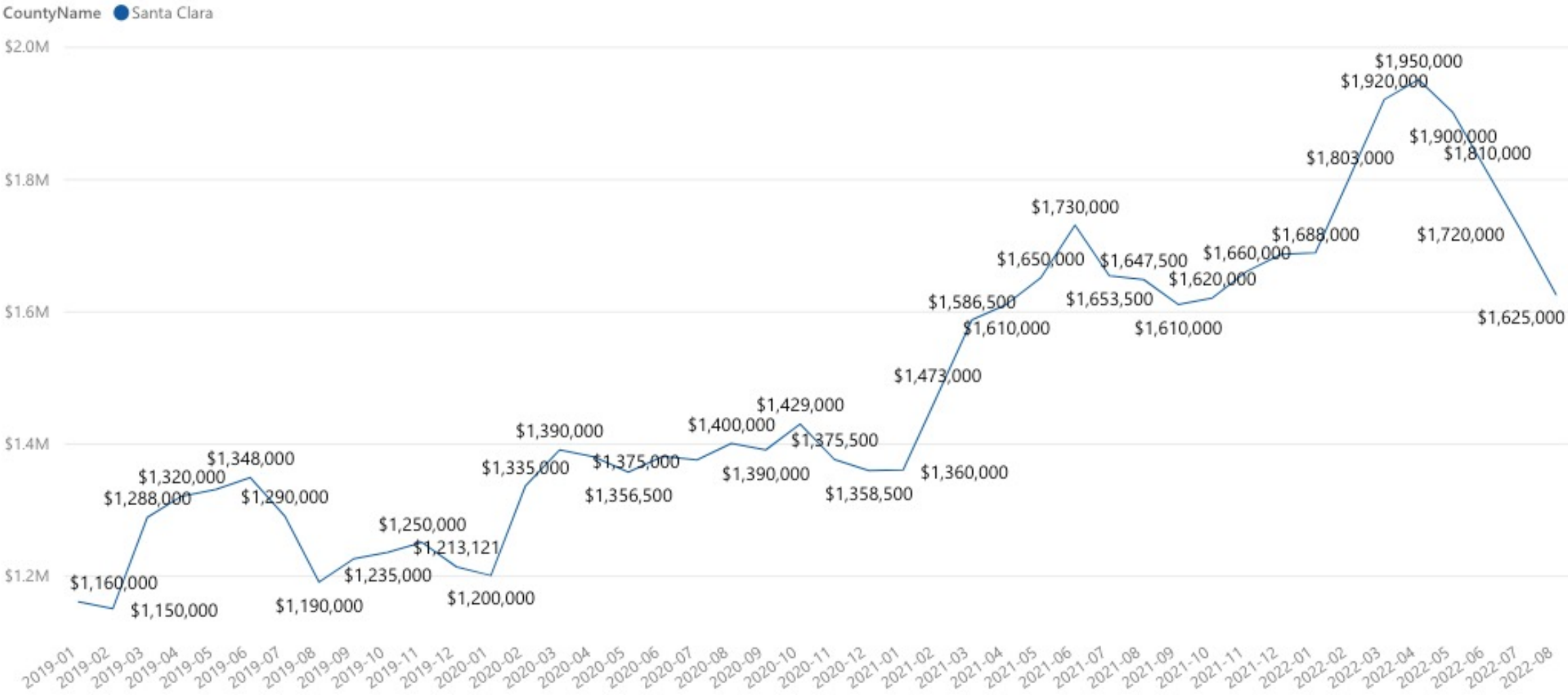




Santa Clara County Update

Data for August 2022, Aculist, Inc.

