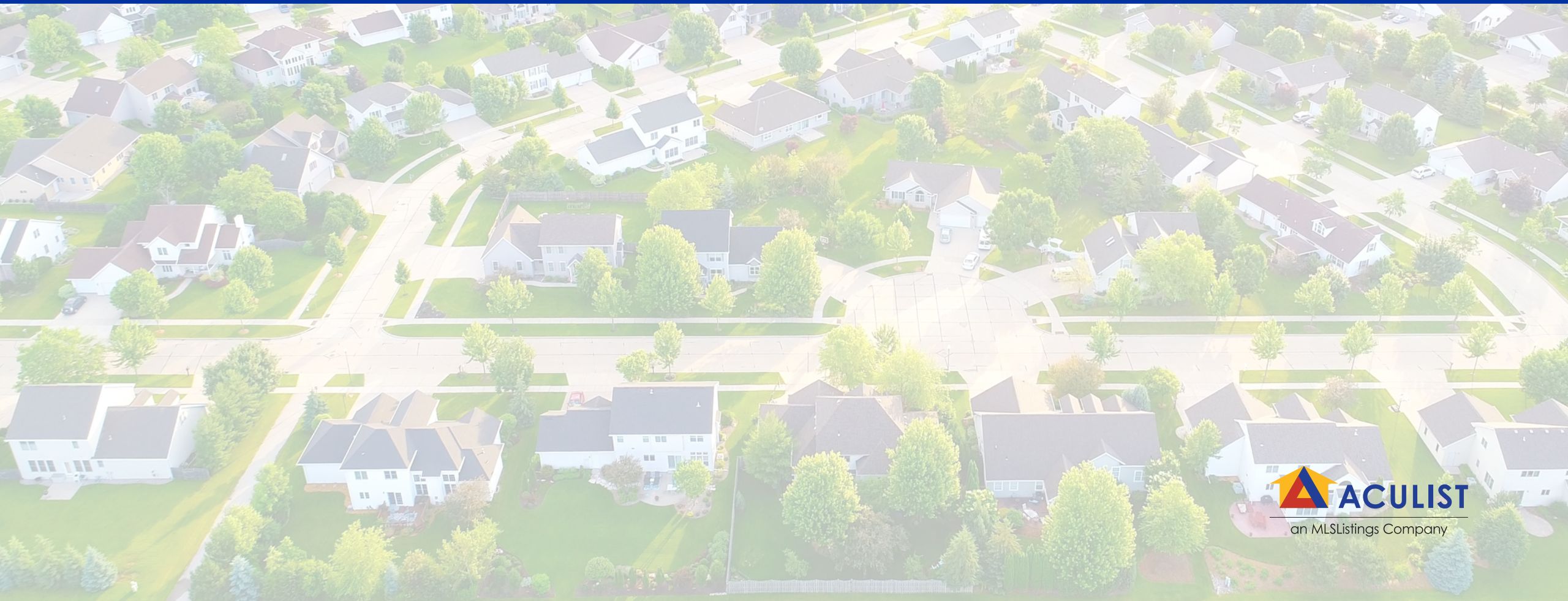




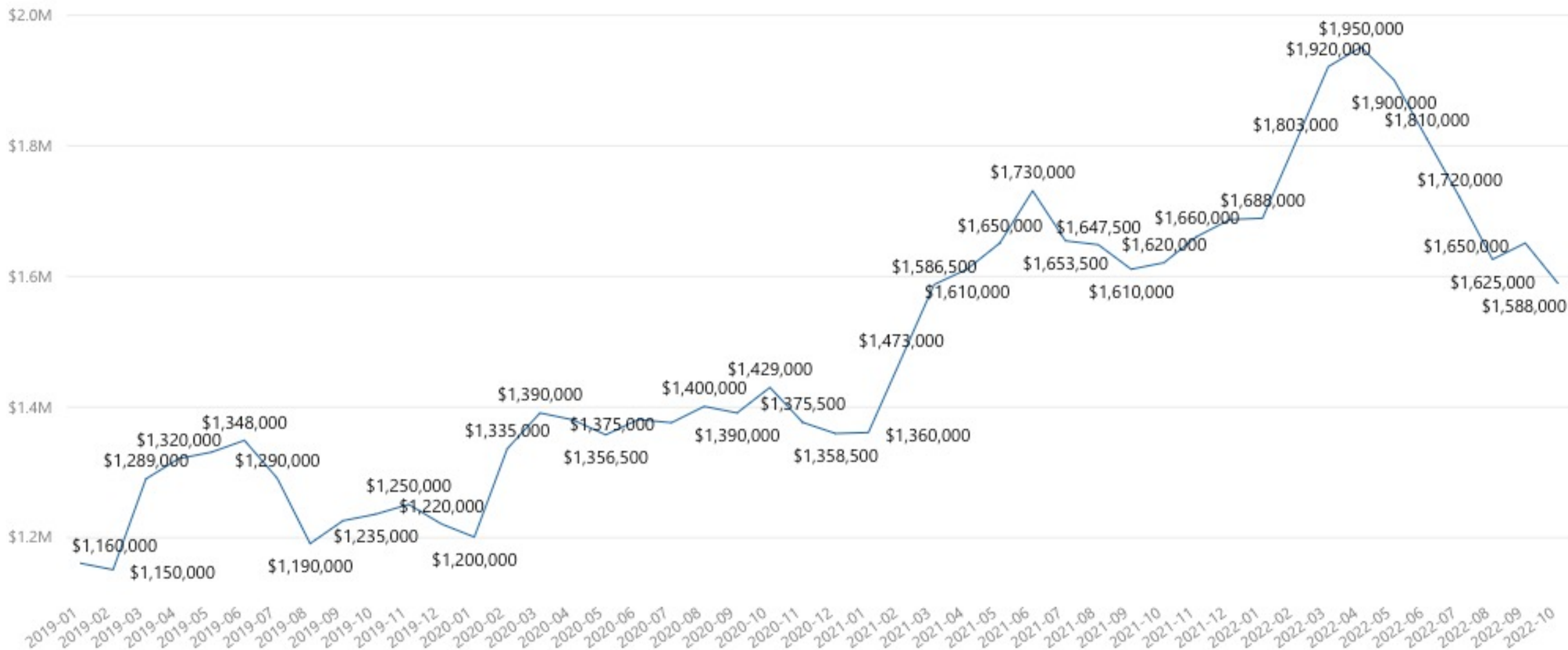
Santa Clara County Update

Data for October 2022, Aculist, Inc.



