



Santa Clara County

Real Estate Market Minute | September 2026

Santa Clara County - Residential - Single Family 2025 vs 2026

↓ 12

Median Days on Market
Compared to 14



\$1.9M

Median Price
Compared to \$1.9M

↓ 632

Closed Sales
Compared to 725

↑ 872

New Listings
Compared to 728

↑ 103%

Sale to List Price Ratio
Compared to 102%

Santa Clara County - Residential - Common Interest 2025 vs 2026

=26

Median Days on Market
Compared to 26



\$846.9K

Median Price
Compared to \$935.0K

↑ 280

Closed Sales
Compared to 276

↑ 419

New Listings
Compared to 365

=100%

Sale to List Price Ratio
Compared to 100%

August 2026 Market Trends

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

Market Trends – August 2026 in Santa Clara County

Pricing Trends

The median price reached \$1.85 million for single family homes and \$850,000 for common interest properties with the former year-over-year and month-over-month lower, and the latter the lowest median price in over three years.

Transactional Trends

New listings increased 4% month over month for single family homes, after an increase in July as well, but declined 7% for common interest properties. Closed sales fell 13% and 6%, respectively, showing reduced transaction activity across both markets over the past 60 days.

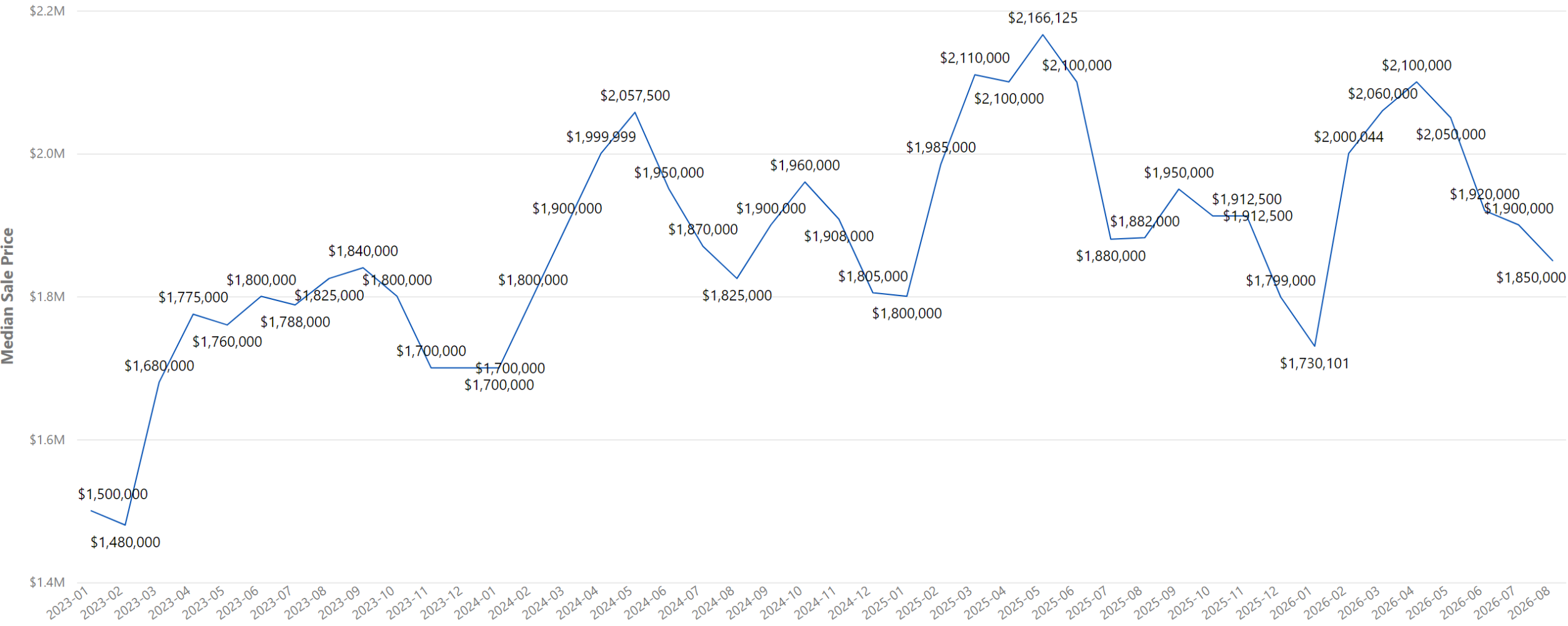
Market Competition

Single-family homes sold for 103% of list price, an increase from 102% in July, while common interest properties averaged 100% for the 2nd straight month. Median days on market declined two days in the single family and three days in the common interest 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