Santa Clara County – Median Sale Price



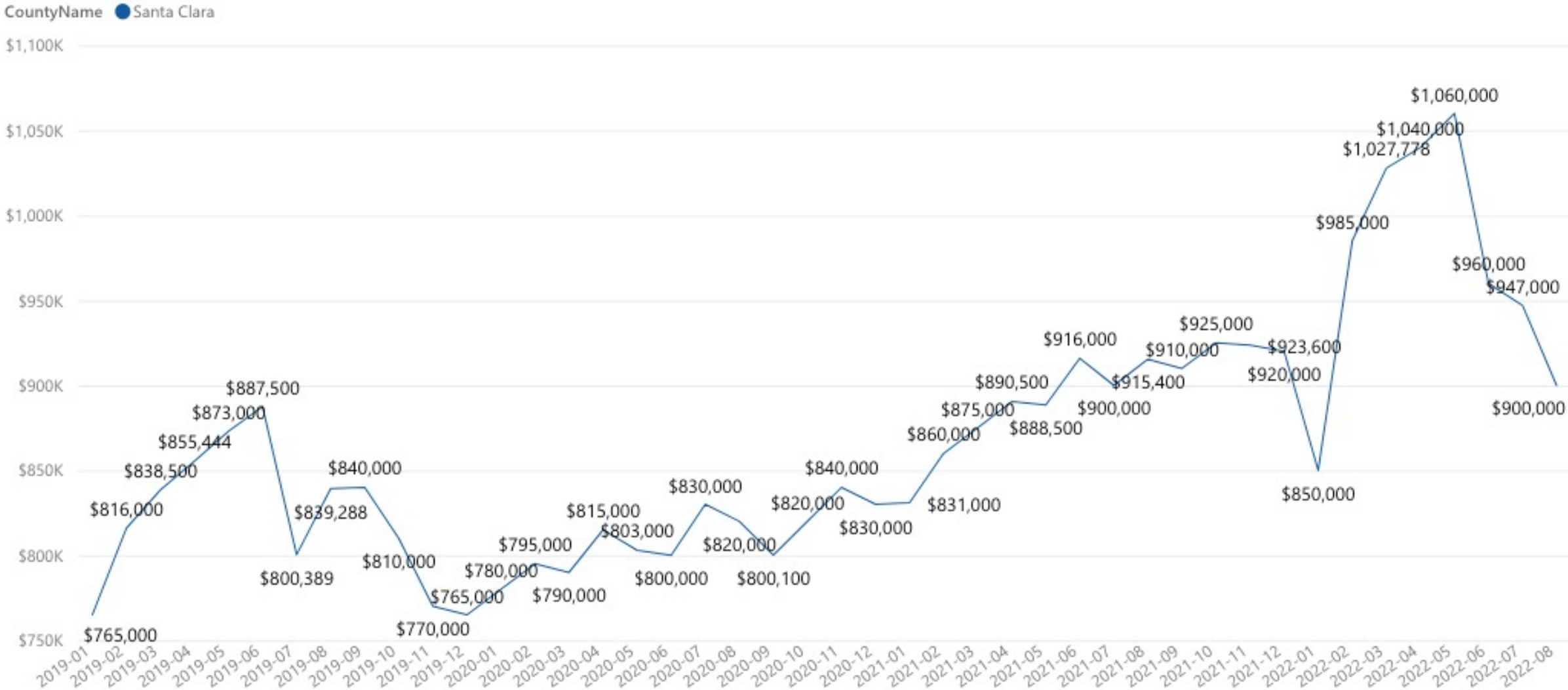
Santa Clara County – Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Alviso	\$1,340,000	\$969,000	38%
Gilroy	\$1,159,000	\$1,050,000	10%
Milpitas	\$1,512,500	\$1,390,000	9%
San Martin	\$1,332,500	\$1,225,000	9%
Santa Clara	\$1,700,000	\$1,580,000	8%
Saratoga	\$3,800,000	\$3,600,000	6%
Morgan Hill	\$1,300,000	\$1,260,000	3%
Mountain View	\$2,825,000	\$2,749,500	3%

Santa Clara County – Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change ▲
Monte Sereno	\$3,075,000	\$3,825,000	-20%
Los Altos Hills	\$4,190,000	\$5,175,000	-19%
Cupertino	\$2,700,000	\$2,978,500	-9%
Sunnyvale	\$2,032,500	\$2,220,000	-8%
Los Gatos	\$2,350,000	\$2,520,000	-7%
Los Altos	\$3,800,000	\$3,915,000	-3%
San Jose	\$1,400,000	\$1,432,500	-2%
Palo Alto	\$3,400,000	\$3,475,000	-2%
Campbell	\$1,735,000	\$1,750,500	-1%

