

Santa Clara County Market Minute Update



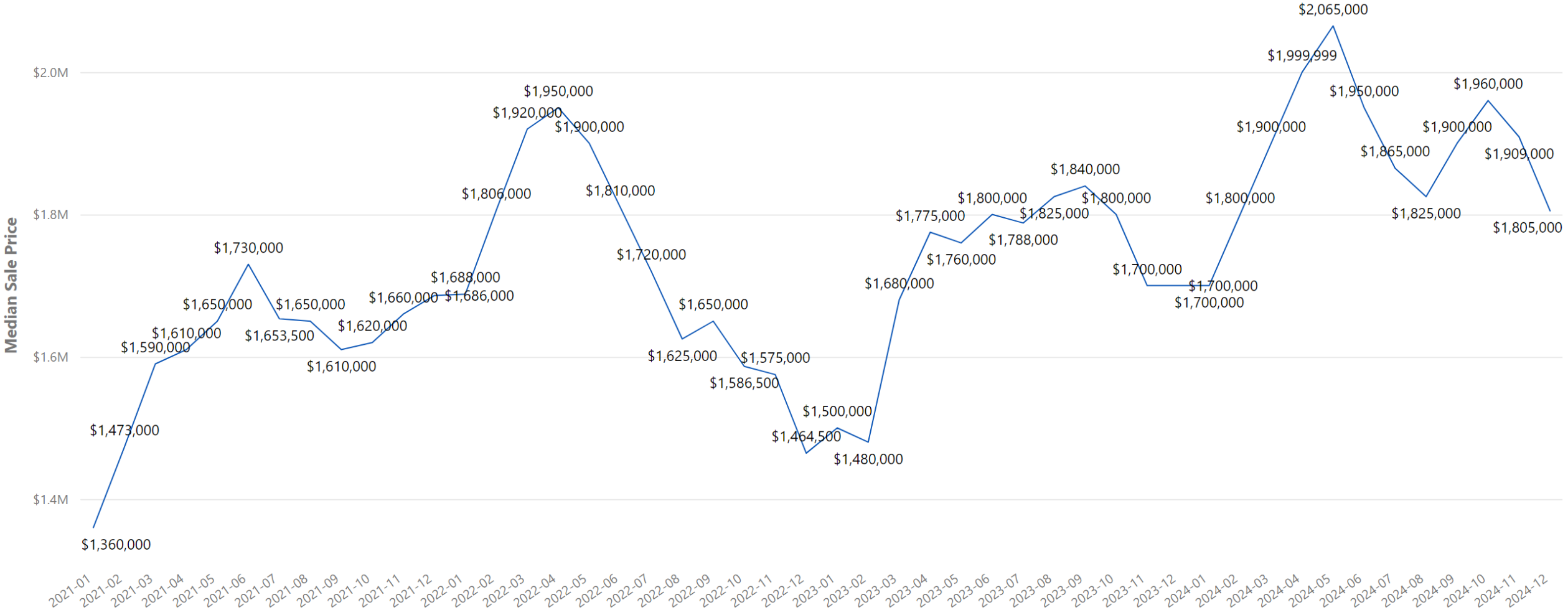
Statistics

January 2025

POWER ON
POWER OFF
EMAIL
INTERNET
WORLD
NO
SEARCH

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

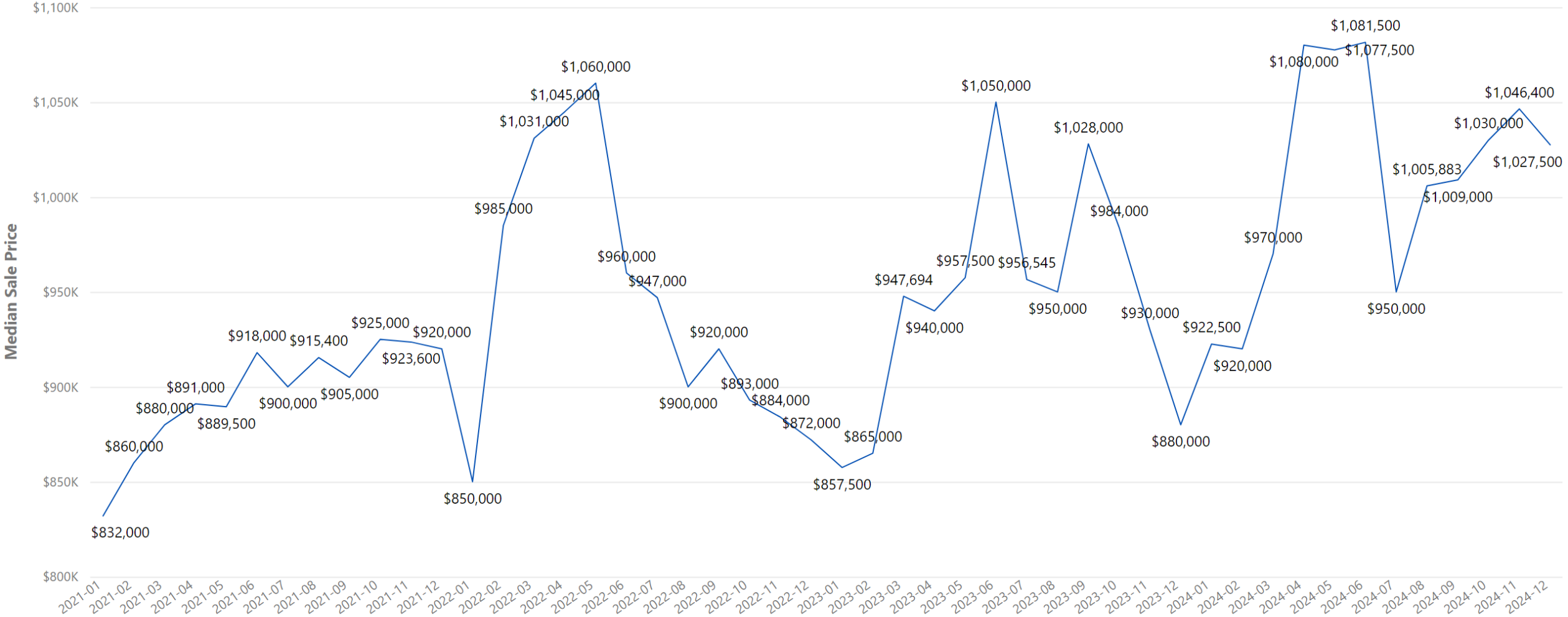
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$1,040,000	\$0	N/A
Watsonville	\$830,000	\$0	N/A
Monte Sereno	\$6,142,500	\$2,500,000	146%
Mountain View	\$3,010,263	\$2,050,000	47%
San Martin	\$1,960,000	\$1,355,000	45%
Sunnyvale	\$2,520,000	\$1,900,000	33%
Campbell	\$2,337,500	\$1,767,500	32%
Cupertino	\$3,450,000	\$2,669,000	29%
Saratoga	\$3,700,000	\$3,192,000	16%
Los Altos	\$5,005,000	\$4,380,000	14%
Palo Alto	\$3,300,000	\$2,900,000	14%
Los Altos Hills	\$5,543,000	\$4,900,000	13%
San Jose	\$1,650,000	\$1,517,500	9%
Los Gatos	\$2,750,000	\$2,575,000	7%
Santa Clara	\$1,900,000	\$1,820,000	4%
Milpitas	\$1,567,500	\$1,530,000	2%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$2,505,000	-100%
Gilroy	\$1,000,000	\$1,187,500	-16%
Morgan Hill	\$1,420,000	\$1,471,500	-3%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 1/6/2025

