



Santa Clara County

Real Estate Market Minute | June 2026



Santa Clara County - Residential - Single Family 2025 vs 2026

↑ 11

Median Days on Market
Compared to 10

↑ 823

Closed Sales
Compared to 768

↓

\$2.1M

Median Price
Compared to \$2.2M

↓ 1,038

New Listings
Compared to 1,142

= 104%

Sale to List Price Ratio
Compared to 104%

Santa Clara County - Residential - Common Interest 2025 vs 2026

↑ 20

Median Days on Market
Compared to 16

↑ 335

Closed Sales
Compared to 294



\$960.0K

Median Price
Compared to \$981.5K

↓ 500

New Listings
Compared to 523

↓ 101%

Sale to List Price Ratio
Compared to 102%

May 2026 Market Trends

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

Market Trends – May 2026 in Santa Clara County

Pricing Trends

Median home prices decreased in both the single family and common interest markets compared to April. This was the first decrease this year for the single family market and slight, whereas the common interest decrease was nearly 13%.

Transactional Trends

This is the first month that we see both a decrease in the number of new listings and closed sales in the single family market compared to April. The common interest markets also had a decrease in new listings, but an increase in closed sales.

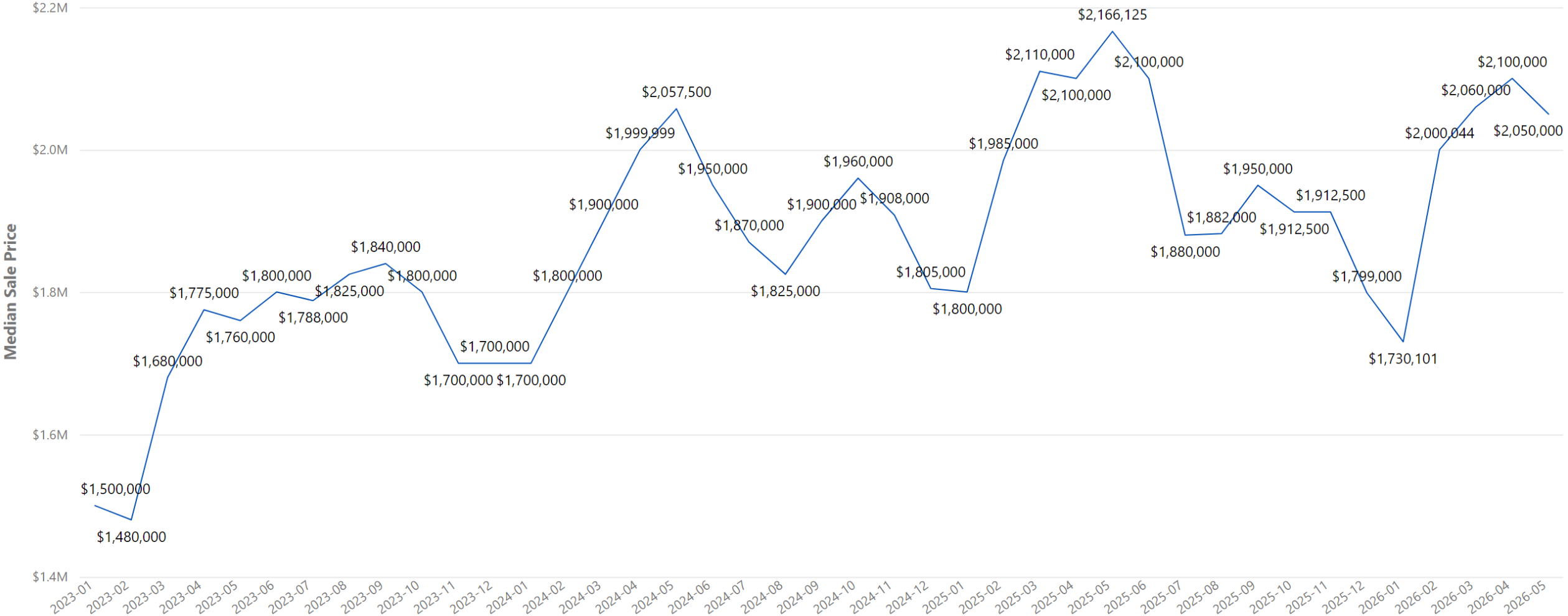
Market Competition

Both the single family and common interest markets continued the trend of minor increased Days on Market (DOM) over the last two months as well as decreases in sale to list price compared to April. Albeit small, these indicators suggest decreased competition.

