



# Santa Clara County

Market Minute Videos | February 2025

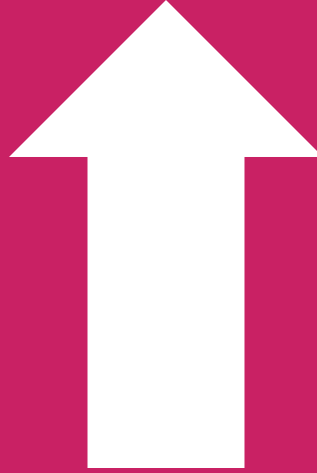




# Santa Clara County – Single Family Market 2025 v. 2024

↓ 10

Median Days on Market  
Compared to 11



\$1.80M

Median Price  
Compared to \$1.70M

↑ 374

Closed Sales  
Compared to 360

↑ 653

New Listings  
Compared to 553

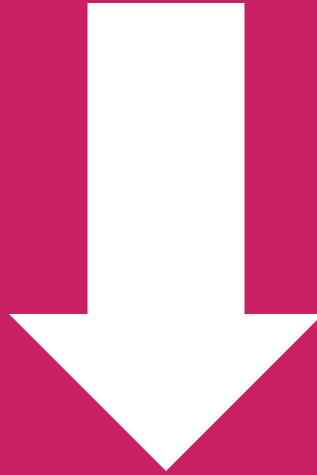
↑ 104%

Sale to List Price Ratio  
Compared to 103%

# Santa Clara County – Common Interest Market 2025 v. 2024

= 28

Median Days on Market  
Compared to 28



\$915K

Median Price  
Compared to \$922.5K

↑ 179

Closed Sales  
Compared to 152

↑ 456

New Listings  
Compared to 301

= 101%

Sale to List Price Ratio  
Compared to 101%



# Santa Clara County

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# Santa Clara Real Estate Market Trends – January 2025

## Market Trend 1

Prices decreased compared to December for Single Family homes and declined significantly in Common Interest.

## Market Trend 2

We are starting to see an increased number of new listings, exceeding the numbers from this time last year.

## Market Trend 3

The common interest and single family markets are behaving rather similarly, especially with the sale to list price ratio.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