Aculist@2025

Residential Common Interest: 2021 - 2024

Santa Clara County - Increased Median Price

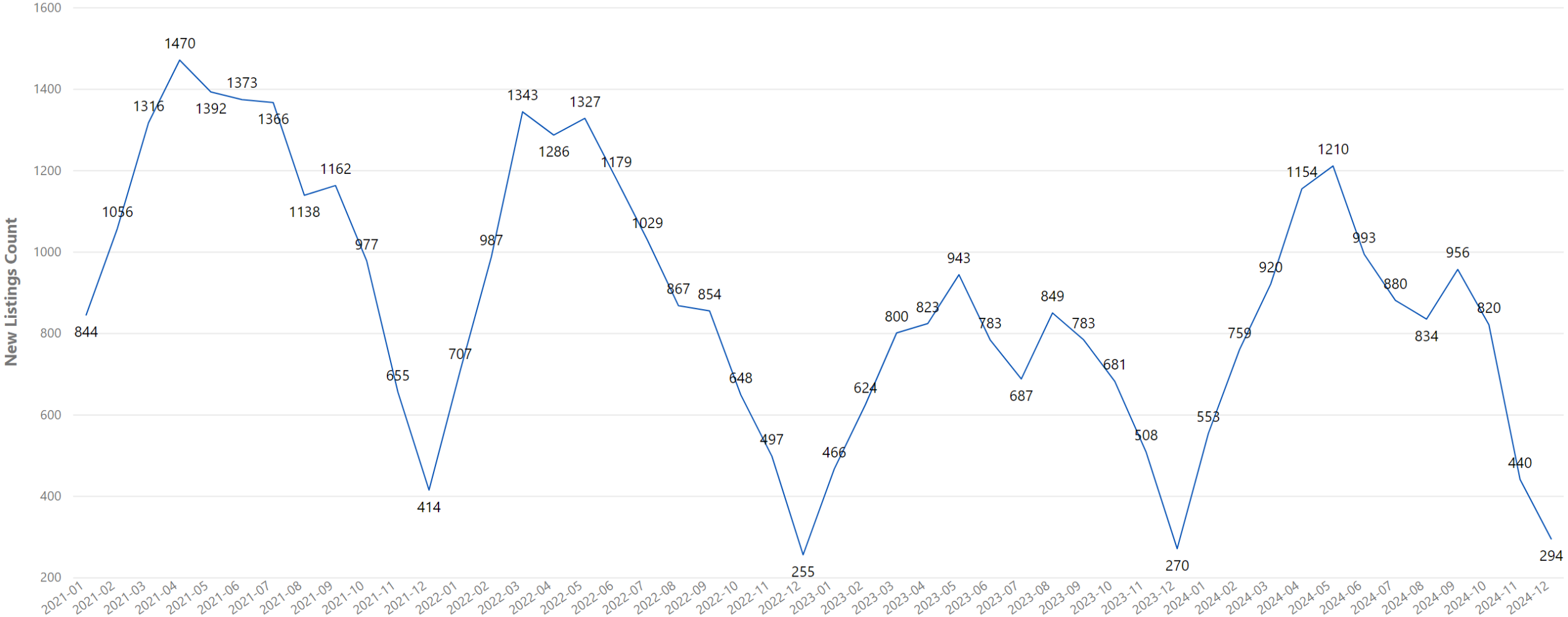
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Gatos	\$1,490,000	\$755,000	97%
Los Altos	\$2,360,000	\$1,280,475	84%
Cupertino	\$1,870,000	\$1,270,000	47%
Santa Clara	\$1,150,000	\$795,000	45%
Sunnyvale	\$1,600,000	\$1,190,000	34%
Milpitas	\$1,067,000	\$840,000	27%
Saratoga	\$1,350,000	\$1,190,000	13%
Palo Alto	\$1,420,000	\$1,377,500	3%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Gilroy	\$0	\$532,500	-100%
Mountain View	\$1,155,000	\$1,500,000	-23%
Morgan Hill	\$775,000	\$877,500	-12%
San Jose	\$790,000	\$799,000	-1%
Campbell	\$737,500	\$740,000	0%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 1/6/2025