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



Data as of 6/8/2026

Aculist@2026

Residential Single Family: 2023-2026

Santa Clara County - Increased Median Price

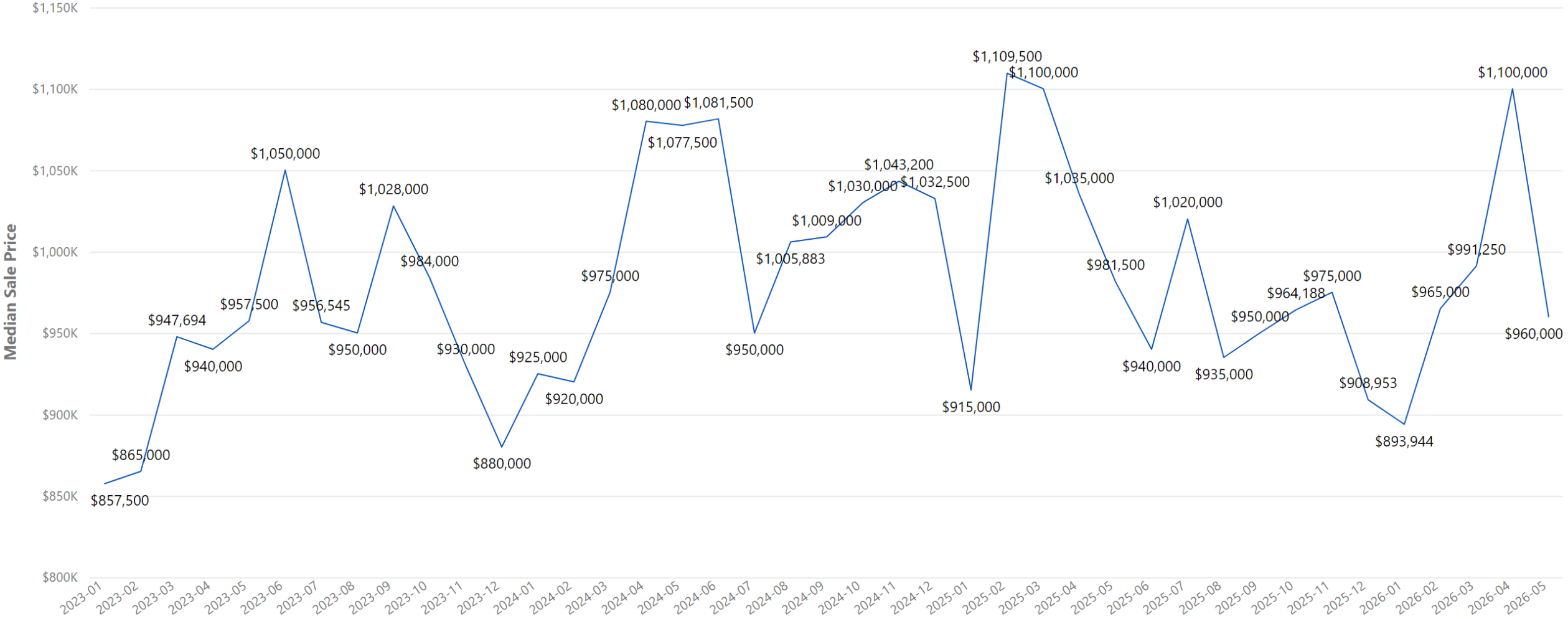
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$2,225,000	\$1,360,000	64%
Los Altos Hills	\$6,865,000	\$5,562,500	23%
Los Gatos	\$3,437,500	\$3,022,500	14%
Mountain View	\$2,899,000	\$2,600,000	12%
Monte Sereno	\$4,775,000	\$4,462,500	7%
Morgan Hill	\$1,500,000	\$1,412,000	6%
Gilroy	\$1,200,000	\$1,135,000	6%
Palo Alto	\$4,200,000	\$4,015,000	5%
Cupertino	\$3,550,000	\$3,419,444	4%
Sunnyvale	\$2,775,000	\$2,700,000	3%
Los Altos	\$4,564,000	\$4,530,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$3,520,000	-100%
Milpitas	\$1,490,000	\$1,975,000	-25%
Campbell	\$1,938,000	\$2,126,875	-9%
San Jose	\$1,652,500	\$1,772,000	-7%
Saratoga	\$4,200,000	\$4,404,375	-5%
Santa Clara	\$1,900,000	\$1,920,000	-1%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 6/8/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Increased Median Price