Santa Clara County – Median Sale Price

CountyName ● Santa Clara



Santa Clara County – Increased Median Price

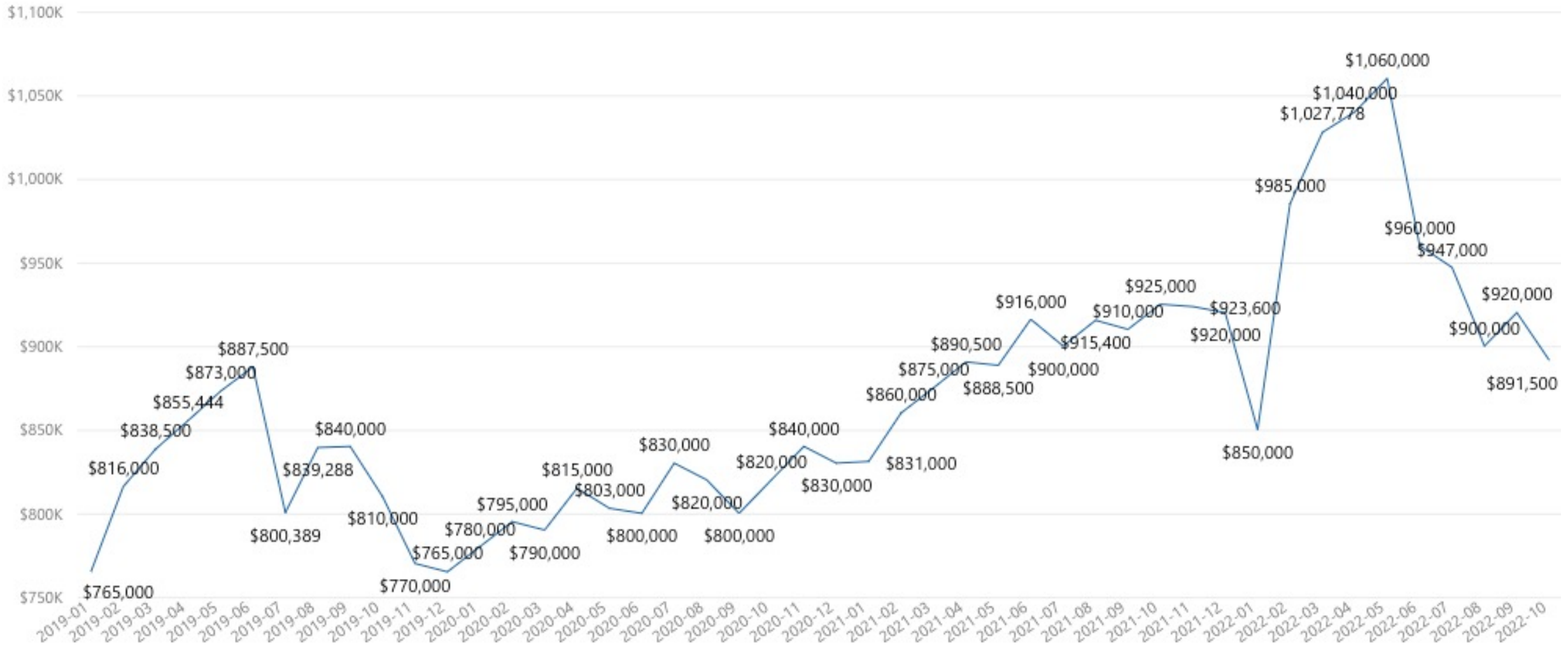
City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Los Altos Hills	\$8,150,000	\$5,000,000	63%
San Martin	\$1,499,000	\$1,106,000	36%
Gilroy	\$1,076,500	\$960,000	12%
Sunnyvale	\$2,375,000	\$2,215,000	7%
Mountain View	\$2,642,500	\$2,505,000	5%
Milpitas	\$1,400,000	\$1,333,000	5%
Palo Alto	\$3,505,000	\$3,400,000	3%
Monte Sereno	\$4,025,000	\$3,946,000	2%
Cupertino	\$2,650,000	\$2,645,000	0%

Santa Clara County – Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Morgan Hill	\$1,222,500	\$1,455,000	-16%
Saratoga	\$3,125,000	\$3,680,000	-15%
Campbell	\$1,662,500	\$1,877,500	-11%
Los Gatos	\$2,512,500	\$2,775,000	-9%
Santa Clara	\$1,430,000	\$1,562,000	-8%
Los Altos	\$4,100,000	\$4,340,000	-6%
San Jose	\$1,425,000	\$1,427,500	-0%

