



Santa Clara County

Real Estate Market Minute | March 2026



Santa Clara County - Residential - Single Family 2025 vs 2026

= 8

Median Days on Market
Compared to 8

↑ 509

Closed Sales
Compared to 459



\$2.0M

Median Price
Compared to \$2.0M

↑ 869

New Listings
Compared to 855

↓ 105%

Sale to List Price Ratio
Compared to 109%

Santa Clara County - Residential - Common Interest 2025 vs 2026

↑ 13

Median Days on Market
Compared to 9

↑ 255

Closed Sales
Compared to 244



\$965.0K

Median Price
Compared to \$1.1M

↓ 470

New Listings
Compared to 506

↓ 103%

Sale to List Price Ratio
Compared to 104%

February 2026 Market Trends

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

Market Trends – February 2026 in Santa Clara County

Pricing Trends

Buyers came out in January resulting in 15% and 8% month over month median price increases in the single family and common interest markets, respectively. The single family market exceeding the median prices of the past five years.

Transactional Trends

The single family market experienced a sharp increase in the number of new listings and closed sales – both year over year and month over month positive. However, in the common interest market, closed sales increased, new listings did not.

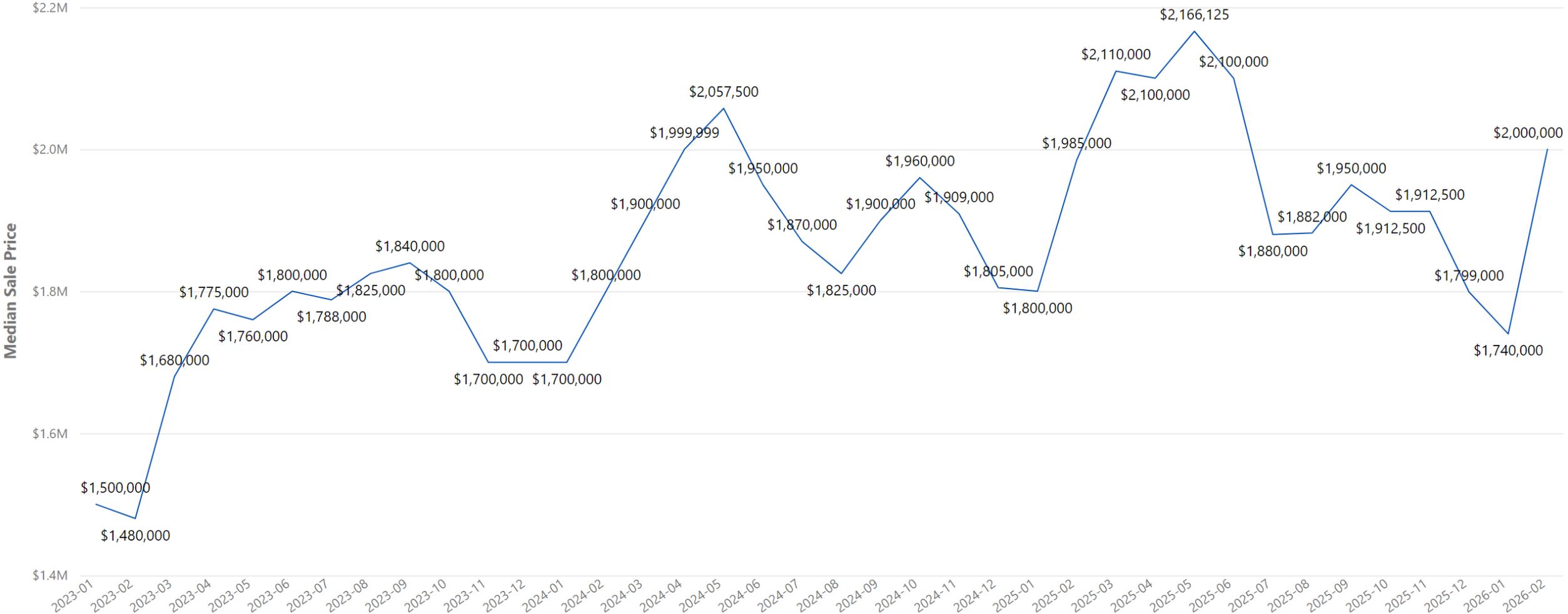
Market Competition

With the second month of the year completed, competition has intensified across both single-family and common interest properties, as days on market decline significantly and over-asking offers return to levels last experienced in the spring market.