# Santa Clara Real Estate Market Trends – January 2025

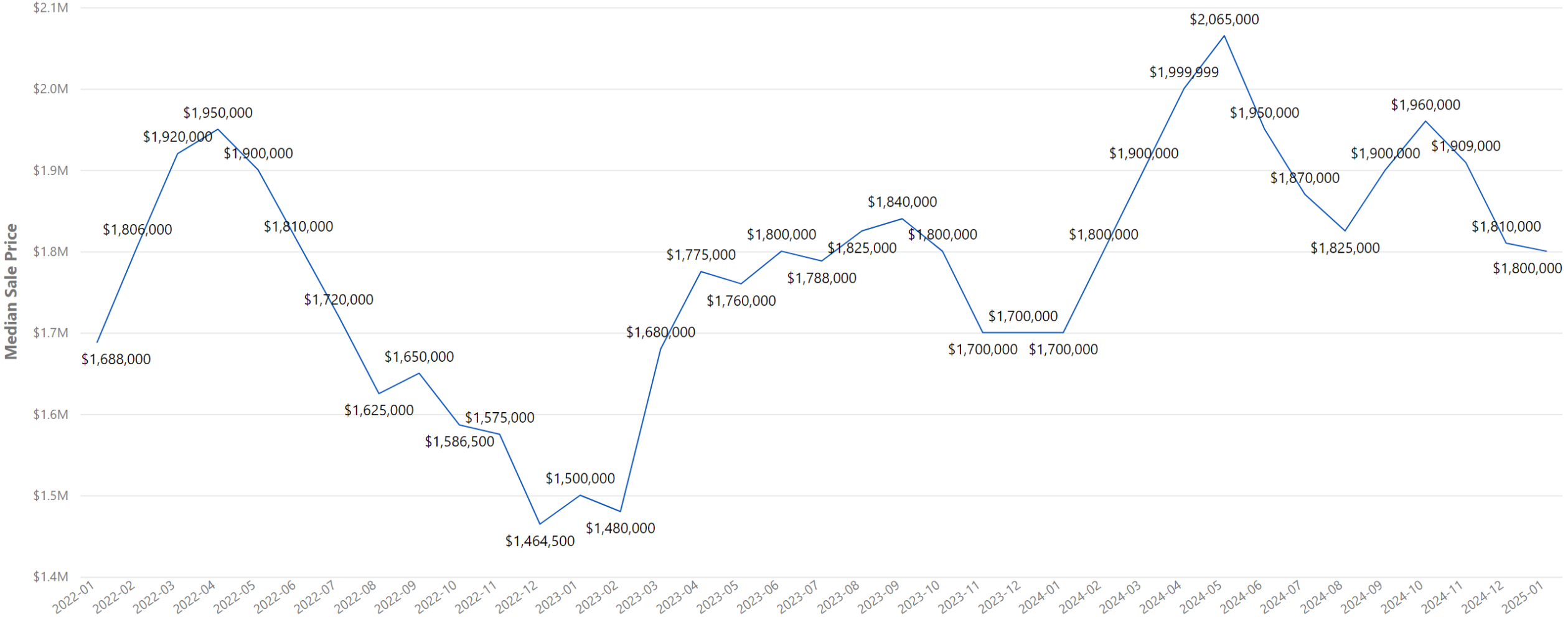
## Market Trend 1

Prices decreased compared to December for Single Family homes and declined significantly in Common Interest.

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# Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 2/7/2025

Aculist@2025

Residential Single Family: 2022-2025

# Santa Clara County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$1,200,000	\$0	N/A
Los Altos	\$5,490,000	\$4,099,000	34%
Palo Alto	\$4,200,000	\$3,350,000	25%
Los Gatos	\$2,761,500	\$2,300,000	20%
Milpitas	\$1,665,500	\$1,400,000	19%
Mountain View	\$2,837,500	\$2,415,000	17%
Cupertino	\$3,200,000	\$2,730,000	17%
Sunnyvale	\$2,754,444	\$2,377,500	16%
Gilroy	\$1,100,000	\$1,000,000	10%
Monte Sereno	\$4,717,500	\$4,314,400	9%
San Jose	\$1,620,000	\$1,530,000	6%
Saratoga	\$4,275,000	\$4,140,000	3%
Santa Clara	\$1,752,500	\$1,700,000	3%
Campbell	\$1,890,000	\$1,840,000	3%