Aculist@2025

Residential Single Family: 2021-2024

Santa Clara County - Increased New Listings

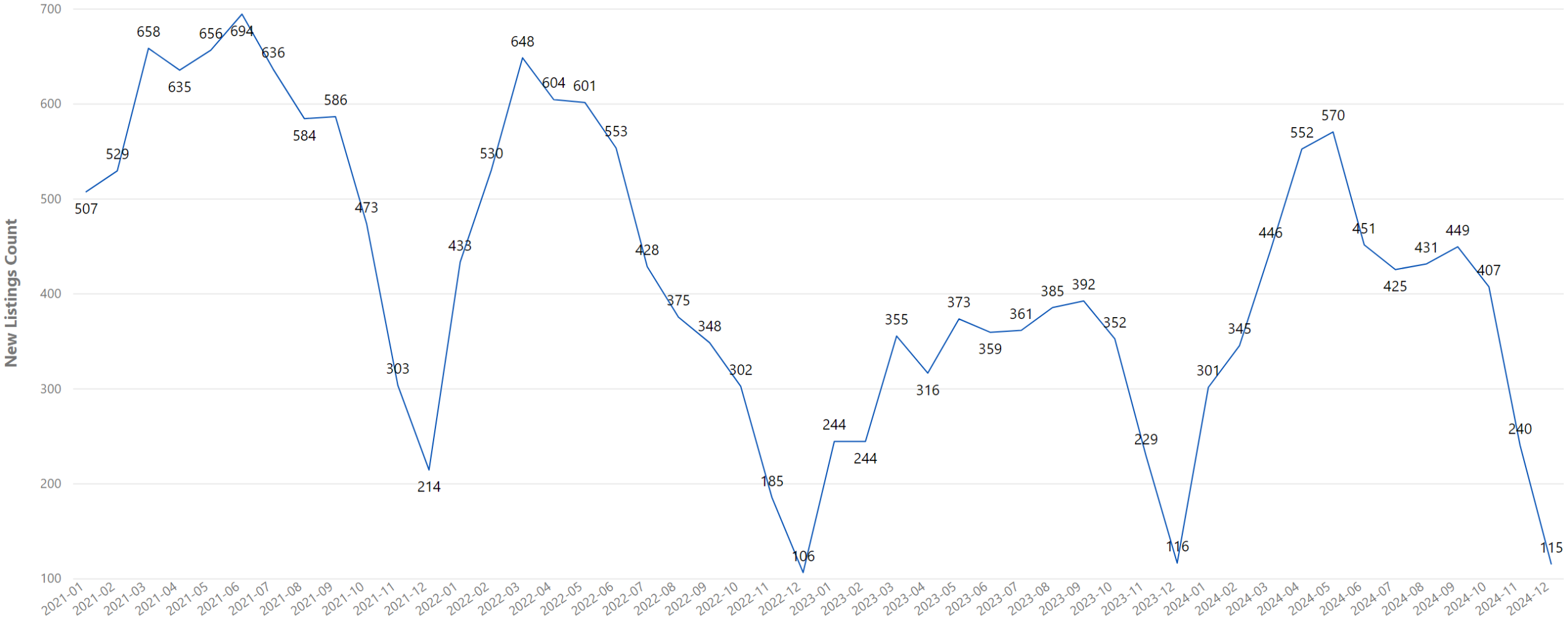
City	New Listings This Year	New Listings Last Year	% New Listings Change
Monte Sereno	4	0	N/A
Palo Alto	10	6	67%
Santa Clara	17	13	31%
Morgan Hill	15	12	25%
San Jose	171	143	20%
Los Gatos	13	11	18%
Milpitas	9	8	13%
Alviso	1	1	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Campbell	2	6	-67%
Gilroy	12	21	-43%
San Martin	2	3	-33%
Cupertino	7	9	-22%
Los Altos	4	5	-20%
Sunnyvale	11	13	-15%
Mountain View	7	8	-13%
Saratoga	9	10	-10%