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 3/6/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased Median Price

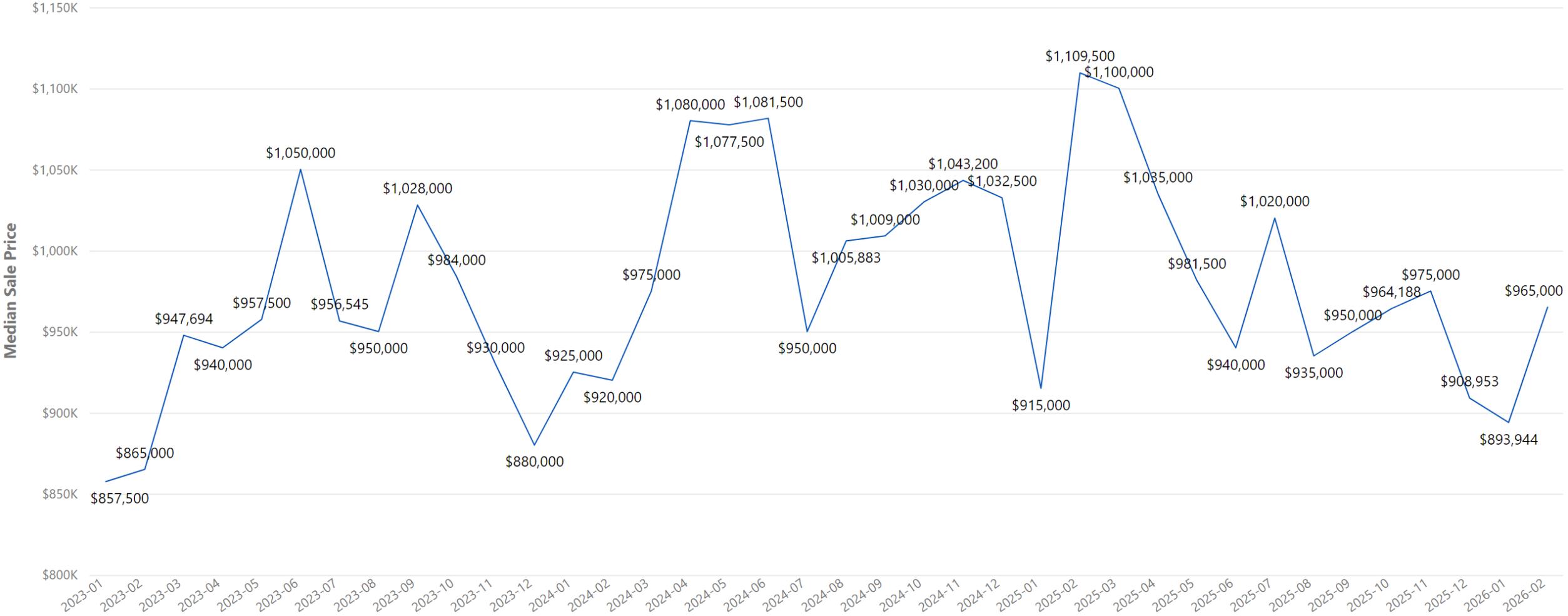
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$4,850,000	\$927,000	423%
Palo Alto	\$4,585,405	\$3,826,250	20%
Mountain View	\$3,035,000	\$2,758,888	10%
Los Gatos	\$3,150,000	\$2,885,000	9%
Sunnyvale	\$2,675,000	\$2,494,000	7%
Saratoga	\$4,375,000	\$4,125,000	6%
Milpitas	\$1,650,000	\$1,580,000	4%
Morgan Hill	\$1,550,000	\$1,510,000	3%
Gilroy	\$1,290,000	\$1,275,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$0	\$1,491,500	-100%
Monte Sereno	\$4,812,500	\$6,121,000	-21%
Cupertino	\$3,400,000	\$3,800,000	-11%
Santa Clara	\$2,065,000	\$2,200,000	-6%
San Jose	\$1,650,000	\$1,737,500	-5%
Los Altos Hills	\$5,434,000	\$5,677,500	-4%
Los Altos	\$5,750,000	\$5,955,000	-3%
Campbell	\$2,165,000	\$2,210,000	-2%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 3/6/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Increased Median Price