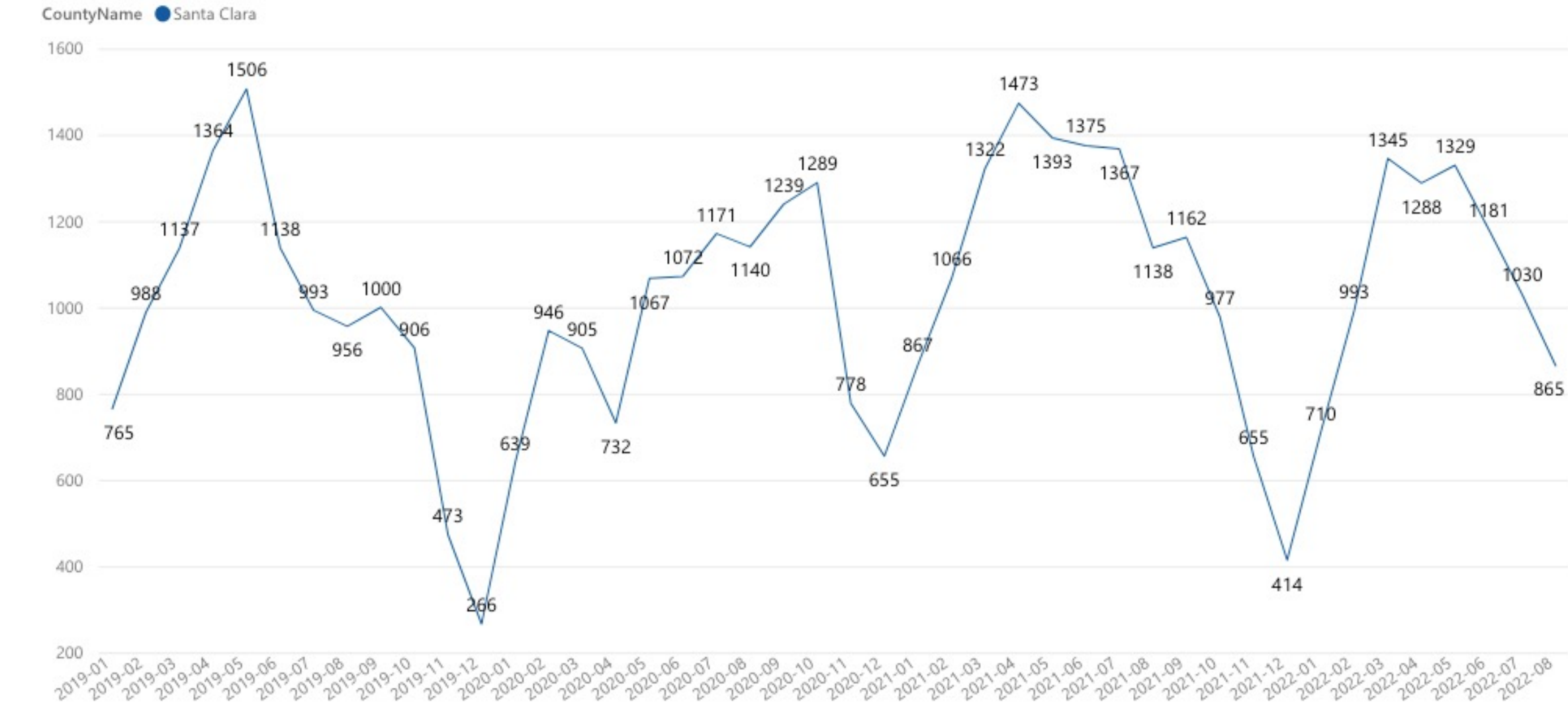
Santa Clara County – Median Sale Price (C/T)



Santa Clara County – Median Price (C/T)

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change ▼
Saratoga	\$1,425,000	\$890,000	60%
Morgan Hill	\$896,000	\$759,000	18%
Milpitas	\$1,132,500	\$985,000	15%
Sunnyvale	\$1,400,000	\$1,295,938	8%
Palo Alto	\$1,575,000	\$1,509,000	4%
Cupertino	\$1,305,875	\$1,315,000	-1%
San Jose	\$763,500	\$775,000	-1%
Campbell	\$905,000	\$950,000	-5%
Mountain View	\$1,235,000	\$1,297,500	-5%
Los Gatos	\$1,200,000	\$1,315,000	-9%
Los Altos	\$1,260,000	\$1,549,000	-19%
Gilroy	\$435,000	\$624,500	-30%
Santa Clara	\$832,500	\$1,210,000	-31%