Santa Clara County - Increased Median Price

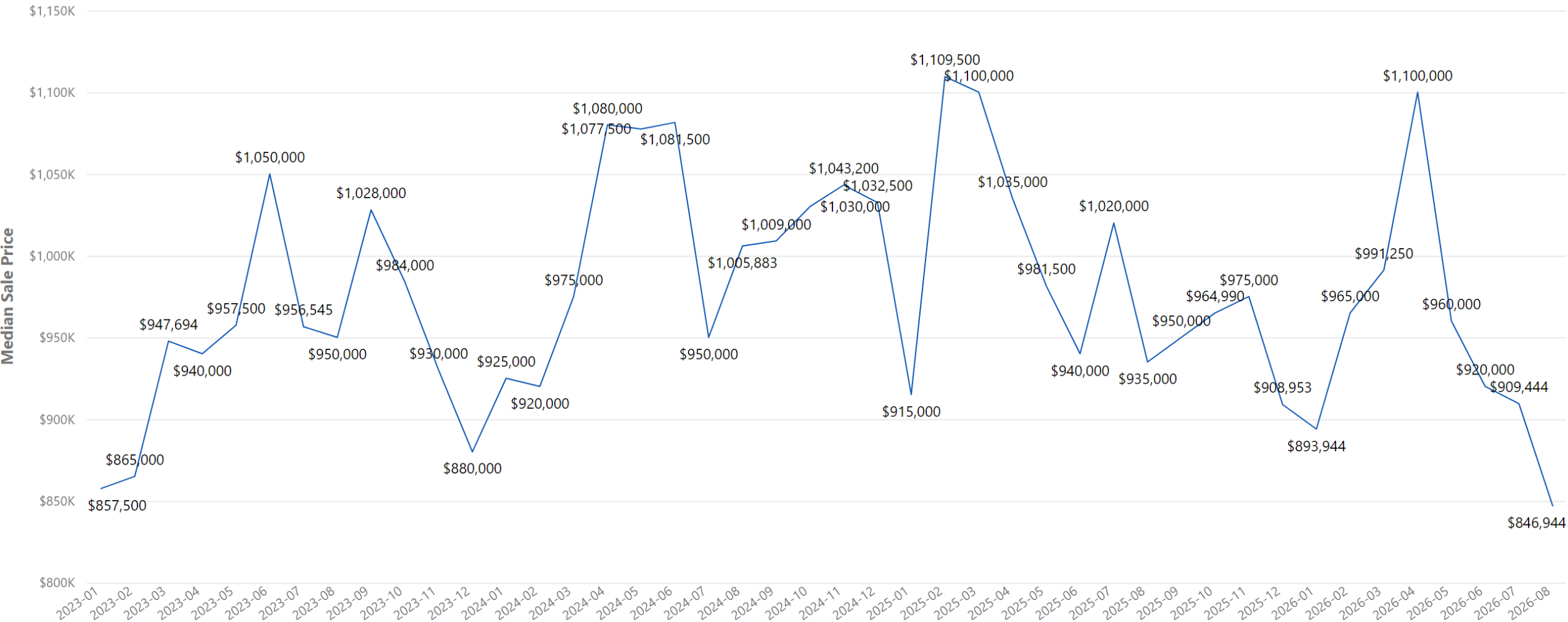
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$4,500,000	\$3,000,000	50%
Los Altos	\$4,912,300	\$4,200,000	17%
Palo Alto	\$4,005,000	\$3,600,000	11%
Morgan Hill	\$1,530,000	\$1,400,000	9%
Los Gatos	\$3,049,500	\$3,000,000	2%
San Jose	\$1,575,000	\$1,557,500	1%
Cupertino	\$3,319,500	\$3,297,850	1%
Mountain View	\$2,550,000	\$2,547,600	0%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$1,560,000	\$2,075,000	-25%
Monte Sereno	\$3,850,000	\$4,668,000	-18%
Sunnyvale	\$2,555,000	\$2,780,000	-8%
Campbell	\$1,995,000	\$2,150,000	-7%
Santa Clara	\$1,825,000	\$1,944,000	-6%
Los Altos Hills	\$6,250,000	\$6,498,000	-4%
Saratoga	\$4,368,888	\$4,469,000	-2%
Gilroy	\$1,160,000	\$1,180,000	-2%
Milpitas	\$1,775,000	\$1,801,000	-1%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