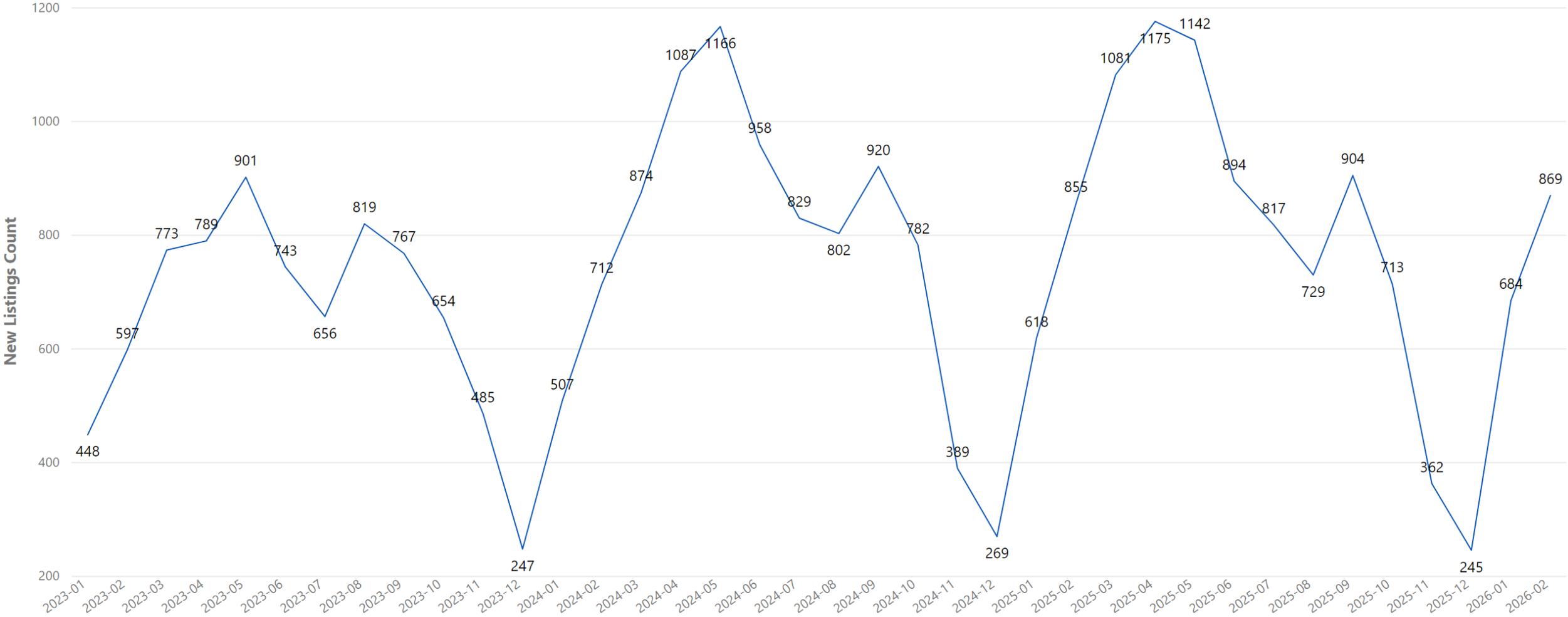
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Gilroy	\$609,000	\$0	N/A
Stanford	\$390,000	\$0	N/A
Palo Alto	\$1,601,375	\$1,285,000	25%
Morgan Hill	\$866,571	\$725,000	20%
Cupertino	\$2,038,000	\$1,890,000	8%
Los Gatos	\$1,517,250	\$1,457,500	4%
Mountain View	\$1,358,538	\$1,337,500	2%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Campbell	\$728,000	\$1,252,000	-42%
Los Altos	\$1,410,000	\$2,230,000	-37%
Saratoga	\$1,274,000	\$1,740,594	-27%
San Jose	\$785,000	\$905,000	-13%
Santa Clara	\$1,100,000	\$1,250,000	-12%
Sunnyvale	\$1,461,200	\$1,543,750	-5%
Milpitas	\$934,995	\$980,000	-5%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 3/6/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased New Listings