Santa Clara County – New Listings



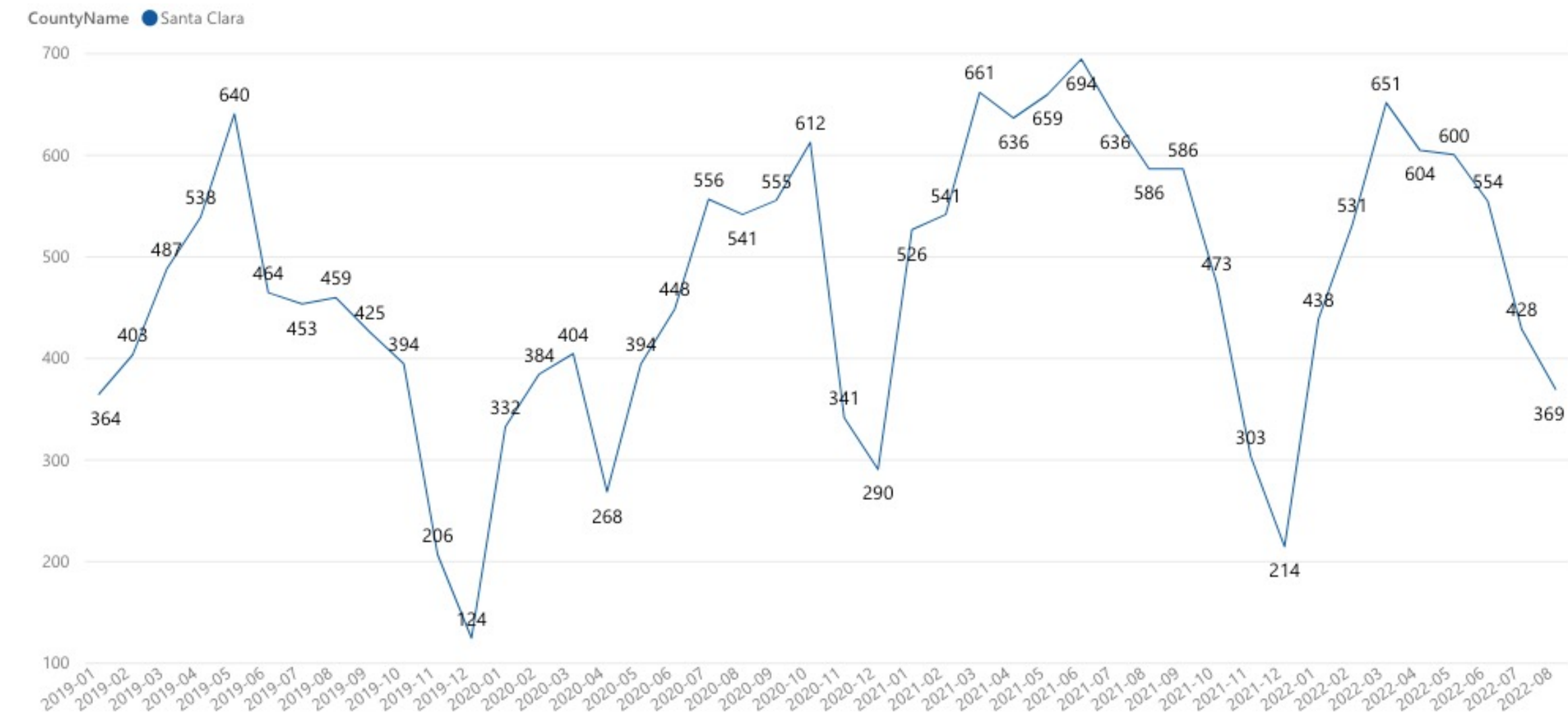
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Change
Campbell	30	27	11%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Change ▲
Los Altos Hills	5	12	-58%
San Martin	1	2	-50%
Saratoga	18	33	-45%
Milpitas	22	34	-35%
Monte Sereno	4	6	-33%
Los Gatos	34	51	-33%
Gilroy	40	55	-27%
Palo Alto	42	56	-25%
Santa Clara	46	60	-23%
Sunnyvale	46	60	-23%
San Jose	456	594	-23%
Los Altos	27	35	-23%
Cupertino	29	37	-22%
Mountain View	20	25	-20%
Morgan Hill	45	51	-12%