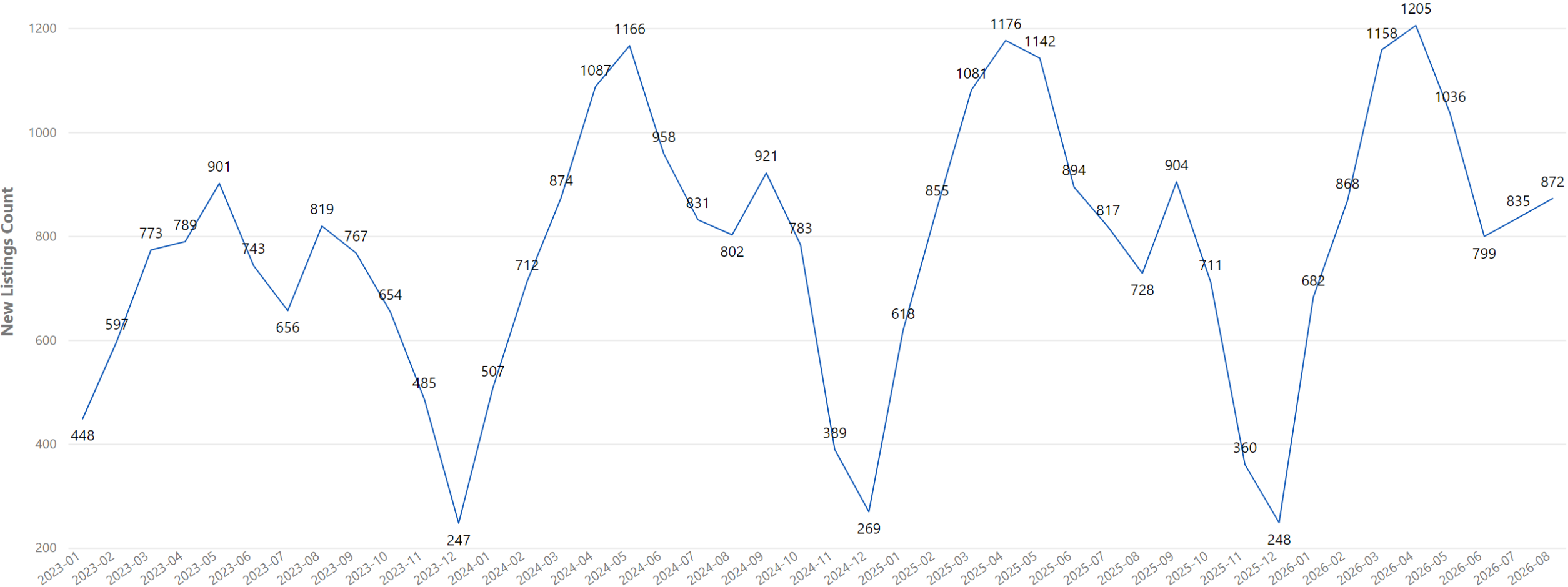
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Campbell	\$1,106,188	\$802,500	38%
Santa Clara	\$1,000,000	\$847,500	18%
Gilroy	\$652,500	\$580,000	13%
Morgan Hill	\$897,500	\$855,000	5%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$0	\$1,125,000	-100%
Saratoga	\$950,000	\$1,700,000	-44%
Mountain View	\$985,000	\$1,624,000	-39%
Los Altos	\$1,600,000	\$2,280,000	-30%
Palo Alto	\$1,502,500	\$1,725,000	-13%
San Jose	\$700,000	\$792,000	-12%
Sunnyvale	\$1,175,000	\$1,298,944	-10%
Milpitas	\$1,127,000	\$1,202,500	-6%
Los Gatos	\$1,370,000	\$1,456,250	-6%
Cupertino	\$1,197,500	\$1,269,500	-6%