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

CountyName ● Santa Clara



Data as of 11/06/2022

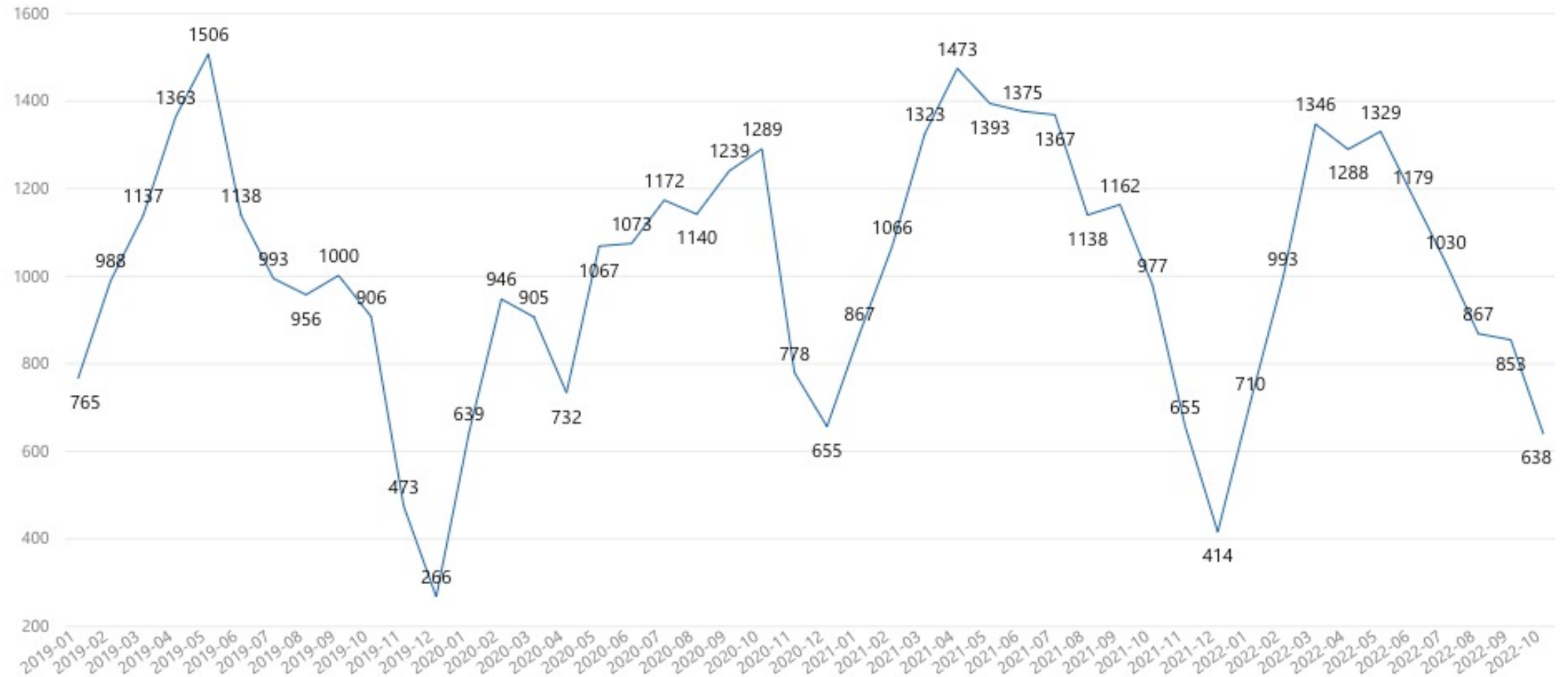
*Data for Condo/Townhome 2019-2022

Santa Clara County – Median Price (C/T)

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Los Altos	\$1,942,500	\$1,380,000	41%
Milpitas	\$1,400,000	\$1,042,500	34%
Morgan Hill	\$912,000	\$770,000	18%
Palo Alto	\$1,862,500	\$1,574,000	18%
Campbell	\$1,020,000	\$920,250	11%
Gilroy	\$699,950	\$655,000	7%
Sunnyvale	\$1,350,000	\$1,325,000	2%
San Jose	\$750,000	\$780,000	-4%
Santa Clara	\$1,010,000	\$1,134,095	-11%
Mountain View	\$1,150,000	\$1,475,000	-22%
Saratoga	\$1,270,000	\$1,717,500	-26%
Los Gatos	\$900,000	\$1,345,000	-33%
Cupertino	\$1,000,000	\$1,710,000	-42%