Santa Clara County – New Listings (C/T)



Santa Clara County – New Listings (C/T)

City	New Listings This Year	New Listings Last Year	% New Change ▼
Saratoga	5	3	67%
Gilroy	4	3	33%
Cupertino	15	12	25%
Los Altos	9	8	13%
Palo Alto	14	17	-18%
San Jose	200	295	-32%
Mountain View	22	38	-42%
Sunnyvale	33	60	-45%
Campbell	11	21	-48%
Milpitas	19	40	-53%
Santa Clara	25	58	-57%
Morgan Hill	5	12	-58%
Los Gatos	7	19	-63%

Santa Clara County - New Listings Week Ending 9/4/22

Total Active Listings

1,756

New Listings

284

Changed to Pending

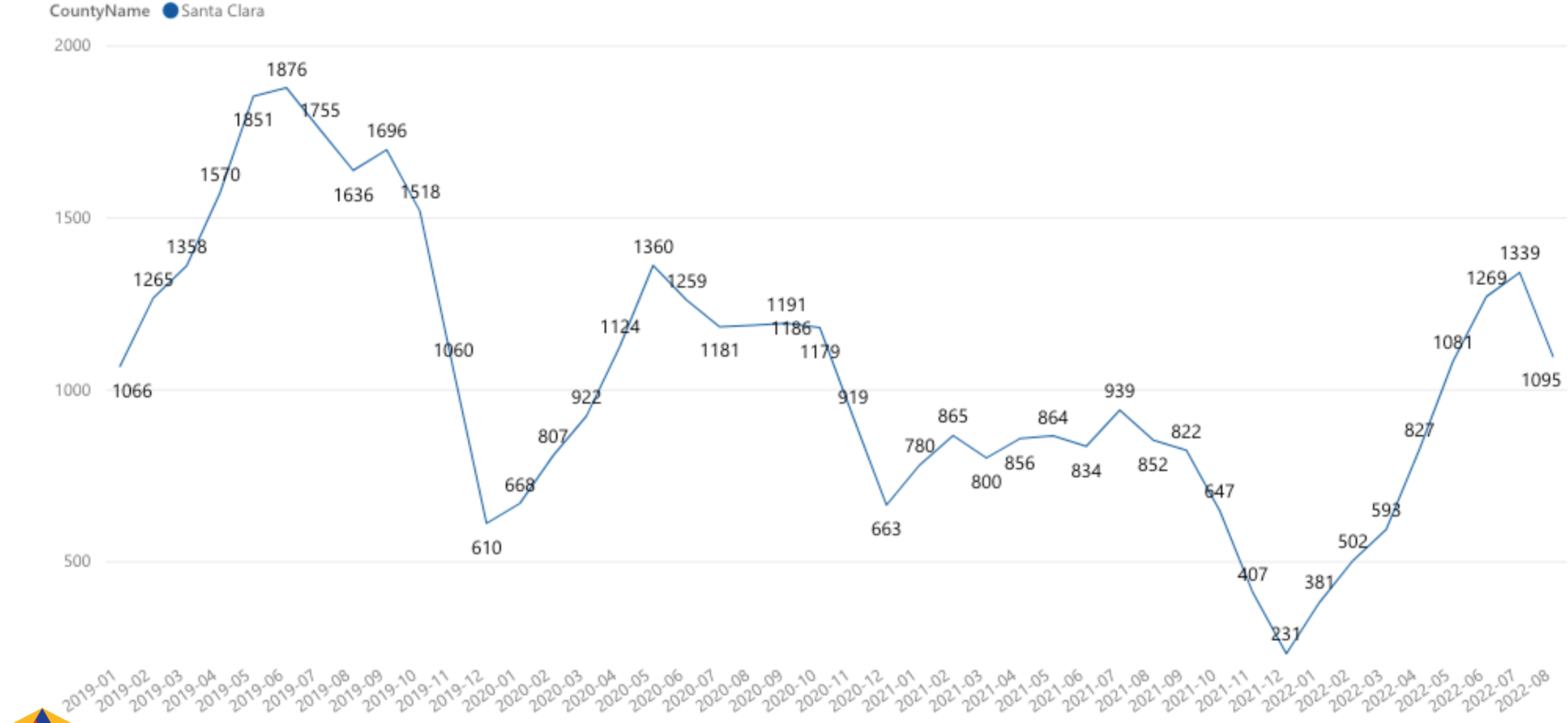
303

Changed to Sold

304

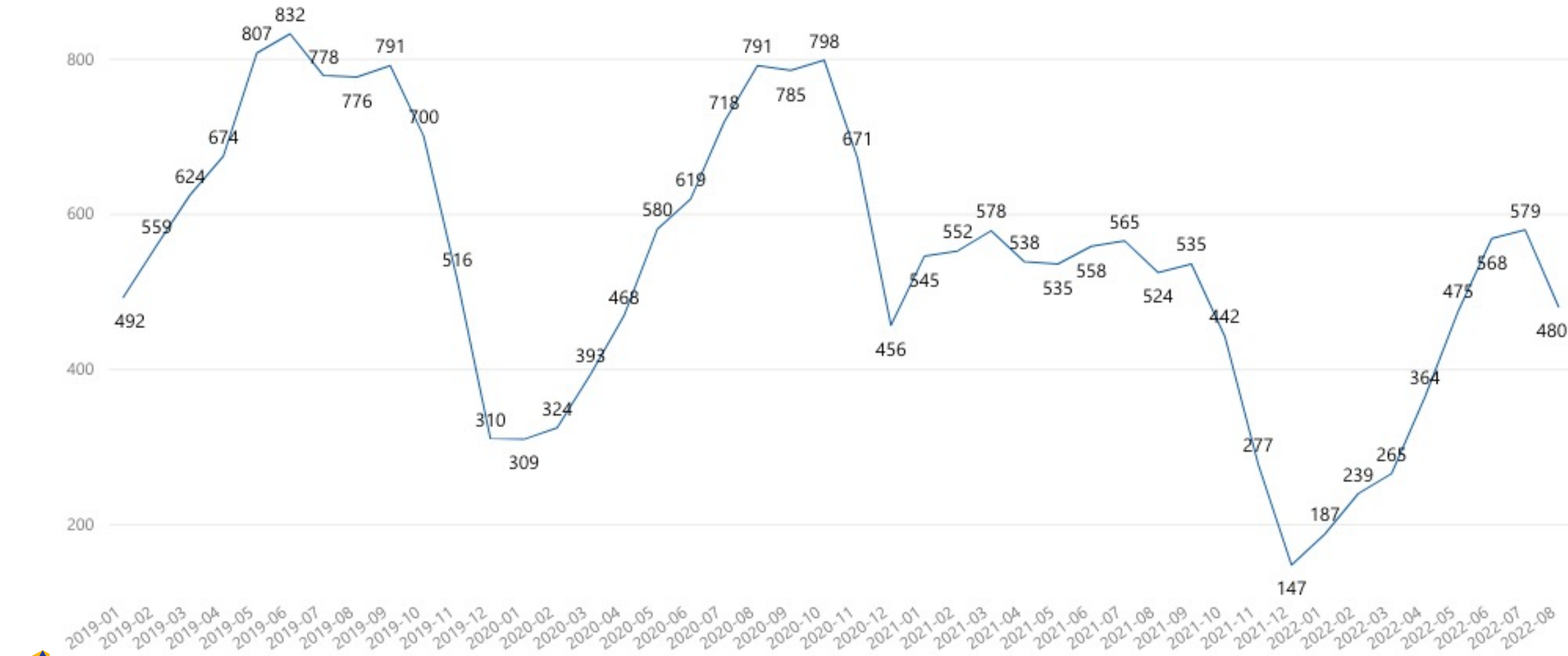


Santa Clara County – Inventory



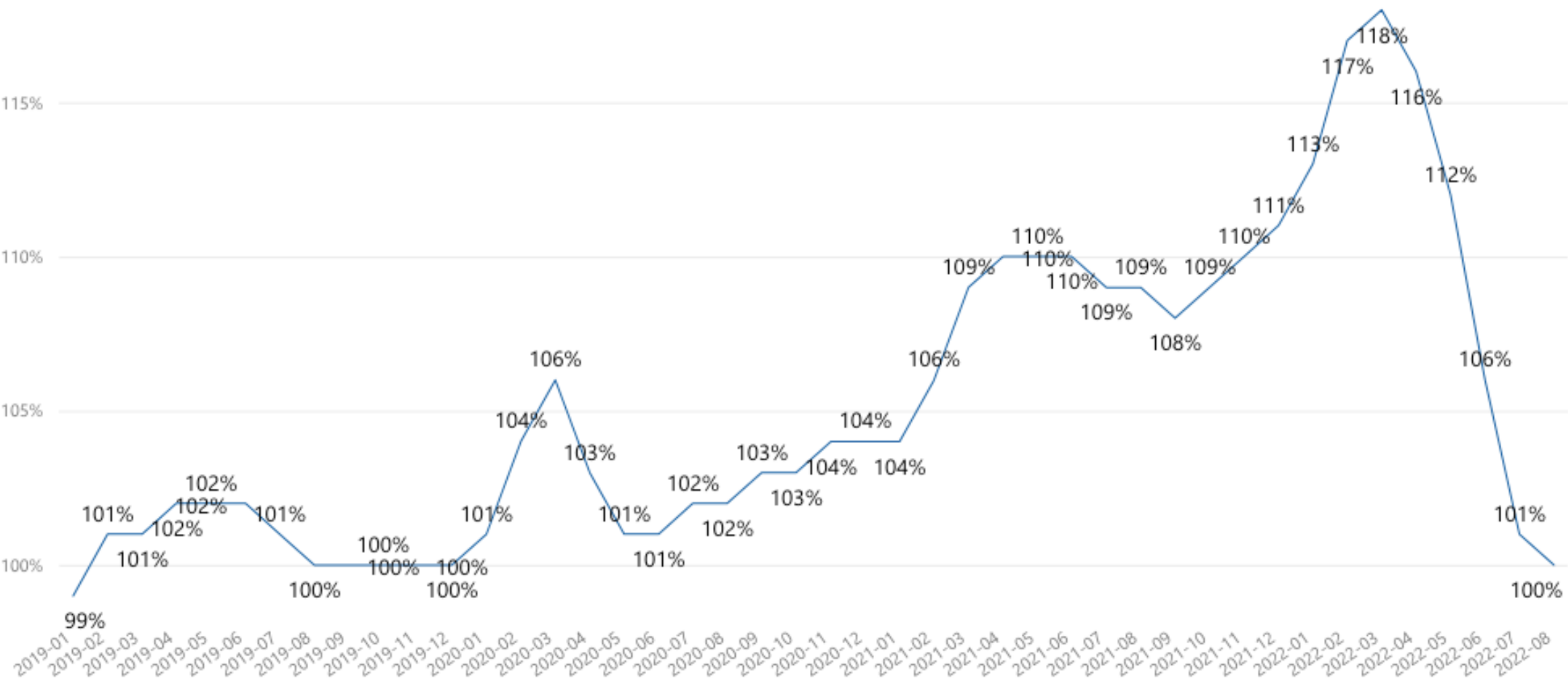
Santa Clara County – Inventory (C/T)