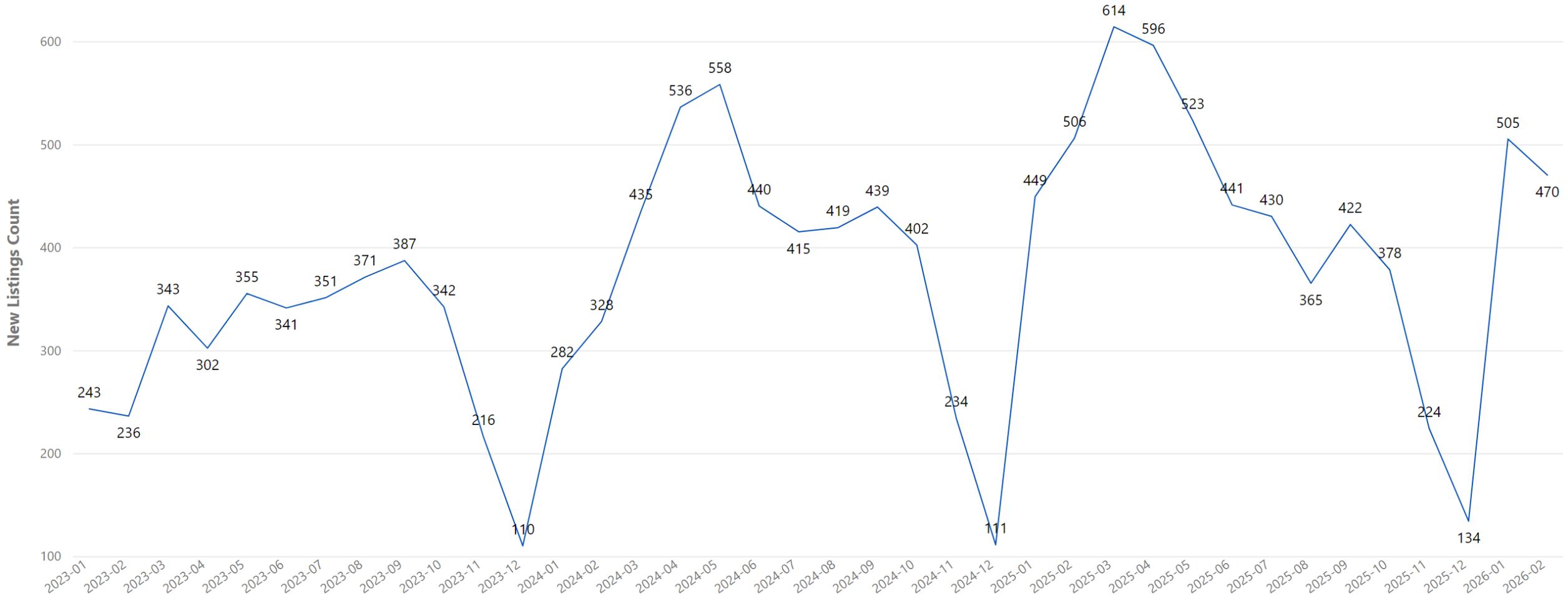
City	New Listings This Year	New Listings Last Year	% New Listings Change
San Martin	3	0	N/A
Campbell	22	13	69%
Los Gatos	38	34	12%
San Jose	448	409	10%
Saratoga	31	29	7%
Morgan Hill	38	37	3%
Alviso	1	1	0%
Monte Sereno	4	4	0%
Mountain View	29	29	0%
Sunnyvale	54	54	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos Hills	7	16	-56%
Palo Alto	33	43	-23%
Los Altos	25	31	-19%
Santa Clara	42	52	-19%
Cupertino	31	33	-6%
Milpitas	17	18	-6%
Gilroy	46	47	-2%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 3/6/2026

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Residential Common Interest: 2023-2026