Santa Clara County - New Listings

CountyName ● Santa Clara



Santa Clara County - Increased New Listings

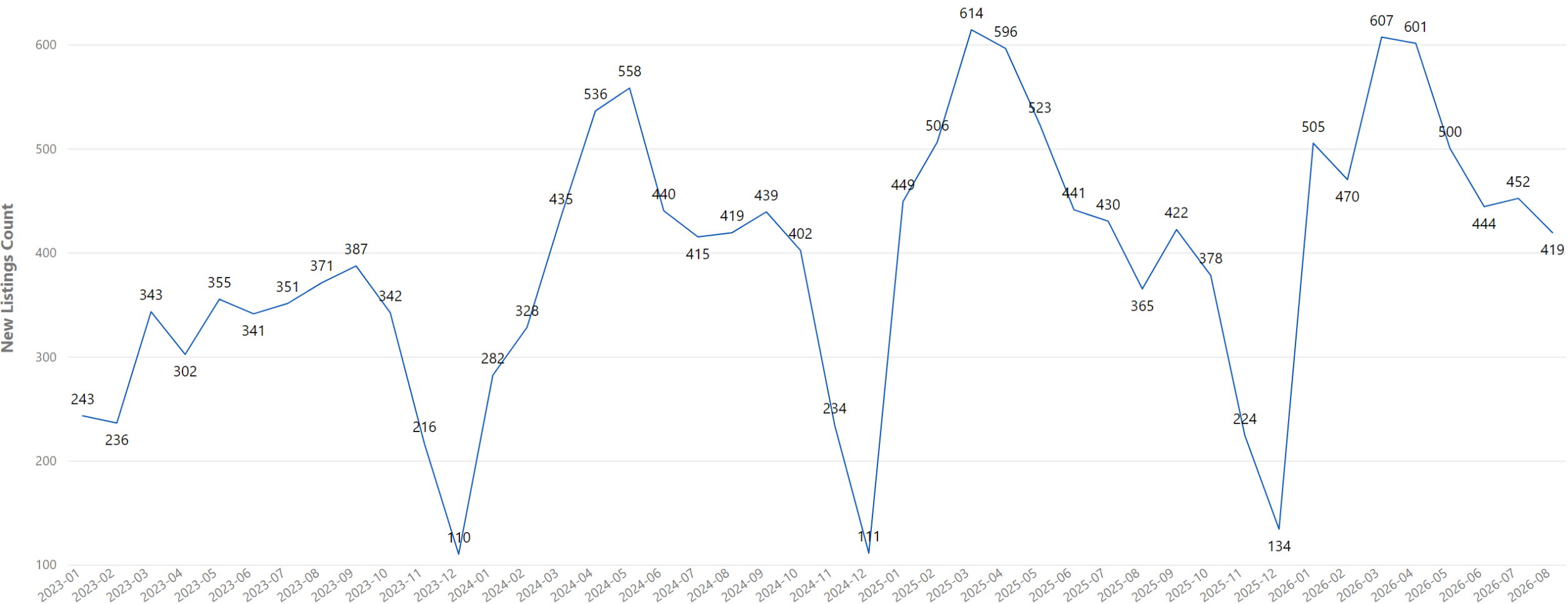
City	New Listings This Year	New Listings Last Year	% New Listings Change
Cupertino	31	17	82%
Santa Clara	48	27	78%
Monte Sereno	5	3	67%
San Martin	5	3	67%
Sunnyvale	61	39	56%
Los Gatos	47	33	42%
Palo Alto	47	39	21%
Campbell	18	15	20%
San Jose	445	378	18%
Mountain View	21	18	17%
Saratoga	17	15	13%
Los Altos Hills	14	13	8%
Milpitas	19	18	6%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos	27	34	-21%
Morgan Hill	26	31	-16%
Gilroy	41	44	-7%