Santa Clara County – New Listings

CountyName ● Santa Clara



Santa Clara County - Increased New Listings

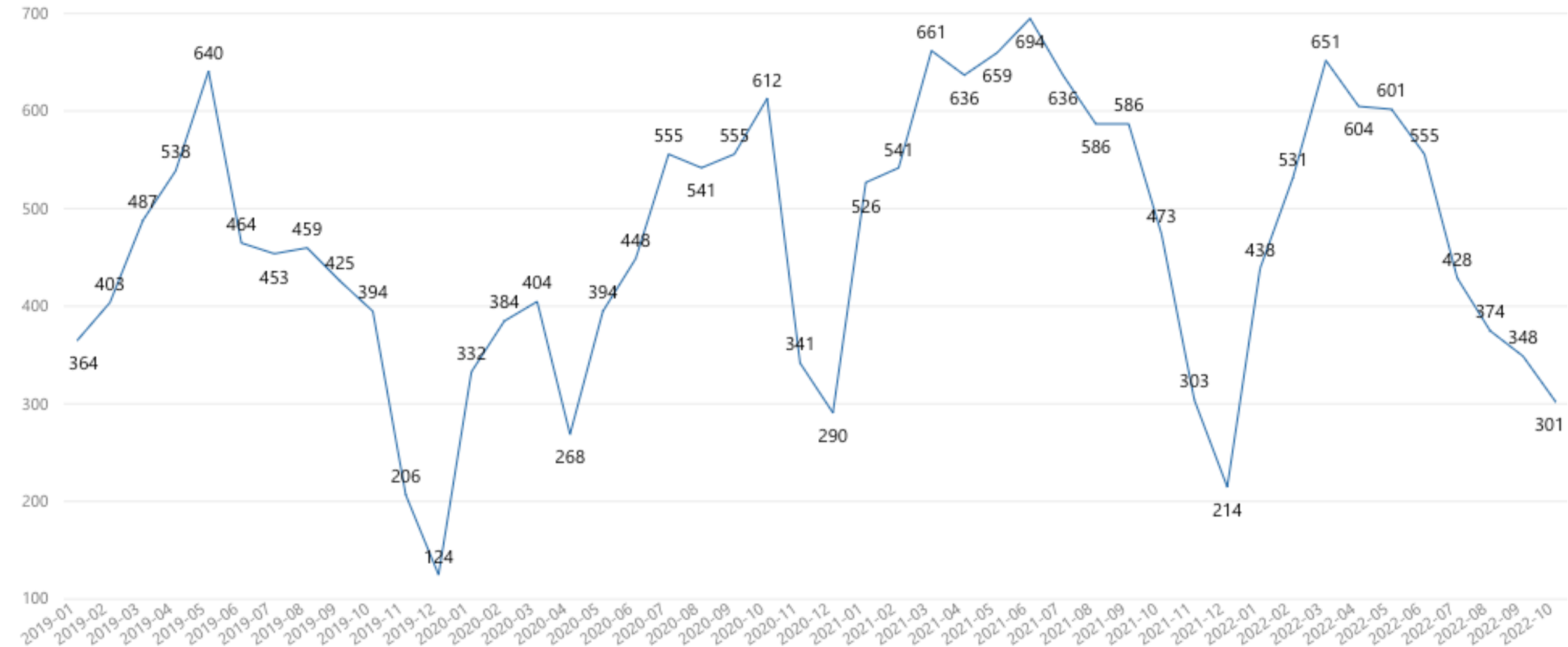
City	New Listings This Year	New Listings Last Year	% New Change
San Martin	5	1	400%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Change
Mountain View	10	31	-68%
Monte Sereno	2	5	-60%
Campbell	13	29	-55%
Saratoga	13	26	-50%
Morgan Hill	28	48	-42%
Santa Clara	31	53	-42%
Palo Alto	34	57	-40%
Los Altos	15	25	-40%
Milpitas	18	30	-40%
San Jose	316	494	-36%
Cupertino	17	22	-23%
Los Gatos	30	37	-19%
Gilroy	47	55	-15%
Los Altos Hills	9	10	-10%
Sunnyvale	49	54	-9%