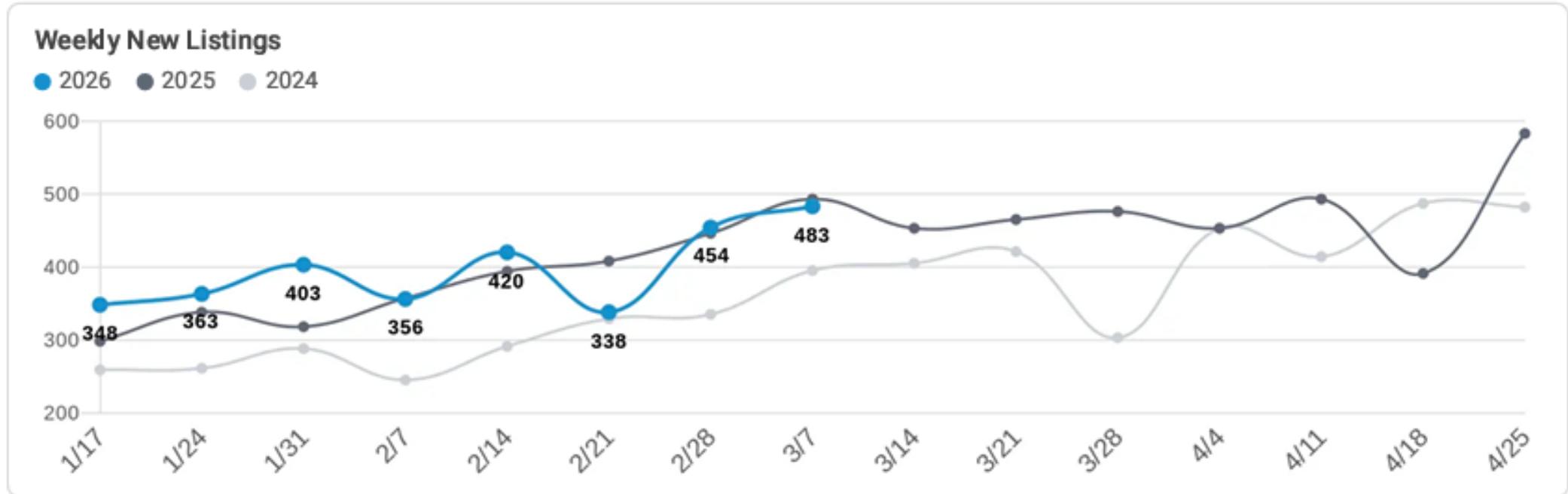
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	20	13	54%
Morgan Hill	11	8	38%
Campbell	16	12	33%
Sunnyvale	67	62	8%

Santa Clara County - Decreased New Listings

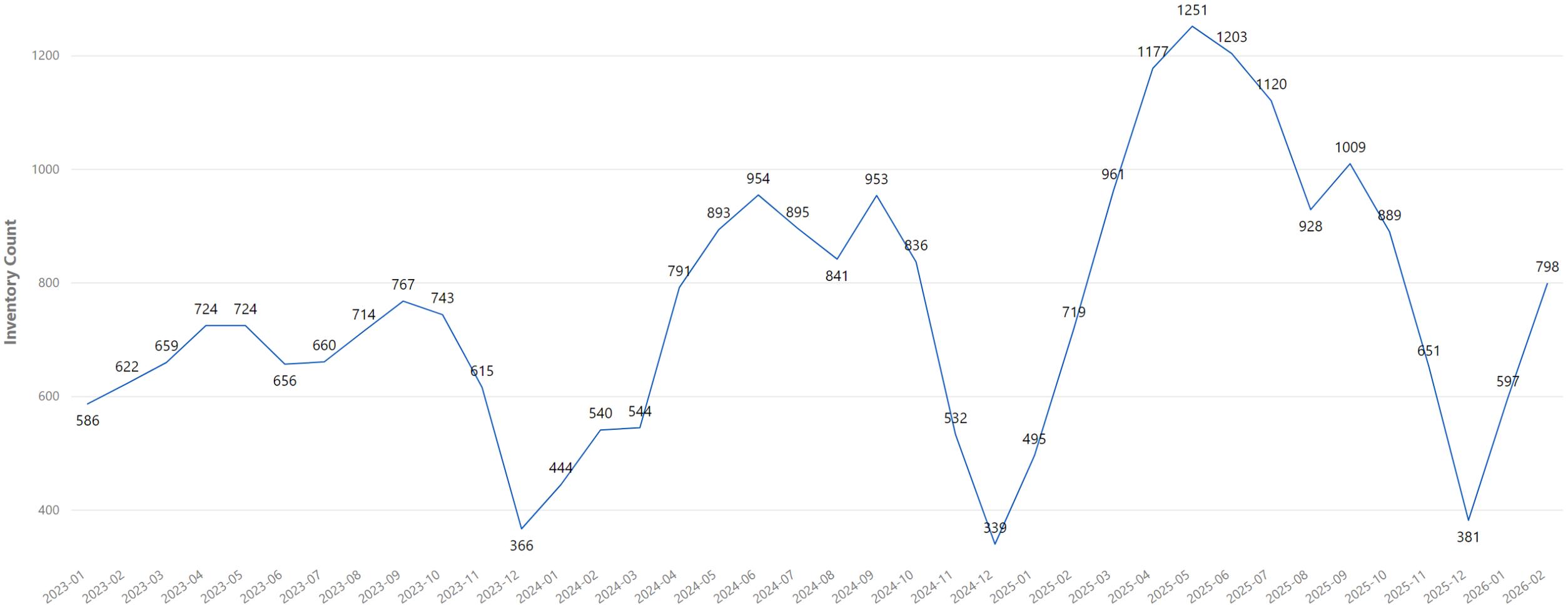
City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	5	20	-75%
Santa Clara	32	49	-35%
Gilroy	2	3	-33%
Cupertino	10	15	-33%
Los Gatos	12	16	-25%
Los Altos	9	10	-10%
Milpitas	31	34	-9%
Mountain View	38	40	-5%
San Jose	217	224	-3%