Santa Clara County - New Listings

CountyName ● Santa Clara



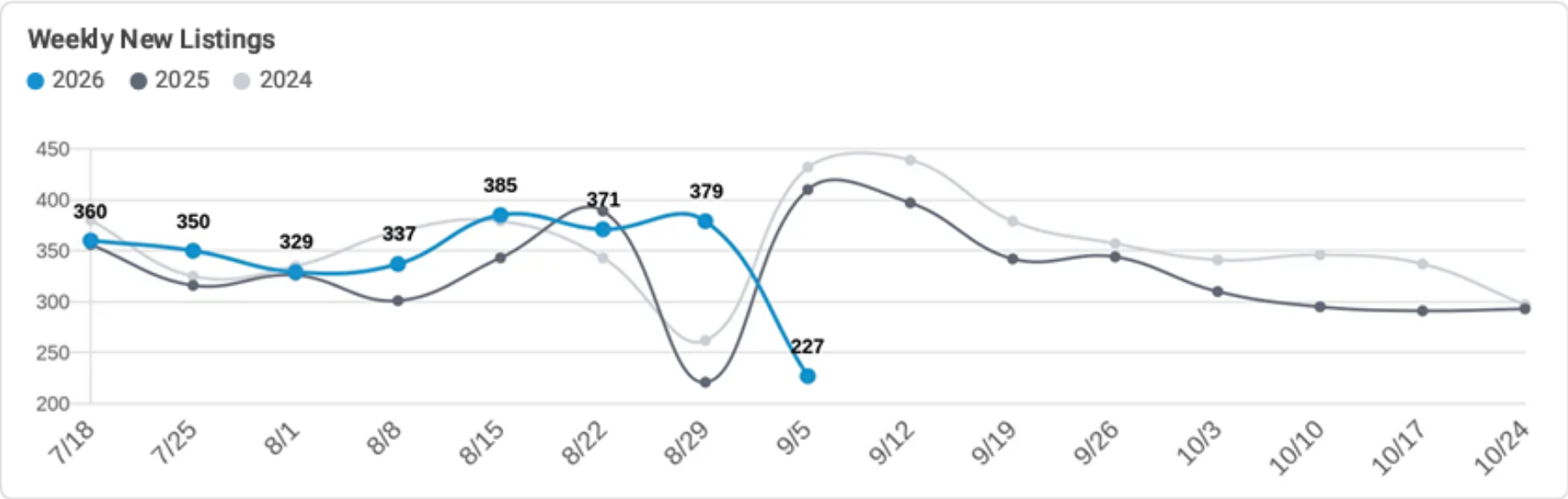
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Milpitas	36	23	57%
Sunnyvale	45	30	50%
Palo Alto	18	13	38%
San Jose	208	173	20%
Morgan Hill	15	13	15%
Santa Clara	34	30	13%
Mountain View	26	24	8%
Gilroy	3	3	0%