Santa Clara County – New Listings (C/T)

CountyName ● Santa Clara



Data as of 11/06/2022

*Data for Condo/Townhome 2019-2022

Santa Clara County – New Listings (C/T)

City	New Listings This Year	New Listings Last Year	% New Change
Gilroy	3	1	200%
Mountain View	41	33	24%
Morgan Hill	10	9	11%
Palo Alto	14	15	-7%
Los Gatos	10	12	-17%
Los Altos	3	4	-25%
Milpitas	14	22	-36%
San Jose	147	246	-40%
Sunnyvale	25	49	-49%
Saratoga	2	4	-50%
Campbell	8	17	-53%
Cupertino	5	11	-55%
Santa Clara	19	49	-61%

Santa Clara County - New Listings Week Ending 11/05/22

Total Active Listings
1,703

New Listings
262

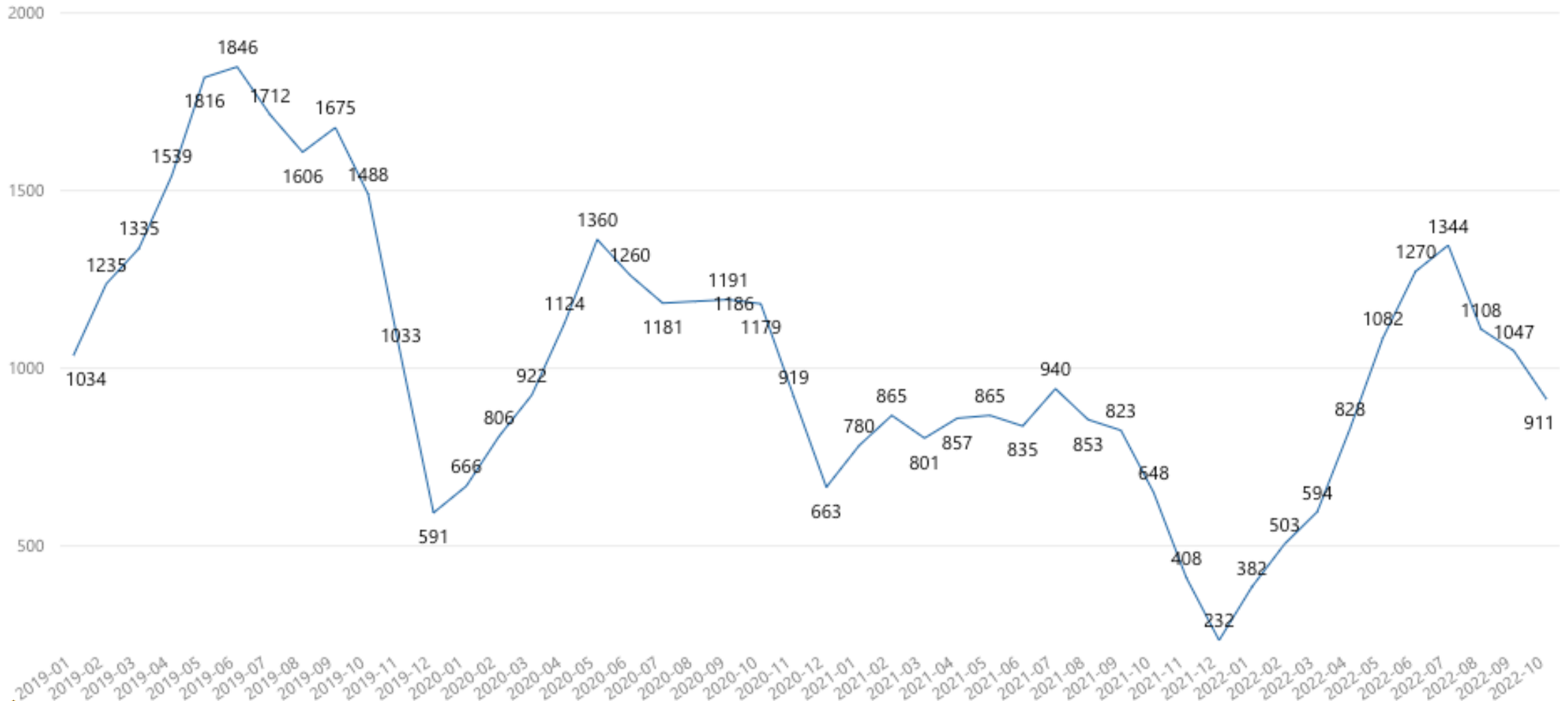
Changed to Pending
201

Changed to Sold
231



Santa Clara County – Inventory

CountyName ● Santa Clara

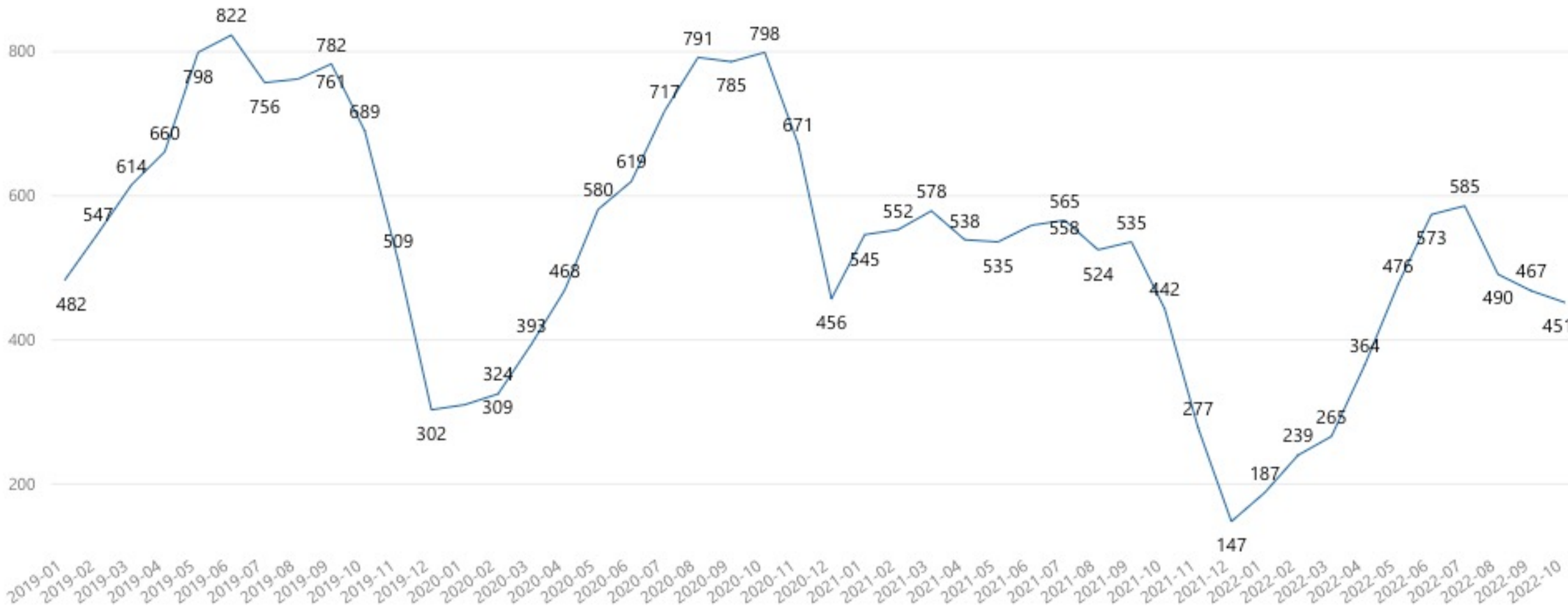


Data as of 11/06/2022

*Data for SFH 2019-2022

Santa Clara County – Inventory (C/T)