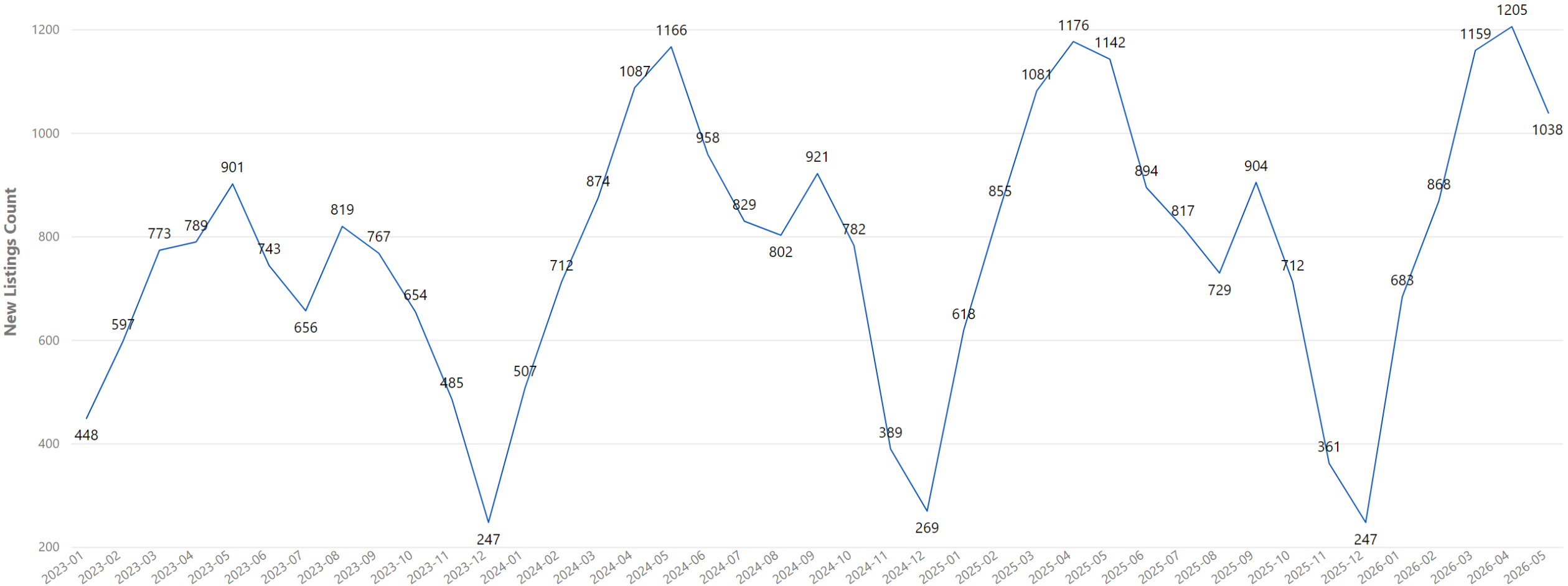
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$788,000	\$515,000	53%
Santa Clara	\$1,025,000	\$850,000	21%
Sunnyvale	\$1,373,000	\$1,200,000	14%
Saratoga	\$985,000	\$912,500	8%
Los Gatos	\$1,457,500	\$1,367,500	7%
Palo Alto	\$1,478,750	\$1,421,800	4%
Cupertino	\$1,500,000	\$1,475,000	2%
Campbell	\$927,500	\$915,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Altos	\$1,337,500	\$2,180,000	-39%
Morgan Hill	\$700,000	\$940,000	-26%
Mountain View	\$1,215,000	\$1,430,000	-15%
Milpitas	\$1,076,400	\$1,260,000	-15%
San Jose	\$762,500	\$872,500	-13%