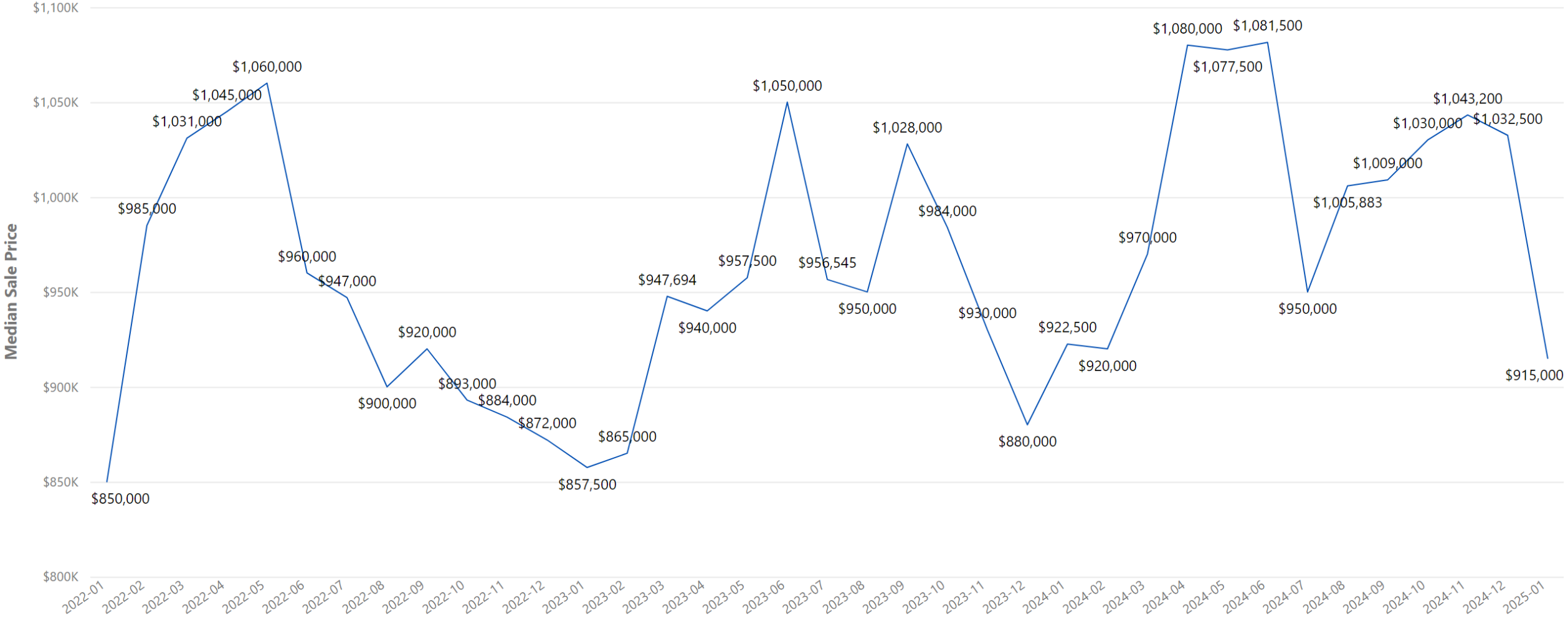


# Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$0	\$1,200,000	-100%
Watsonville	\$0	\$1,500,000	-100%
Los Altos Hills	\$5,450,000	\$6,047,500	-10%
Morgan Hill	\$1,387,556	\$1,510,000	-8%

# Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 2/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

# Santa Clara County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Saratoga	\$2,648,241	\$960,000	176%
Sunnyvale	\$1,476,000	\$975,000	51%
Gilroy	\$655,000	\$506,500	29%
Morgan Hill	\$960,000	\$760,000	26%
Campbell	\$1,128,000	\$920,000	23%
Palo Alto	\$1,360,500	\$1,243,332	9%
Los Altos	\$1,222,000	\$1,200,000	2%

# Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Santa Clara	\$752,000	\$1,095,000	-31%
Los Gatos	\$1,475,000	\$1,757,500	-16%
Milpitas	\$920,000	\$1,089,999	-16%
Cupertino	\$1,140,000	\$1,285,000	-11%
Mountain View	\$1,335,000	\$1,382,590	-3%
San Jose	\$760,000	\$775,000	-2%