Santa Clara County – New Listings Week Ending 03/07/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



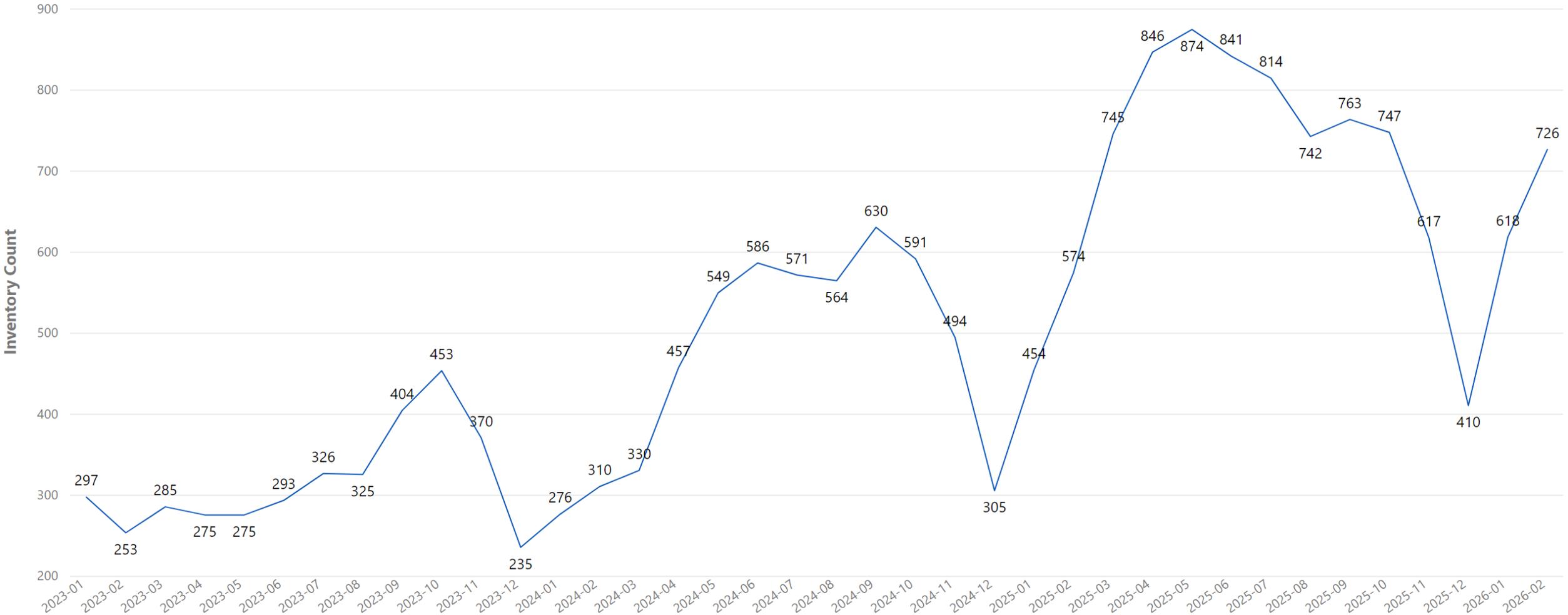
Data as of 3/6/2026

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Residential Single Family: 2023-2026

Santa Clara County - Inventory

CountyName ● Santa Clara