Santa Clara County - New Listings

CountyName ● Santa Clara



Santa Clara County - Increased New Listings

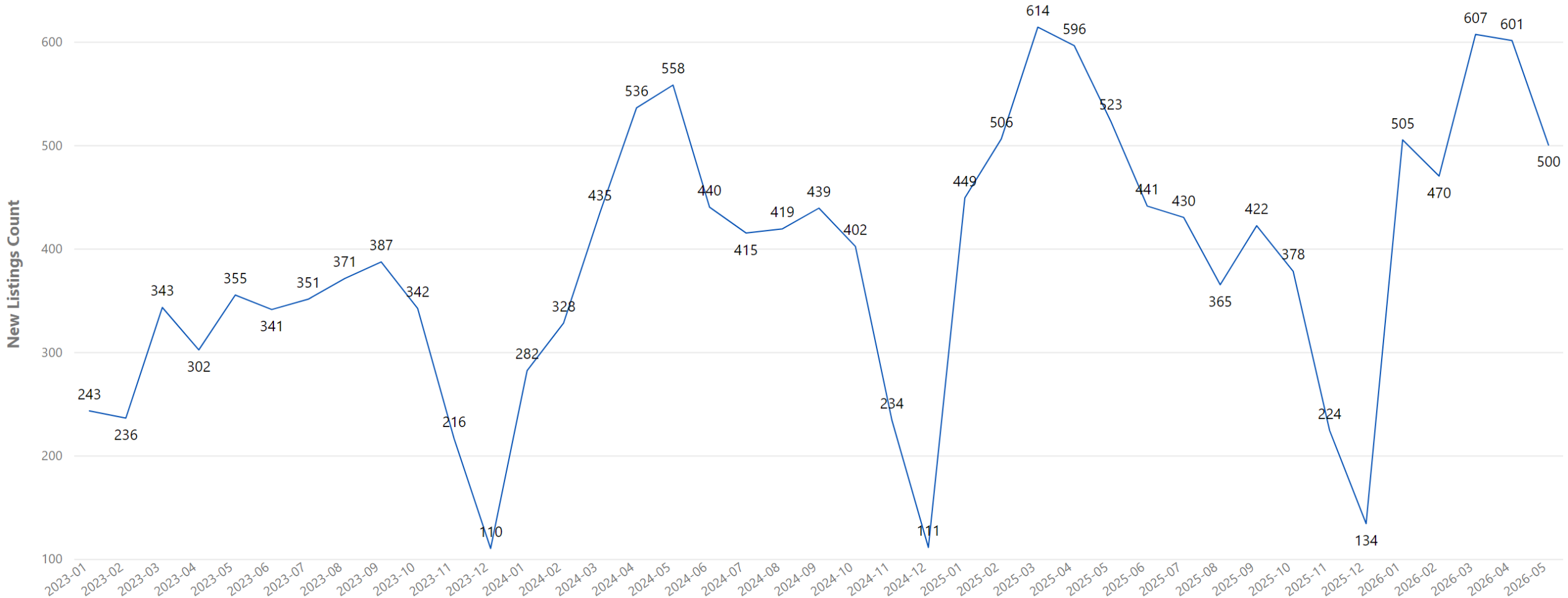
City	New Listings This Year	New Listings Last Year	% New Listings Change
Watsonville	1	0	N/A
Morgan Hill	47	37	27%
Santa Clara	63	58	9%
Cupertino	27	25	8%
Stanford	3	3	0%
Los Altos Hills	13	13	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Martin	3	5	-40%
Mountain View	25	36	-31%
Milpitas	23	32	-28%
Los Altos	28	38	-26%
Monte Sereno	4	5	-20%
Palo Alto	38	47	-19%
Gilroy	52	61	-15%
Los Gatos	40	46	-13%
Sunnyvale	64	71	-10%
San Jose	540	594	-9%
Campbell	31	34	-9%
Saratoga	35	37	-5%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 6/8/2026

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Residential Common Interest: 2023-2026

