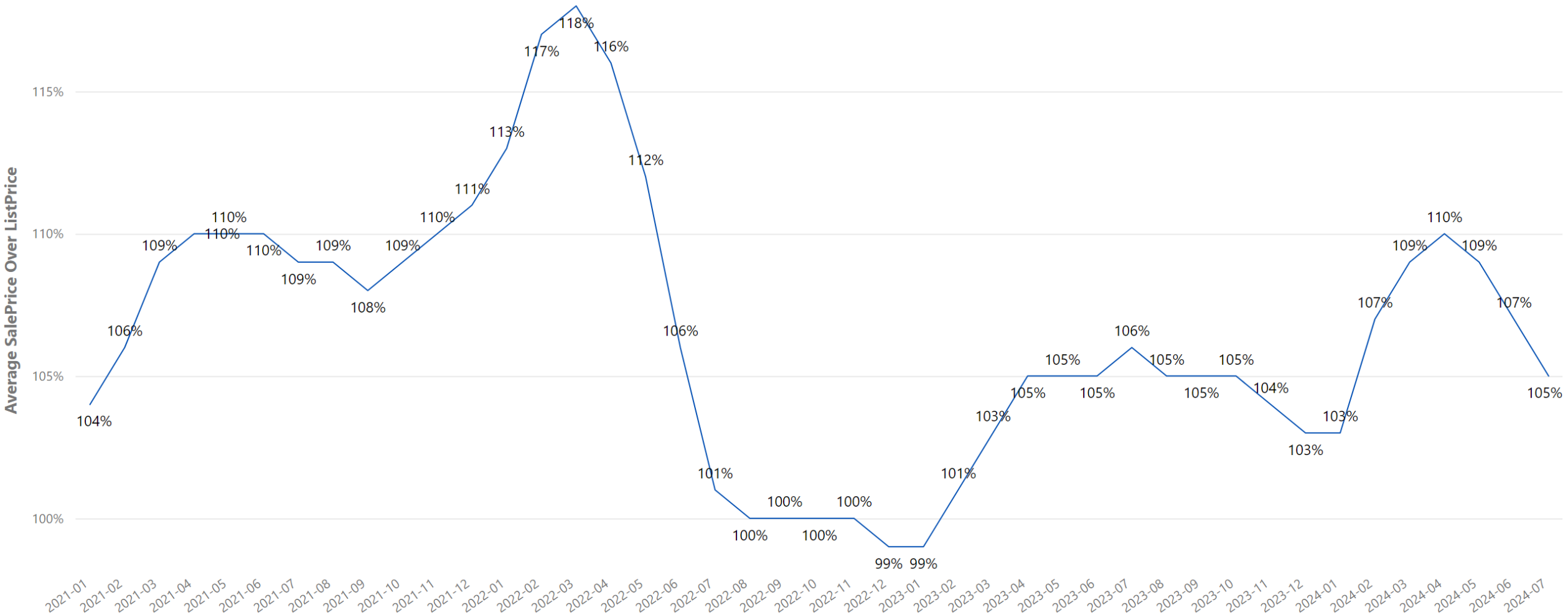
Aculist@2024

Residential Common Interest: 2021 - 2024



# Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



# Santa Clara County - Increased Sale To List Price

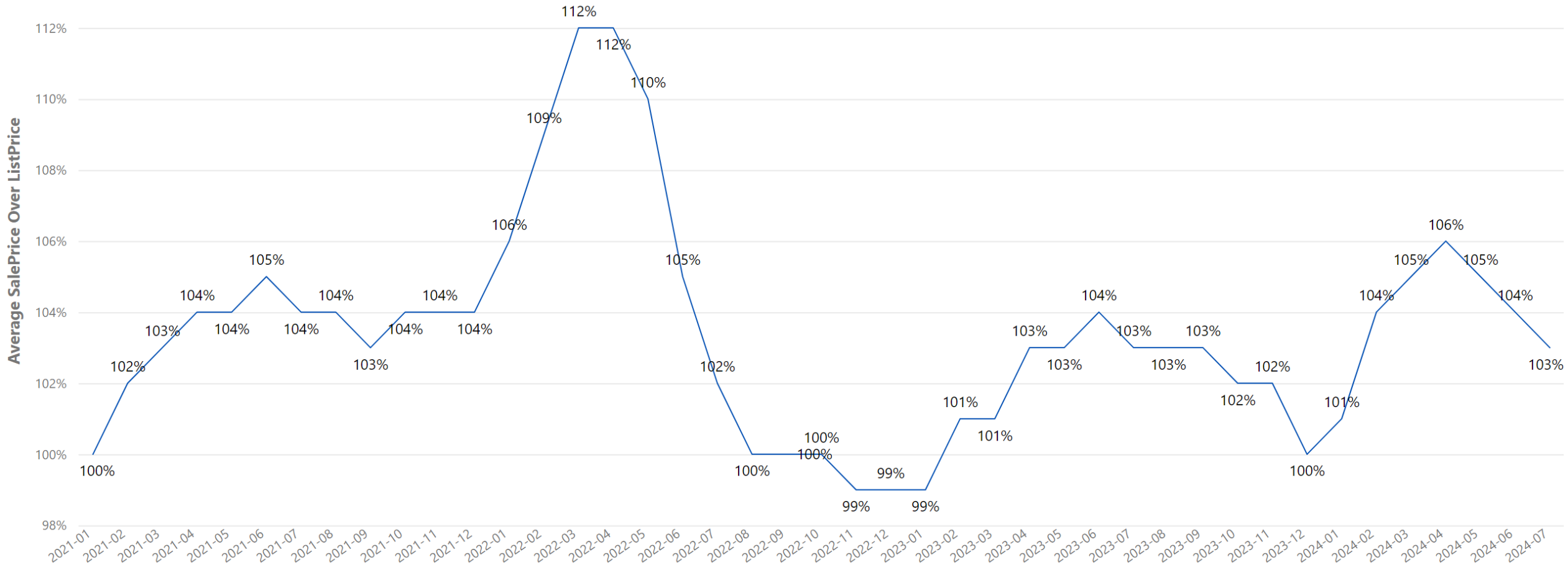
| City          | Sale Over List Price | Sale Over List Price Last Year | % Sale Over List Price Change |
|---------------|----------------------|--------------------------------|-------------------------------|
| Stanford      | 100%                 | 92%                            | 9%                            |
| Monte Sereno  | 103%                 | 96%                            | 7%                            |
| Saratoga      | 106%                 | 102%                           | 4%                            |
| Sunnyvale     | 111%                 | 107%                           | 4%                            |
| Los Gatos     | 103%                 | 101%                           | 2%                            |
| Palo Alto     | 105%                 | 103%                           | 2%                            |
| Milpitas      | 106%                 | 105%                           | 1%                            |
| Los Altos     | 104%                 | 104%                           | 0%                            |
| Mountain View | 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 Hills | 99%                  | 108%                           | -8%                           |
| Campbell        | 103%                 | 108%                           | -5%                           |
| Santa Clara     | 107%                 | 111%                           | -4%                           |
| San Jose        | 105%                 | 107%                           | -2%                           |
| Cupertino       | 106%                 | 107%                           | -1%                           |
| Gilroy          | 101%                 | 102%                           | -1%                           |
| Morgan Hill     | 101%                 | 102%                           | -1%                           |
| San Martin      | 103%                 | 104%                           | -1%                           |

# Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 8/6/2024

Aculist@2024

Residential Common Interest: 2021 - 2024

# 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                           |
| Stanford      | 93%                  | 0%                             | N/A                           |
| Los Gatos     | 106%                 | 100%                           | 6%                            |
| Saratoga      | 109%                 | 104%                           | 5%                            |
| Los Altos     | 104%                 | 101%                           | 3%                            |
| Mountain View | 104%                 | 101%                           | 3%                            |
| Milpitas      | 106%                 | 103%                           | 3%                            |
| Morgan Hill   | 102%                 | 100%                           | 2%                            |
| Sunnyvale     | 105%                 | 105%                           | 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 |
|-------------|----------------------|--------------------------------|-------------------------------|
| Santa Clara | 100%                 | 104%                           | -4%                           |
| Campbell    | 102%                 | 104%                           | -2%                           |
| Cupertino   | 102%                 | 103%                           | -1%                           |
| Palo Alto   | 102%                 | 103%                           | -1%                           |
| San Jose    | 102%                 | 103%                           | -1%                           |

# Thank You