Santa Clara County - Decreased New Listings

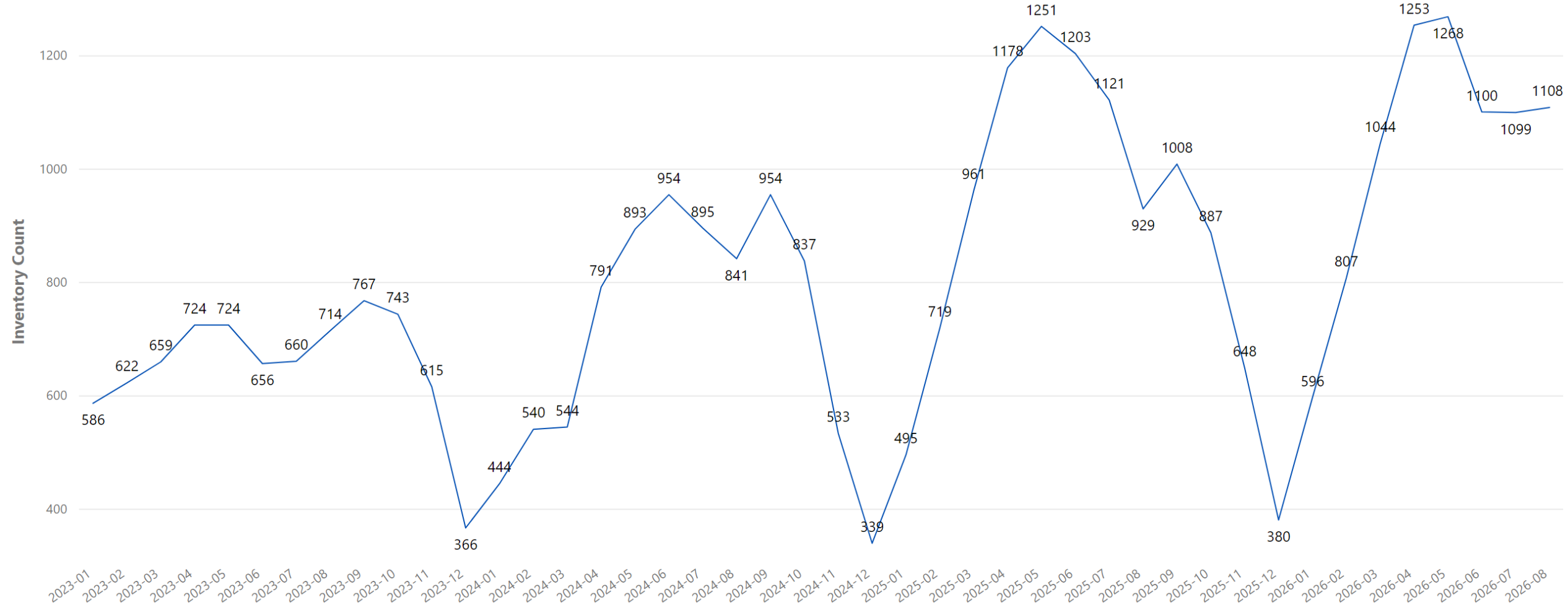
City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos	2	5	-60%
Saratoga	4	9	-56%
Los Gatos	6	11	-45%
Cupertino	8	14	-43%
Campbell	14	17	-18%