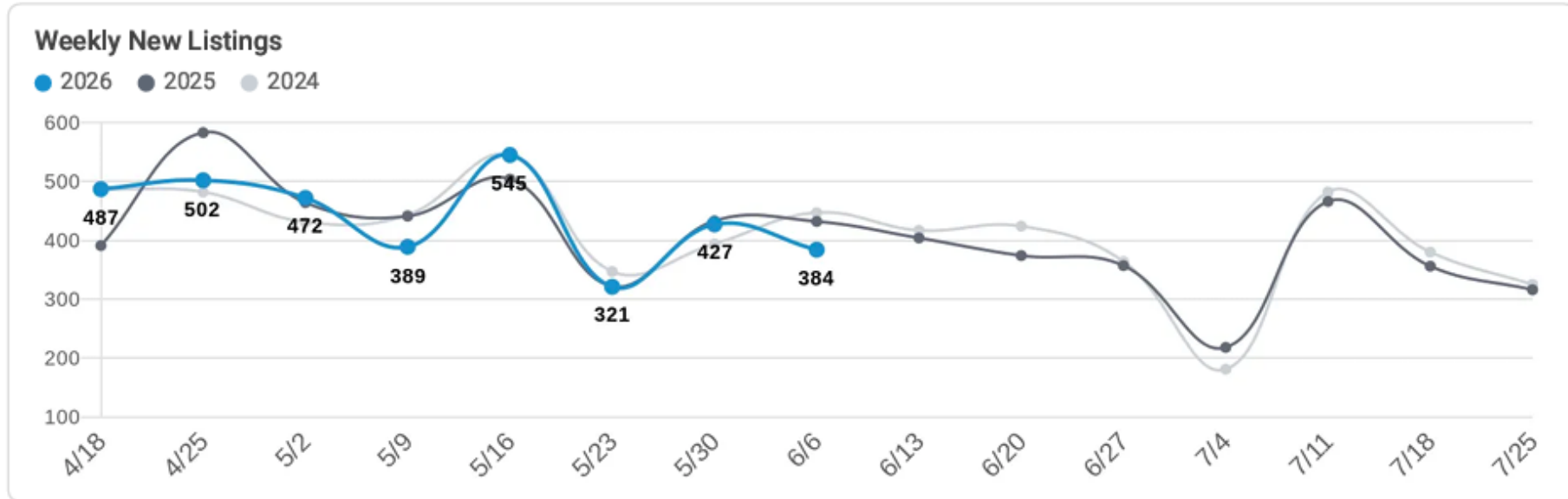
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Morgan Hill	26	14	86%
Santa Clara	43	30	43%
Palo Alto	18	14	29%
Milpitas	35	28	25%
Sunnyvale	57	49	16%