Santa Clara County - New Listings

CountyName ● Santa Clara



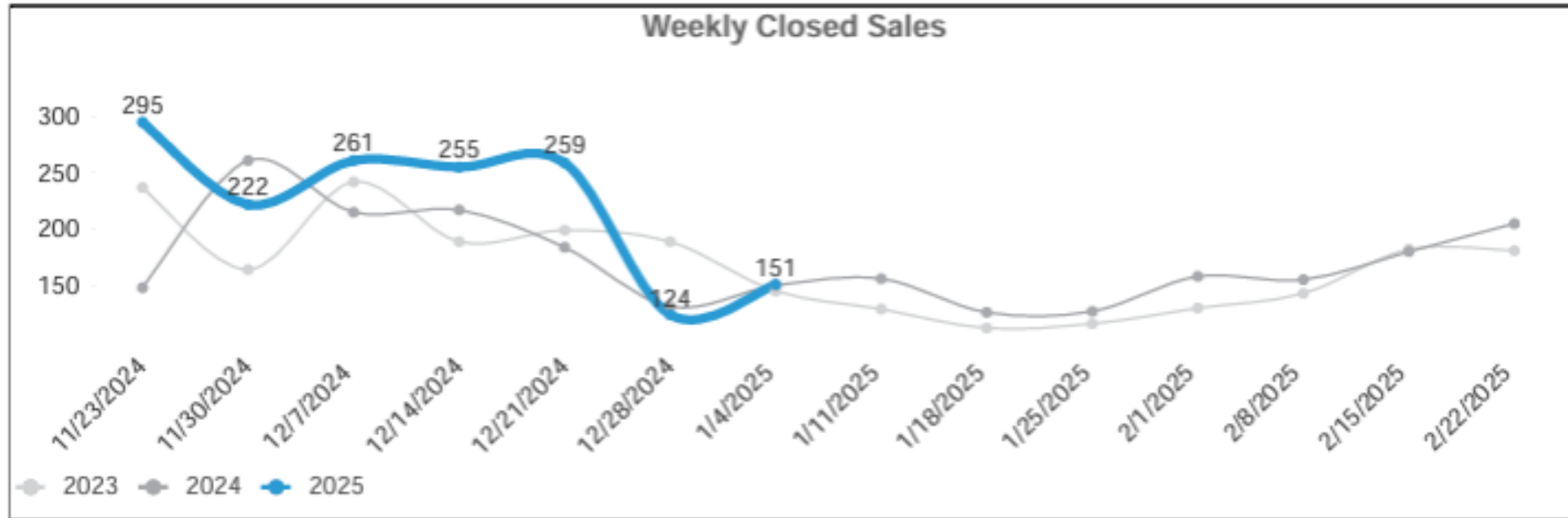
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	3	0	N/A
Los Altos	2	1	100%
Sunnyvale	13	8	63%
Morgan Hill	3	2	50%
Palo Alto	3	2	50%
Mountain View	5	4	25%
Los Gatos	6	5	20%
Gilroy	1	1	0%
Campbell	2	2	0%

Santa Clara County - Decreased New Listings

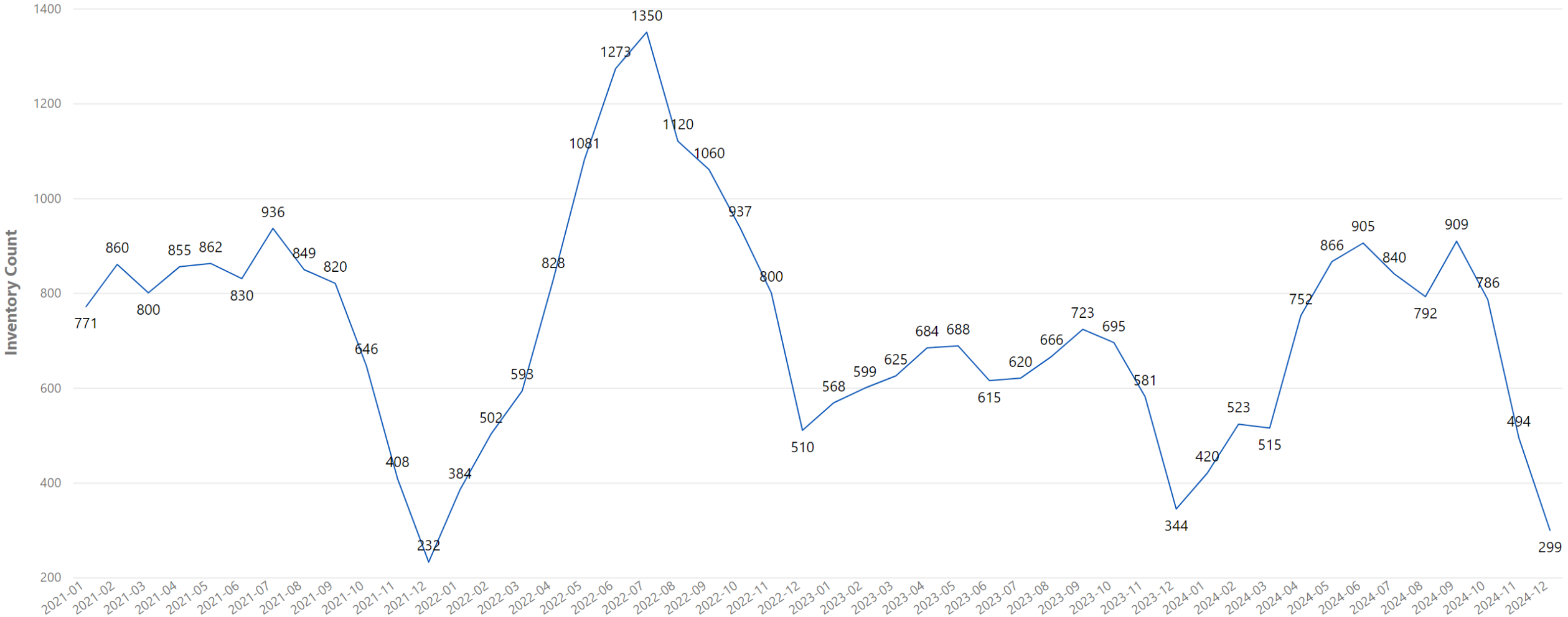
City	New Listings This Year	New Listings Last Year	% New Listings Change
Santa Clara	4	7	-43%
Cupertino	3	4	-25%
San Jose	61	70	-13%
Milpitas	9	10	-10%