Santa Clara County – New Listings Week Ending 09/05/2026



Santa Clara County - Inventory

CountyName ● Santa Clara



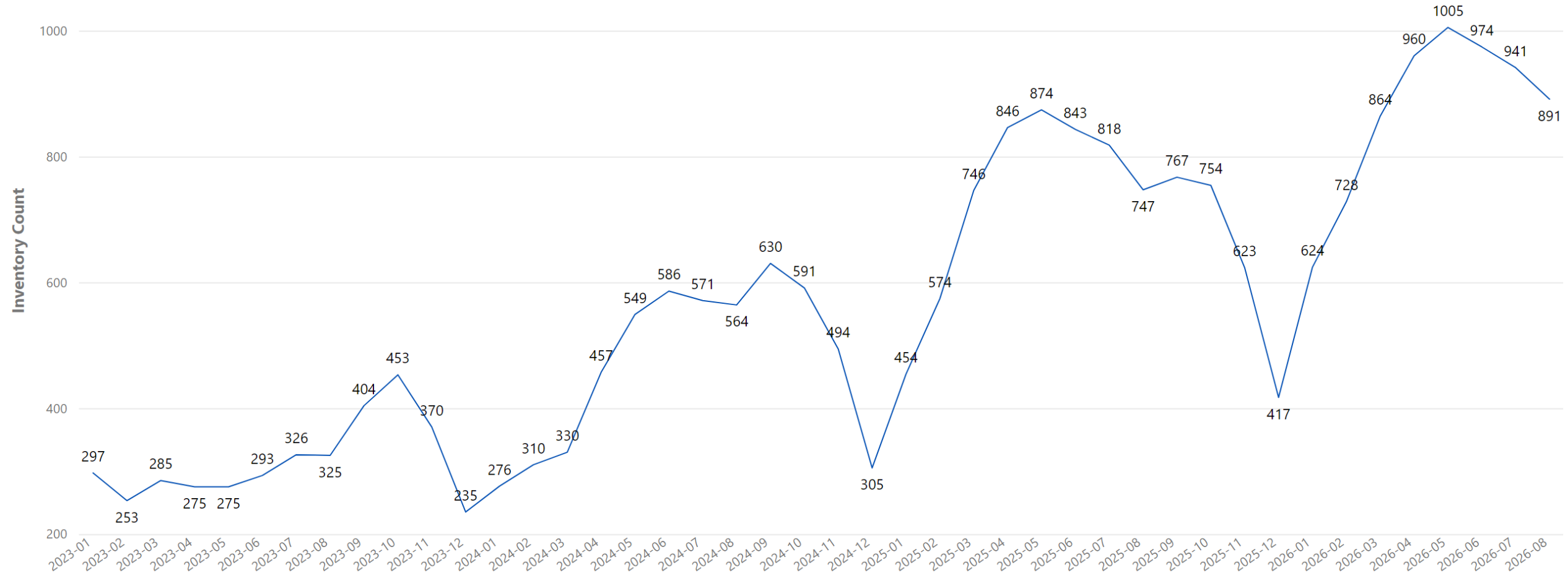
Data as of 9/8/2026

Aculist@2026

Residential Single Family: 2023-2026

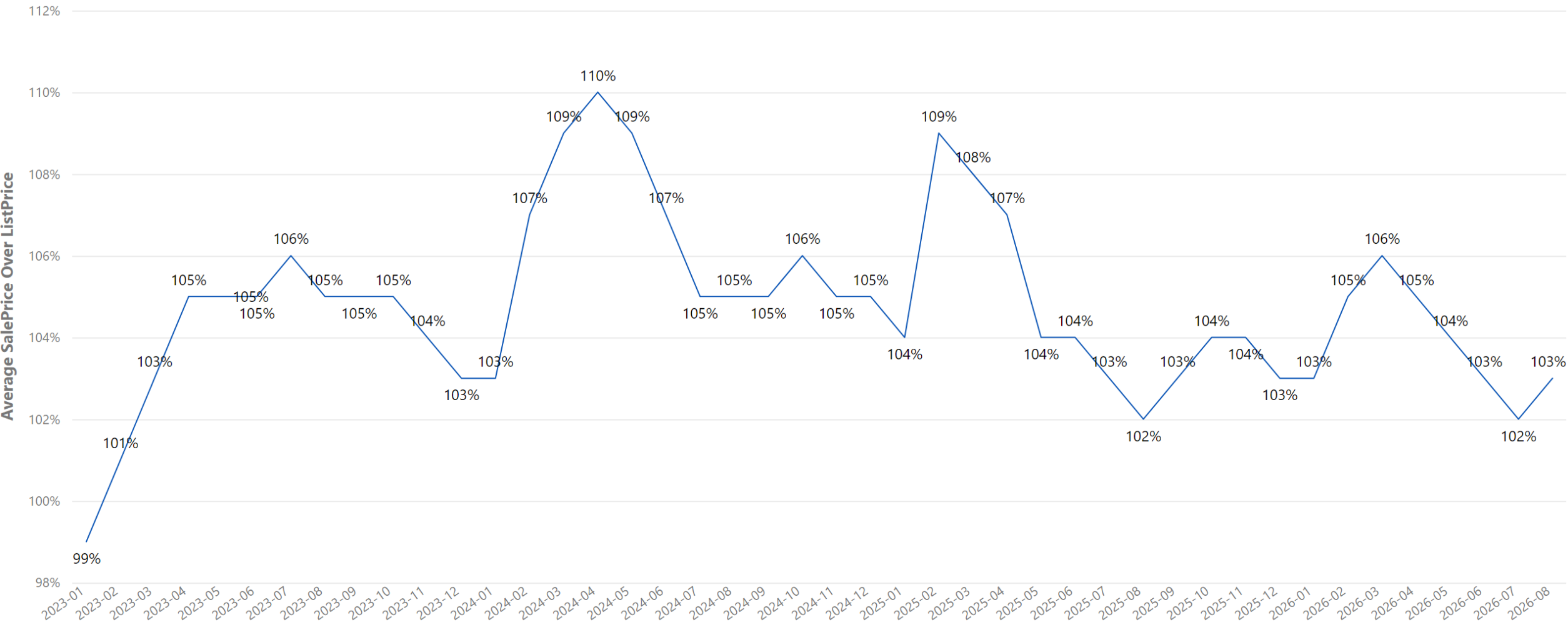
Santa Clara County - Inventory

CountyName ● Santa Clara



Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Santa Clara County - Increased Sale To List Price