CountyName ● Santa Clara



Santa Clara County – Sale to List Price

CountyName ● Santa Clara

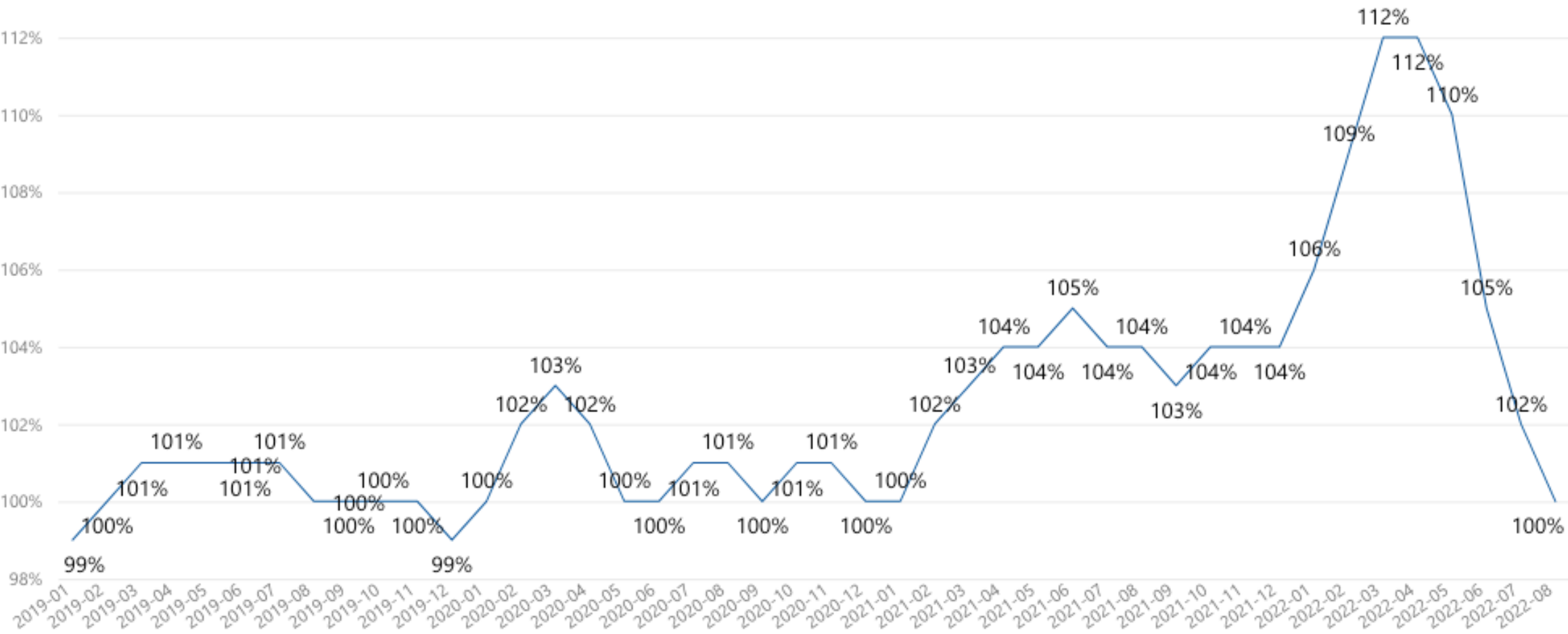


Santa Clara County - Decreased Sale to List Price

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change
San Martin	103%	105%	-2%
Campbell	102%	106%	-4%
Monte Sereno	100%	106%	-6%
Gilroy	99%	105%	-6%
Los Gatos	99%	106%	-7%
Morgan Hill	99%	106%	-7%
Mountain View	101%	109%	-7%
Palo Alto	101%	109%	-7%
Santa Clara	101%	110%	-8%
Milpitas	100%	109%	-8%
San Jose	100%	109%	-8%
Cupertino	102%	113%	-10%
Los Altos	100%	111%	-10%
Saratoga	96%	109%	-12%
Sunnyvale	99%	114%	-13%
Los Altos Hills	94%	111%	-15%

Santa Clara County – Sale to List Price (C/T)

CountyName ● Santa Clara



Santa Clara County – Sale to List Price (C/T)

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change
Cupertino	104%	104%	0%
Mountain View	101%	101%	0%
Morgan Hill	101%	103%	-2%
Palo Alto	100%	102%	-2%
Gilroy	99%	101%	-2%
Milpitas	101%	104%	-3%
Santa Clara	101%	104%	-3%
Los Altos	96%	99%	-3%
San Jose	100%	104%	-4%
Los Gatos	98%	102%	-4%
Sunnyvale	100%	105%	-5%
Campbell	98%	103%	-5%
Saratoga	96%	103%	-7%

Thank You