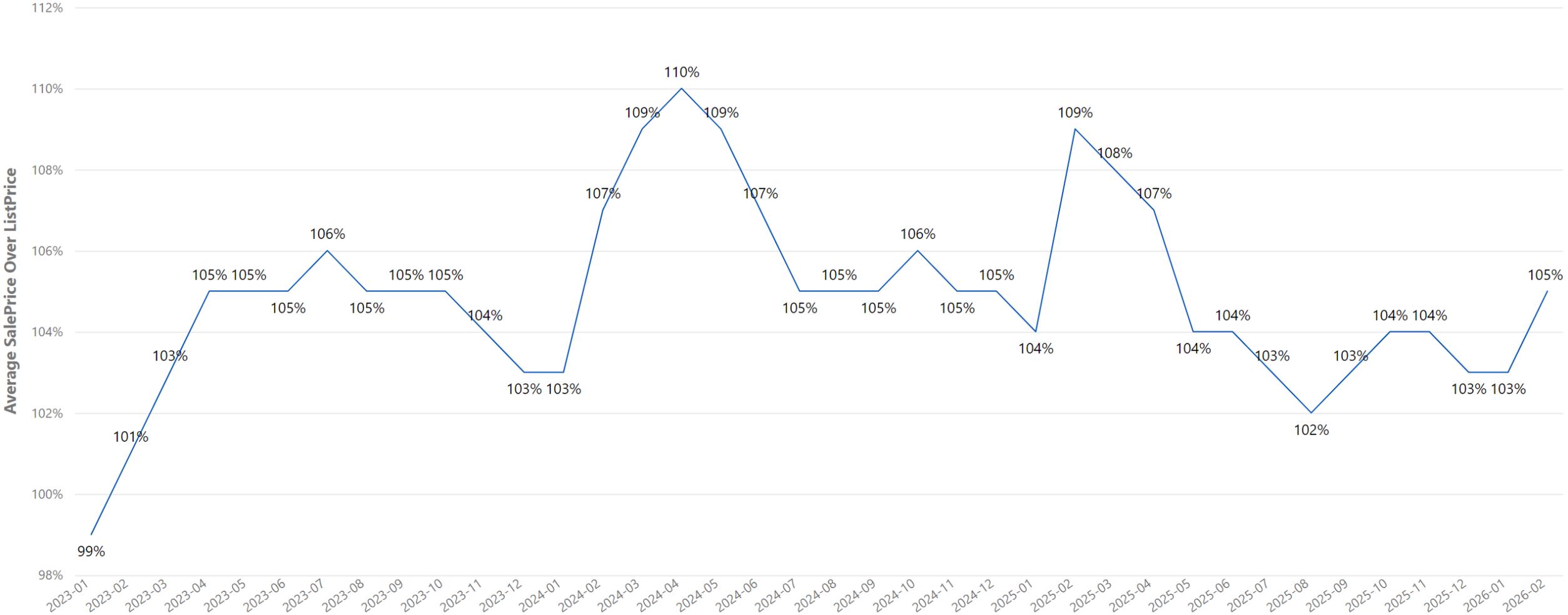
Data as of 3/6/2026

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Residential Common Interest: 2023-2026

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 3/6/2026

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Residential Single Family: 2023-2026