# Santa Clara Real Estate Market Trends – January 2025

## Market Trend 2

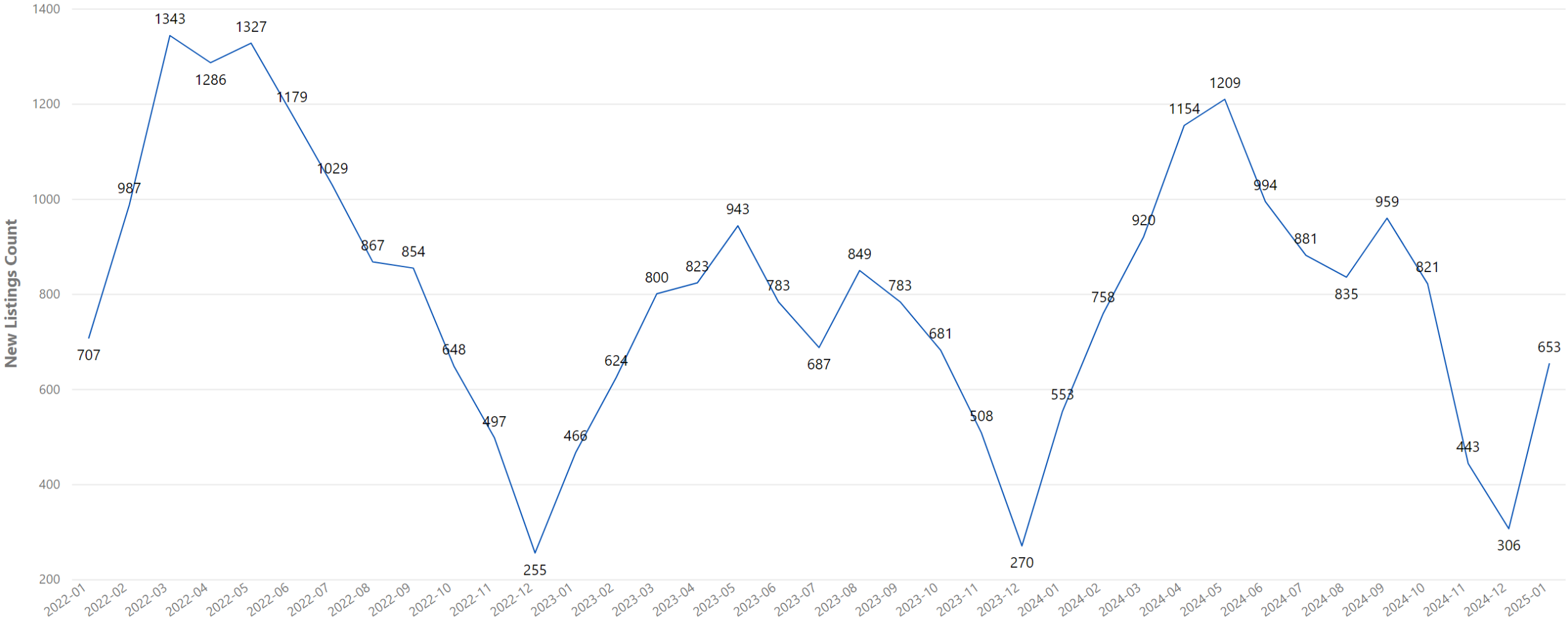
We are starting to see an increased number of new listings, exceeding the numbers from this time last year.

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# Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 2/7/2025

Aculist@2025

# Santa Clara County - Increased New Listings

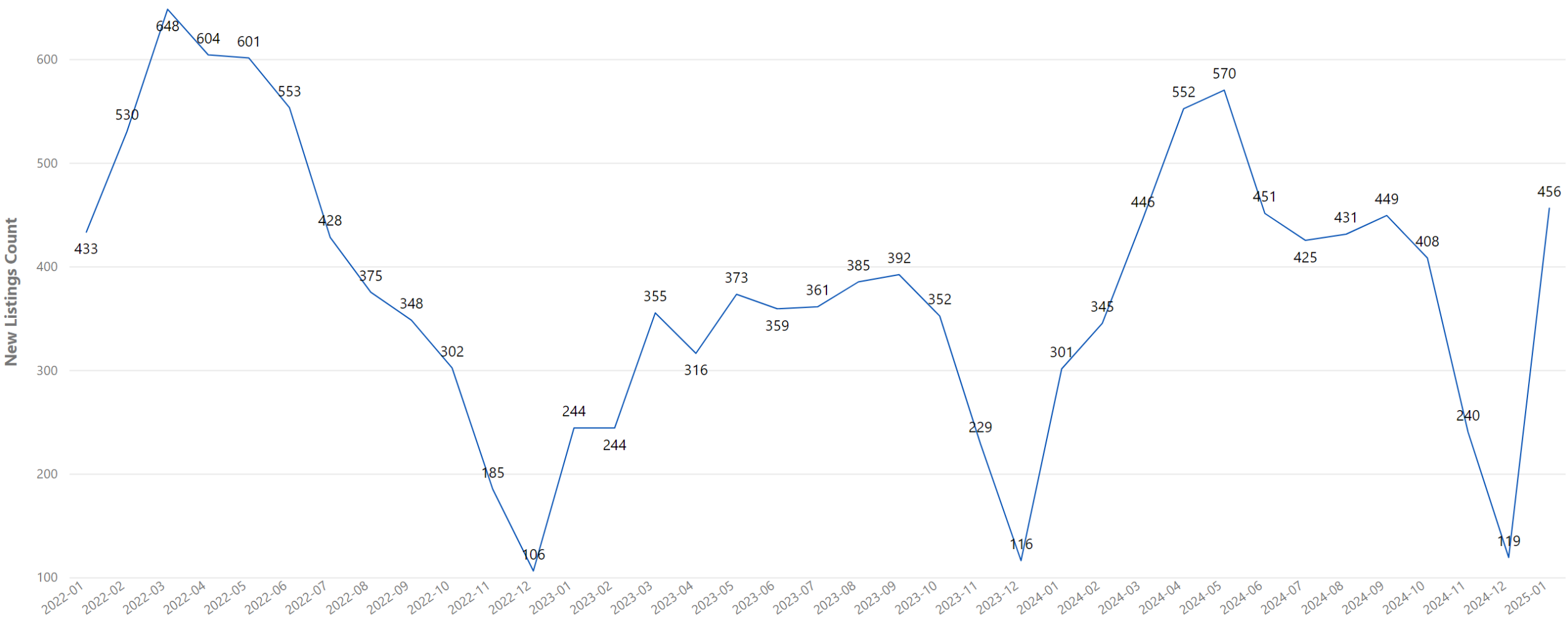
City	New Listings This Year	New Listings Last Year	% New Listings Change
Alviso	1	0	N/A
Monte Sereno	6	1	500%
Los Gatos	36	16	125%
Santa Clara	39	20	95%
Saratoga	20	11	82%
Gilroy	38	24	58%
Morgan Hill	41	32	28%
Mountain View	15	12	25%
Milpitas	17	14	21%
San Jose	330	292	13%
San Martin	3	3	0%

# Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Cupertino	15	21	-29%
Campbell	9	12	-25%
Sunnyvale	32	40	-20%
Los Altos	12	14	-14%
Los Altos Hills	7	8	-13%
Palo Alto	31	33	-6%

# Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 2/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

# Santa Clara County - Increased New Listings

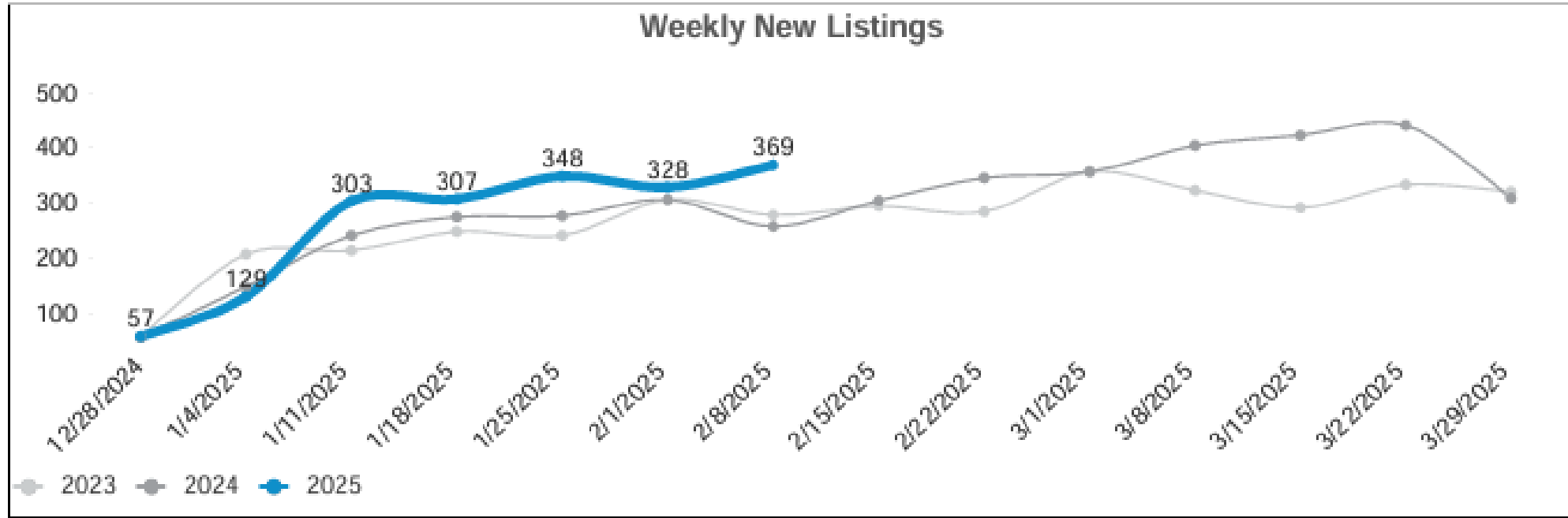
City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos	16	3	433%
Saratoga	10	2	400%
Morgan Hill	12	3	300%
Milpitas	34	15	127%
Los Gatos	18	8	125%
Santa Clara	42	19	121%
Sunnyvale	53	26	104%
Campbell	11	6	83%
Cupertino	15	12	25%
San Jose	202	165	22%
Mountain View	33	27	22%
Gilroy	2	2	0%



# Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	8	13	-38%

# Santa Clara County – New Listings Week Ending 2/8/2025



# Santa Clara Real Estate Market Trends – January 2025

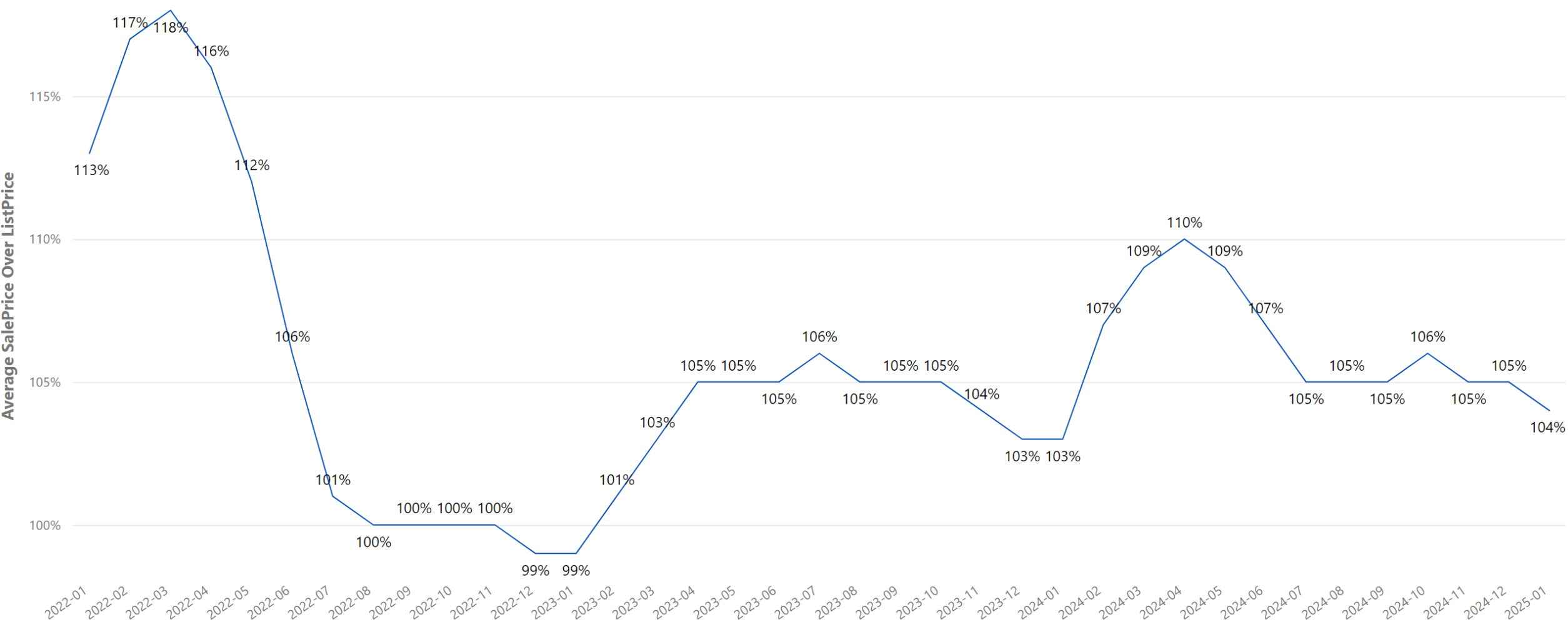
## Market Trend 3

The common interest and single family markets are behaving rather similarly, especially with the sale to list price ratio.