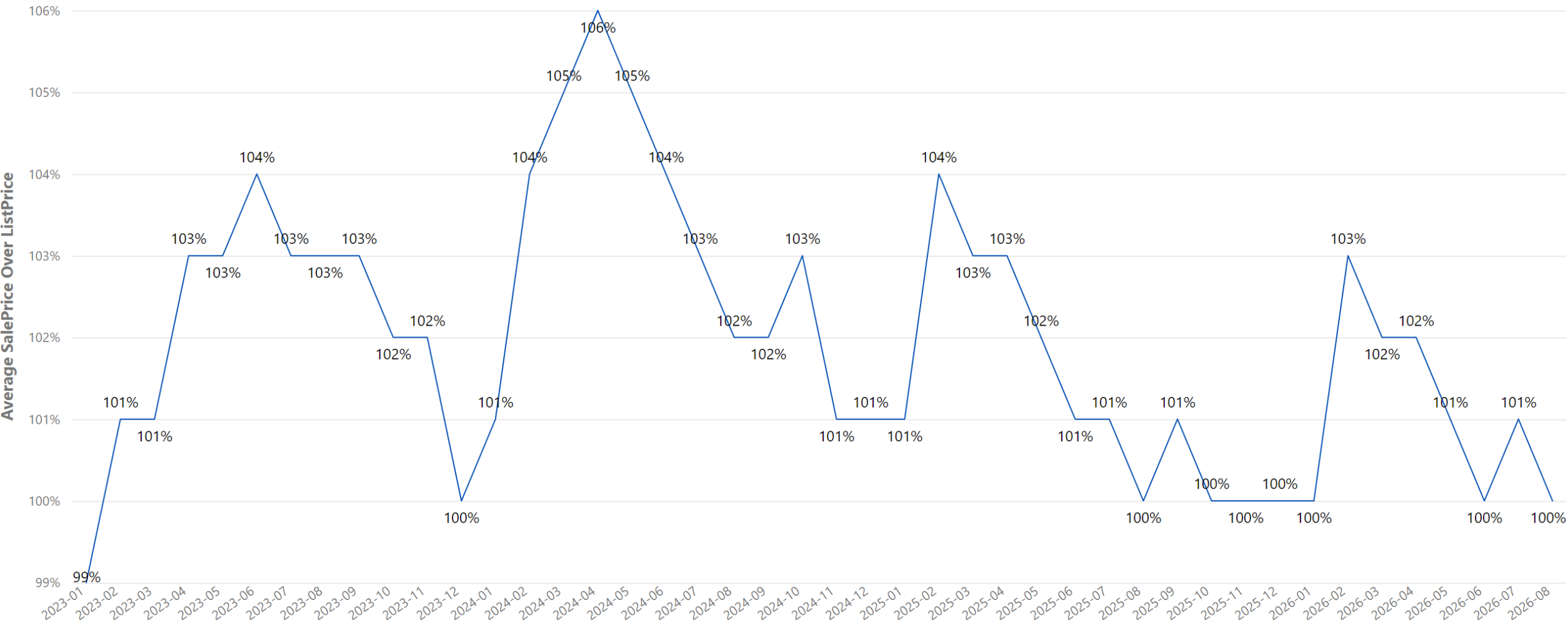
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Saratoga	103%	96%	7%
Palo Alto	111%	104%	7%
Los Gatos	104%	101%	3%
San Martin	99%	97%	2%
Morgan Hill	101%	99%	2%
Gilroy	101%	100%	1%
Los Altos	107%	106%	1%
Mountain View	107%	106%	1%
Campbell	101%	101%	0%
San Jose	102%	102%	0%
Santa Clara	103%	103%	0%
Sunnyvale	107%	107%	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
Cupertino	103%	108%	-5%
Milpitas	100%	104%	-4%
Los Altos Hills	97%	100%	-3%
Monte Sereno	101%	104%	-3%
Stanford	92%	94%	-2%

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
Saratoga	102%	98%	4%
Campbell	103%	100%	3%
Sunnyvale	103%	100%	3%
Milpitas	100%	98%	2%
San Jose	100%	100%	0%
Santa Clara	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
Gilroy	98%	101%	-3%
Los Altos	98%	101%	-3%
Morgan Hill	99%	102%	-3%
Cupertino	99%	101%	-2%
Palo Alto	100%	102%	-2%
Mountain View	102%	104%	-2%
Los Gatos	98%	99%	-1%

Thank You