Santa Clara County – New Listings Week Ending 1/4/2025



Santa Clara County - Inventory

CountyName ● Santa Clara

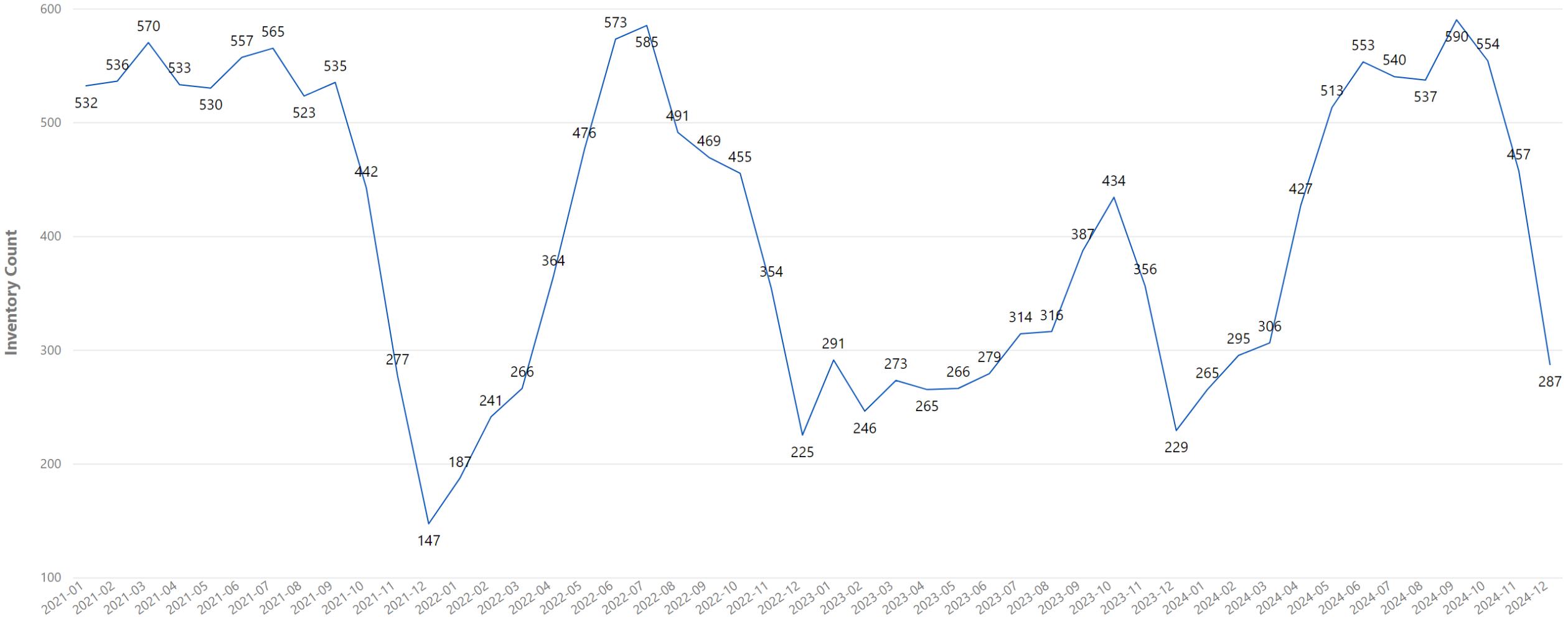


Data as of 1/6/2025

Aculist@2025

Santa Clara County - Inventory

CountyName ● Santa Clara



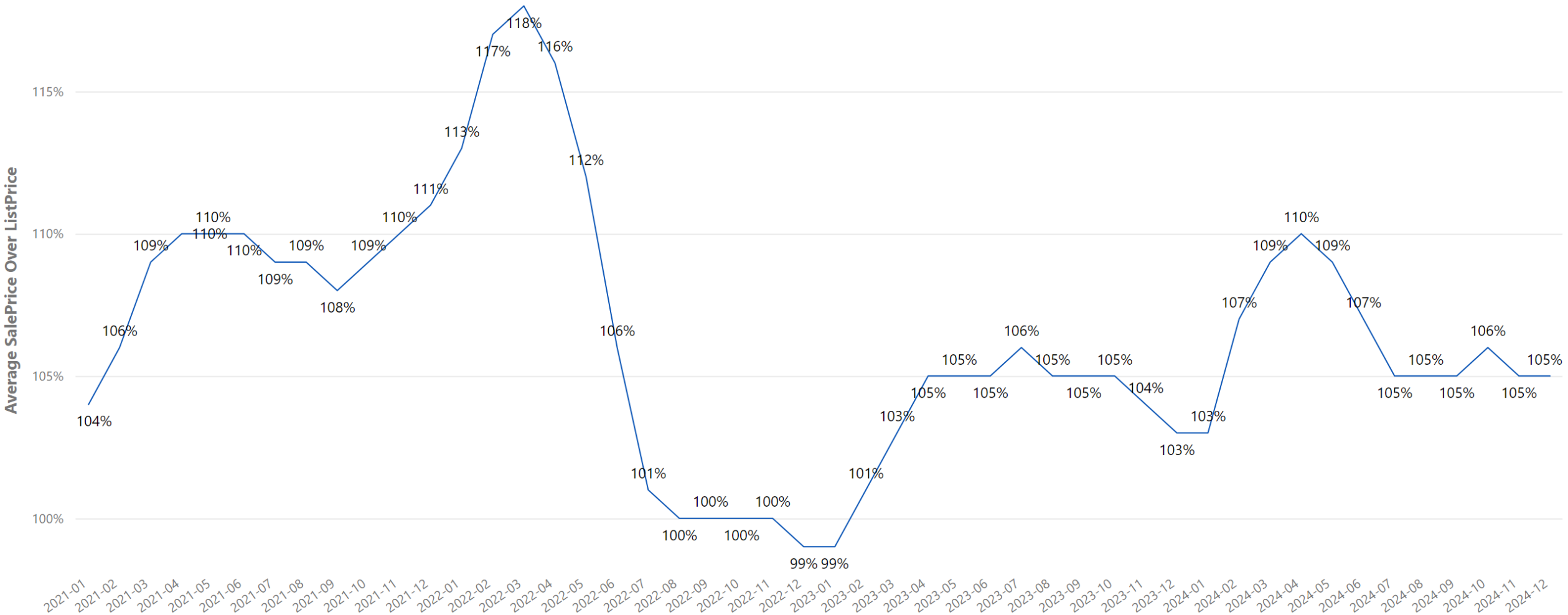
Data as of 1/6/2025

Aculist@2025

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

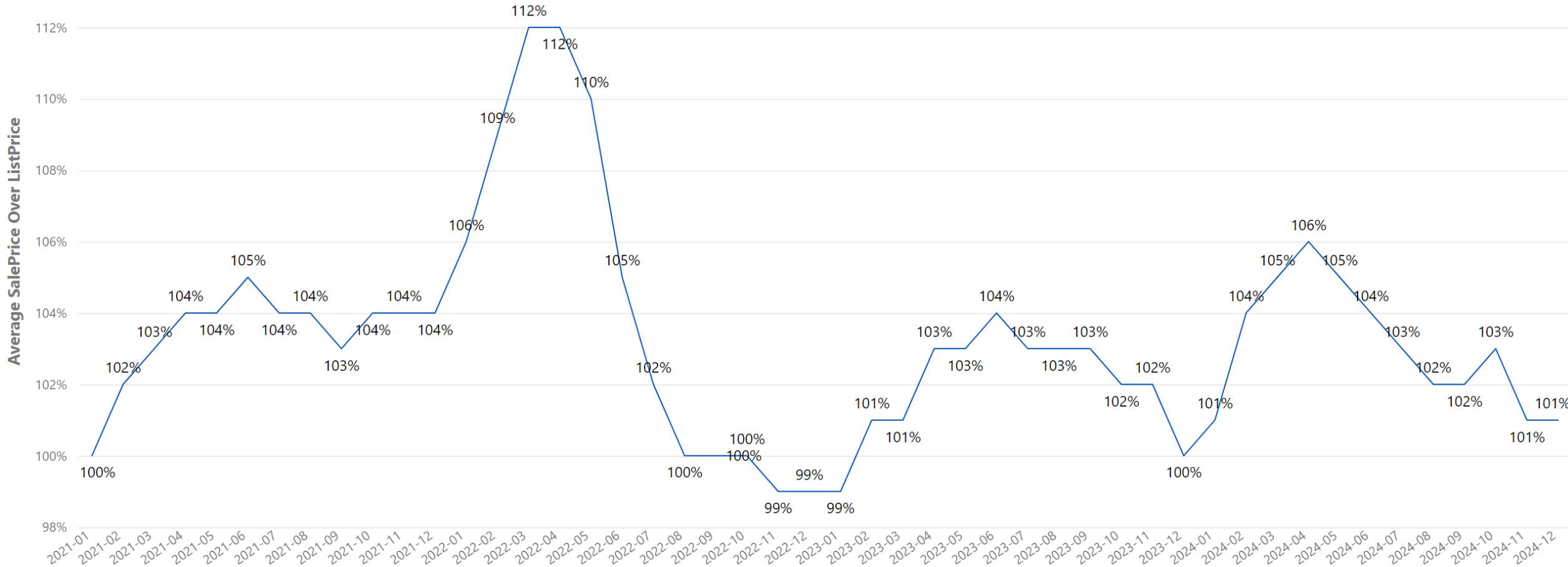
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Alviso	109%	0%	N/A
Watsonville	90%	0%	N/A
Cupertino	108%	101%	7%
Los Altos	108%	101%	7%
Palo Alto	107%	101%	6%
Santa Clara	111%	106%	5%
Los Altos Hills	97%	93%	4%
Monte Sereno	104%	100%	4%
San Martin	99%	97%	2%
Los Gatos	100%	98%	2%
Milpitas	105%	103%	2%
San Jose	105%	103%	2%
Sunnyvale	109%	107%	2%
Mountain View	107%	106%	1%

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	99%	104%	-5%
Morgan Hill	100%	103%	-3%
Saratoga	106%	109%	-3%
Gilroy	98%	100%	-2%

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 1/6/2025

Aculist@2025

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
Cupertino	104%	97%	7%
Santa Clara	105%	102%	3%
Palo Alto	99%	97%	2%
Mountain View	102%	100%	2%
San Jose	101%	100%	1%
Campbell	102%	101%	1%
Sunnyvale	103%	102%	1%
Morgan Hill	101%	101%	0%
Saratoga	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
Los Altos	92%	98%	-6%
Los Gatos	99%	100%	-1%
Milpitas	102%	103%	-1%

Thank You