Santa Clara County - Decreased New Listings

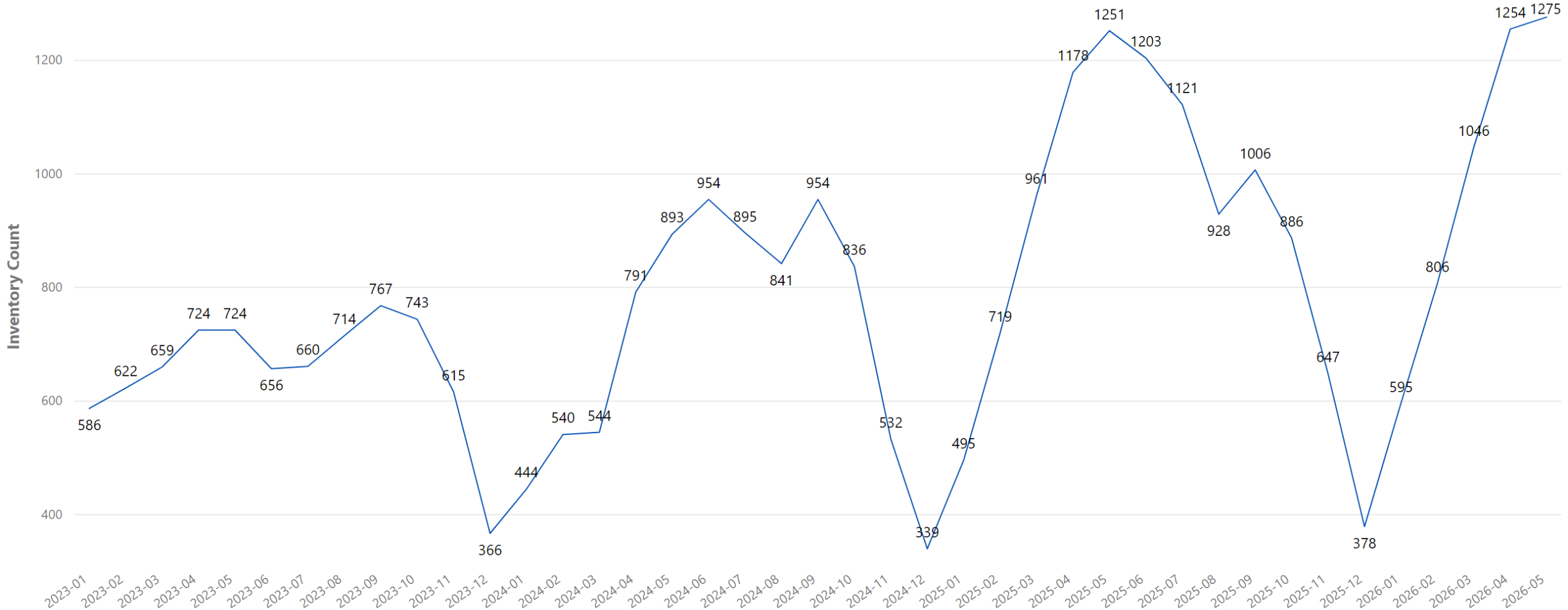
City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	1	15	-93%
Los Altos	4	8	-50%
Mountain View	32	50	-36%
Gilroy	2	3	-33%
Cupertino	8	12	-33%
Campbell	14	19	-26%
Los Gatos	12	13	-8%
San Jose	248	267	-7%

Santa Clara County – New Listings Week Ending 06/06/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