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# 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	92%	0%	N/A
Cupertino	108%	97%	11%
Sunnyvale	118%	107%	10%
Los Gatos	100%	96%	4%
Saratoga	104%	100%	4%
Milpitas	105%	102%	3%
Gilroy	101%	99%	2%
San Jose	106%	104%	2%
Mountain View	107%	105%	2%

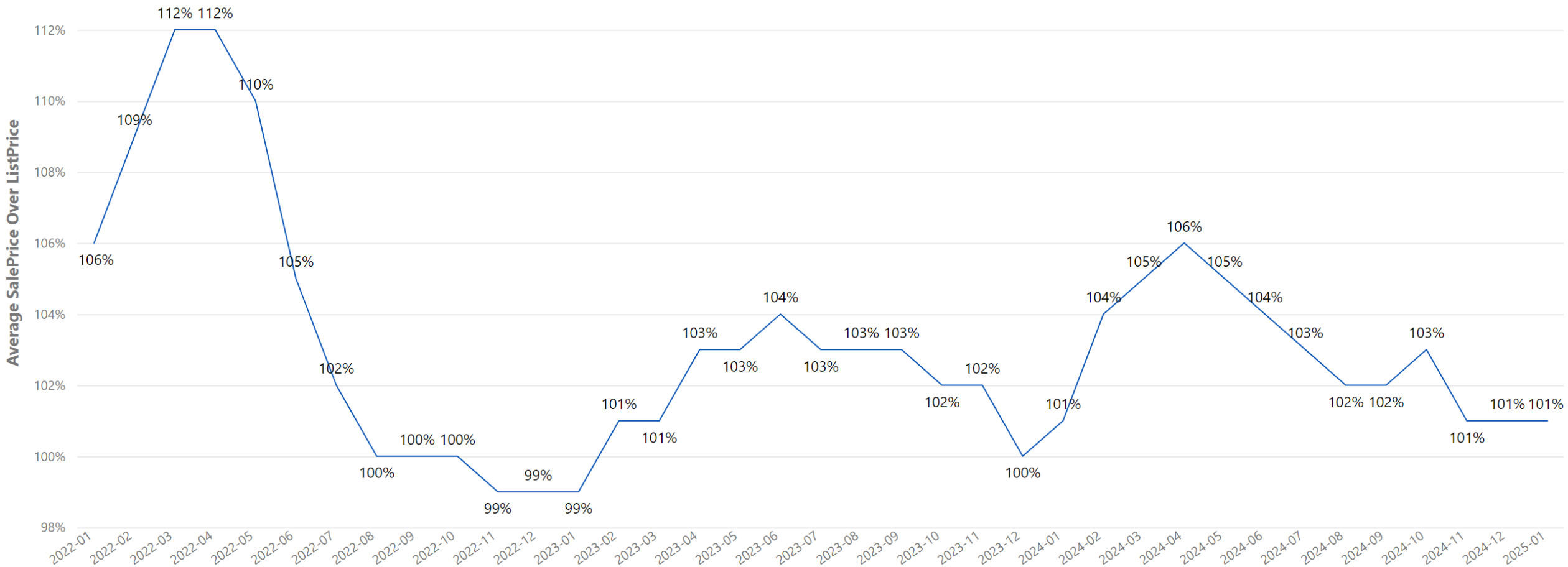


# Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Campbell	99%	104%	-5%
Los Altos Hills	96%	98%	-2%
Los Altos	100%	102%	-2%
Santa Clara	107%	109%	-2%
Morgan Hill	98%	99%	-1%
Palo Alto	102%	103%	-1%
Monte Sereno	105%	106%	-1%

# Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 2/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

# Santa Clara County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Mountain View	109%	102%	7%
Los Altos	99%	93%	6%
Saratoga	98%	96%	2%
Gilroy	102%	100%	2%
San Jose	101%	100%	1%
Morgan Hill	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
Palo Alto	99%	104%	-5%
Cupertino	100%	103%	-3%
Campbell	99%	101%	-2%
Los Gatos	99%	100%	-1%
Santa Clara	101%	102%	-1%
Milpitas	103%	104%	-1%
Sunnyvale	103%	104%	-1%

# Thank You