Santa Clara County - Increased Sale To List Price

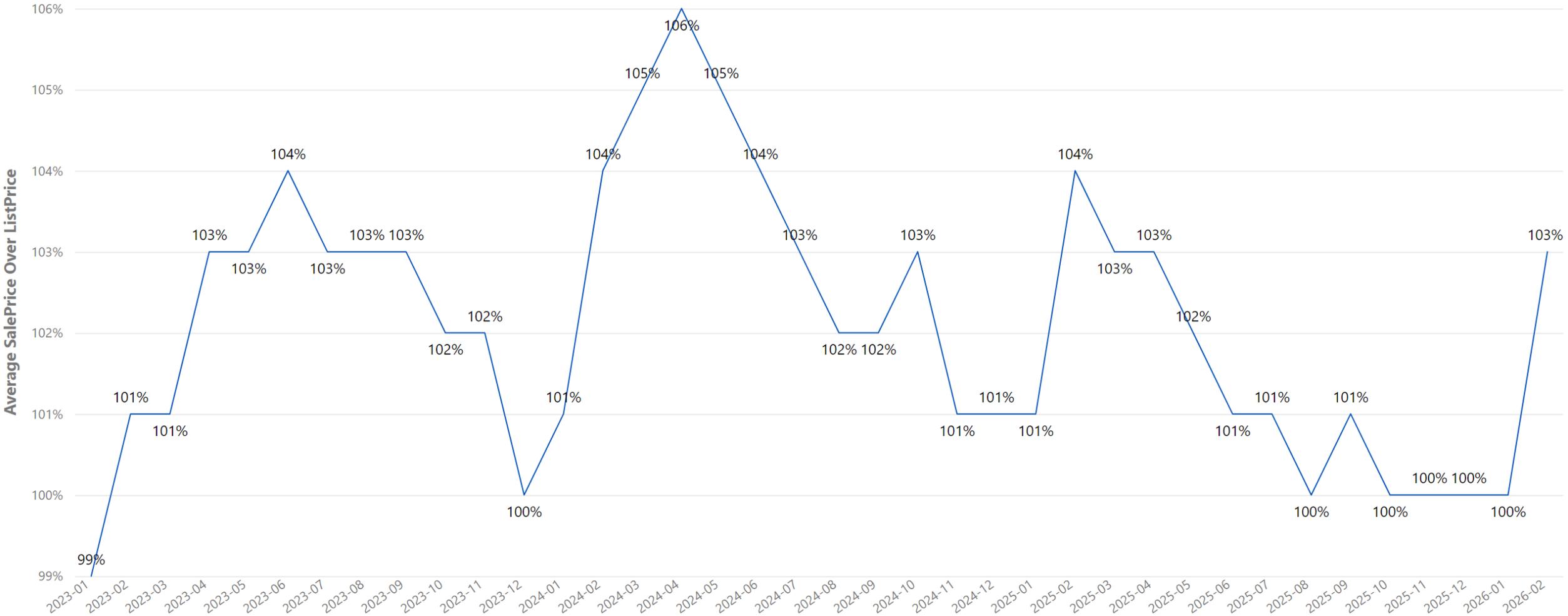
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Morgan Hill	102%	102%	0%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
San Martin	92%	106%	-13%
Cupertino	107%	122%	-12%
Los Altos Hills	98%	108%	-9%
Monte Sereno	99%	107%	-7%
Los Altos	108%	116%	-7%
Sunnyvale	111%	119%	-7%
Santa Clara	109%	116%	-6%
Mountain View	107%	112%	-4%
San Jose	105%	109%	-4%
Palo Alto	105%	108%	-3%
Milpitas	106%	109%	-3%
Gilroy	100%	102%	-2%
Campbell	107%	109%	-2%
Los Gatos	103%	104%	-1%
Saratoga	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
Gilroy	102%	0%	N/A
Stanford	87%	0%	N/A
Palo Alto	108%	102%	6%
Saratoga	102%	101%	1%
Mountain View	104%	103%	1%
Sunnyvale	107%	106%	1%
Los Altos	100%	100%	0%
Morgan Hill	99%	99%	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
Campbell	100%	104%	-4%
San Jose	101%	104%	-3%
Milpitas	104%	107%	-3%
Santa Clara	104%	107%	-3%
Los Gatos	102%	104%	-2%
Cupertino	105%	106%	-1%

Thank You