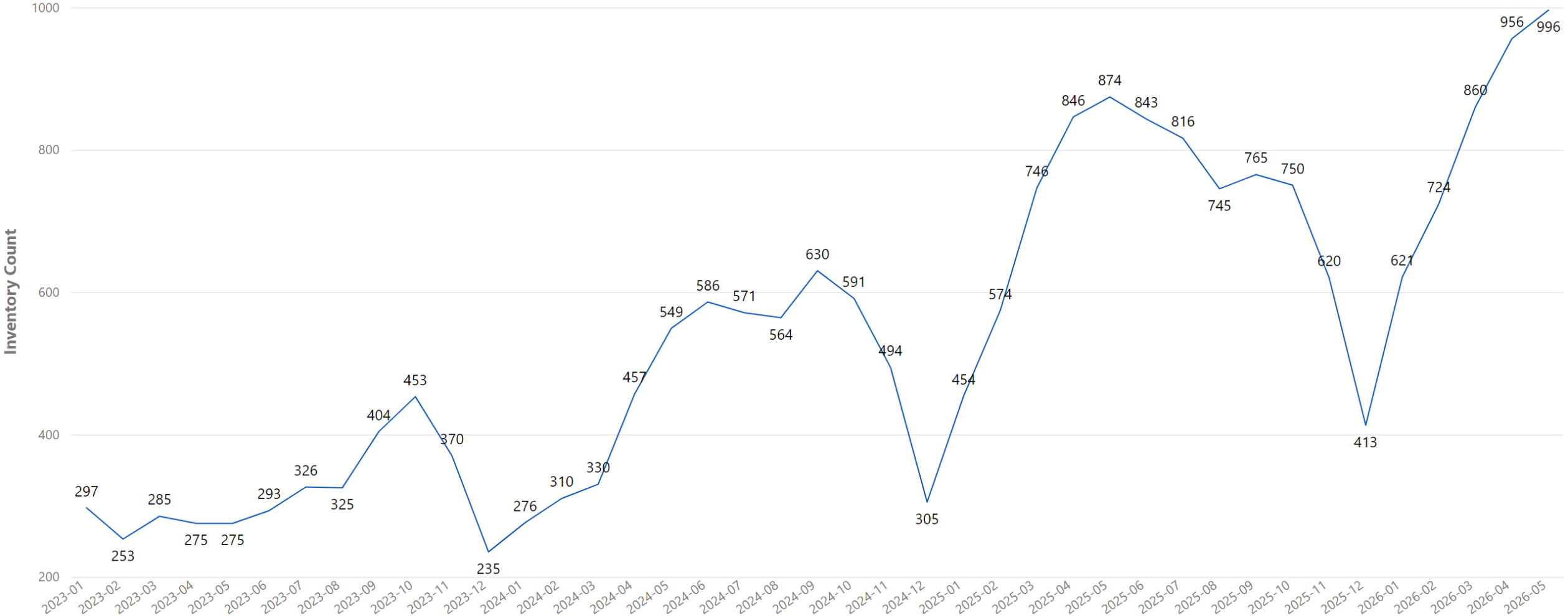
Data as of 6/8/2026

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Residential Single Family: 2023-2026

Santa Clara County - Inventory

CountyName ● Santa Clara



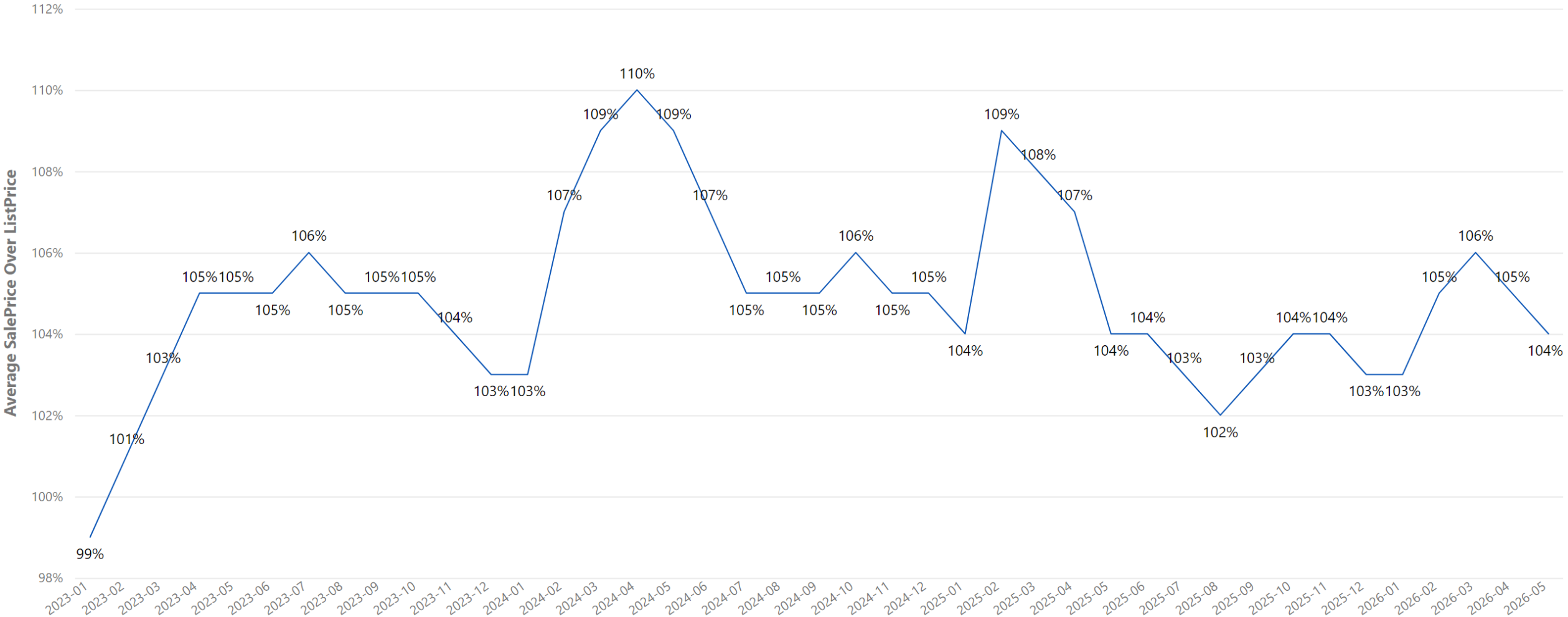
Data as of 6/8/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 6/8/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased Sale To List Price

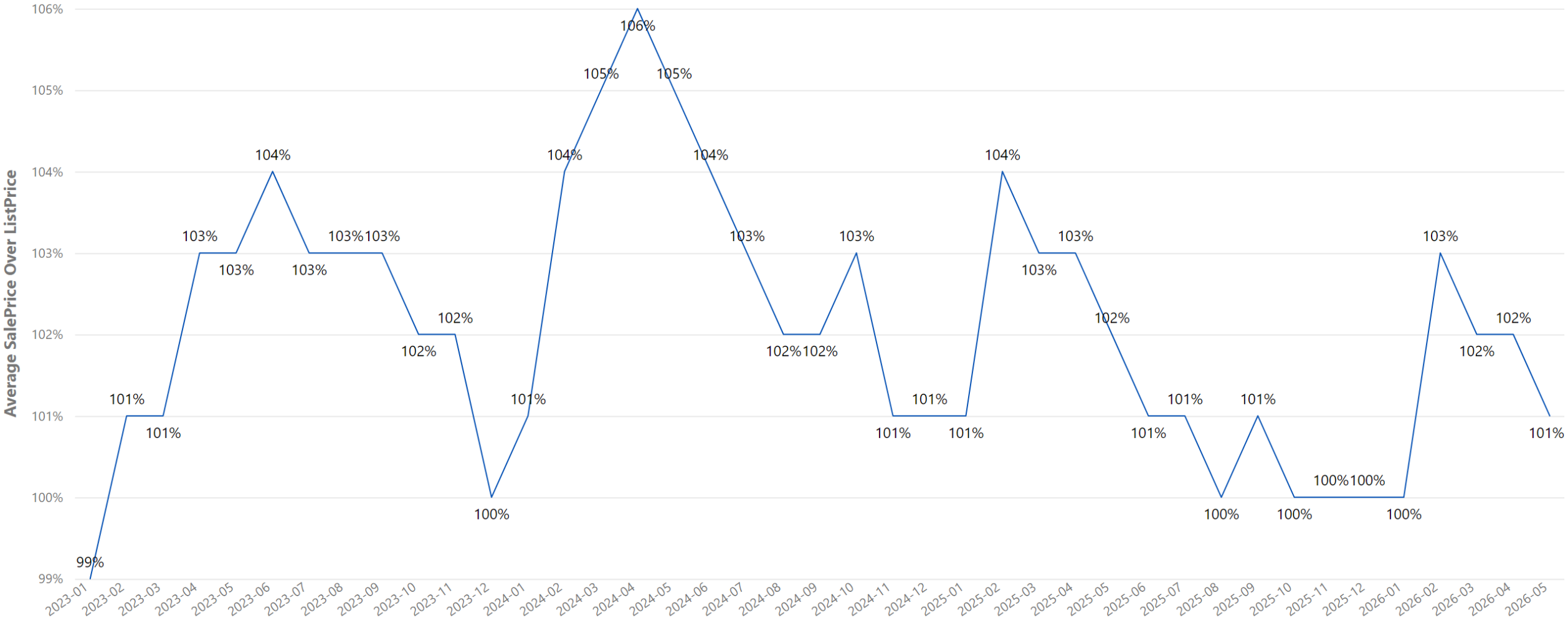
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Monte Sereno	103%	97%	6%
Los Gatos	102%	99%	3%
Milpitas	106%	103%	3%
Los Altos Hills	101%	99%	2%
Mountain View	107%	105%	2%
Palo Alto	108%	107%	1%
Campbell	106%	106%	0%
Cupertino	105%	105%	0%
Morgan Hill	100%	100%	0%
San Jose	104%	104%	0%
San Martin	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
Los Altos	107%	109%	-2%
Sunnyvale	107%	109%	-2%
Gilroy	99%	100%	-1%
Saratoga	103%	104%	-1%
Santa Clara	105%	106%	-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	100%	97%	3%
Santa Clara	102%	101%	1%
Mountain View	103%	102%	1%
Campbell	101%	101%	0%
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
Saratoga	91%	99%	-8%
Cupertino	100%	104%	-4%
Los Altos	99%	101%	-2%
Milpitas	102%	104%	-2%
Palo Alto	99%	100%	-1%
Los Gatos	100%	101%	-1%
San Jose	100%	101%	-1%
Sunnyvale	102%	103%	-1%

Thank You