CountyName ● Santa Clara

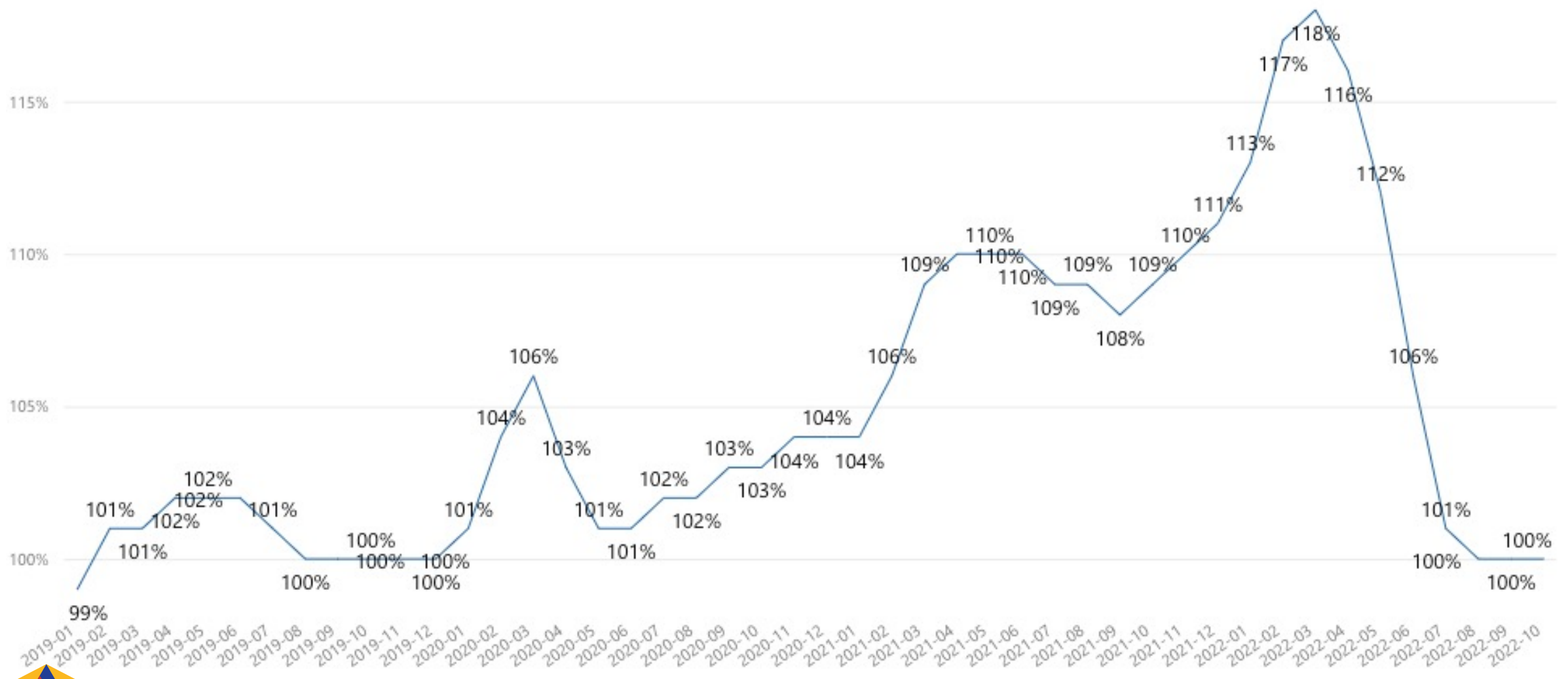


Data as of 11/06/2022

*Data for Condo/Townhome 2019-2022

Santa Clara County – Sale to List Price

CountyName ● Santa Clara



Santa Clara County - Decreased Sale to List Price

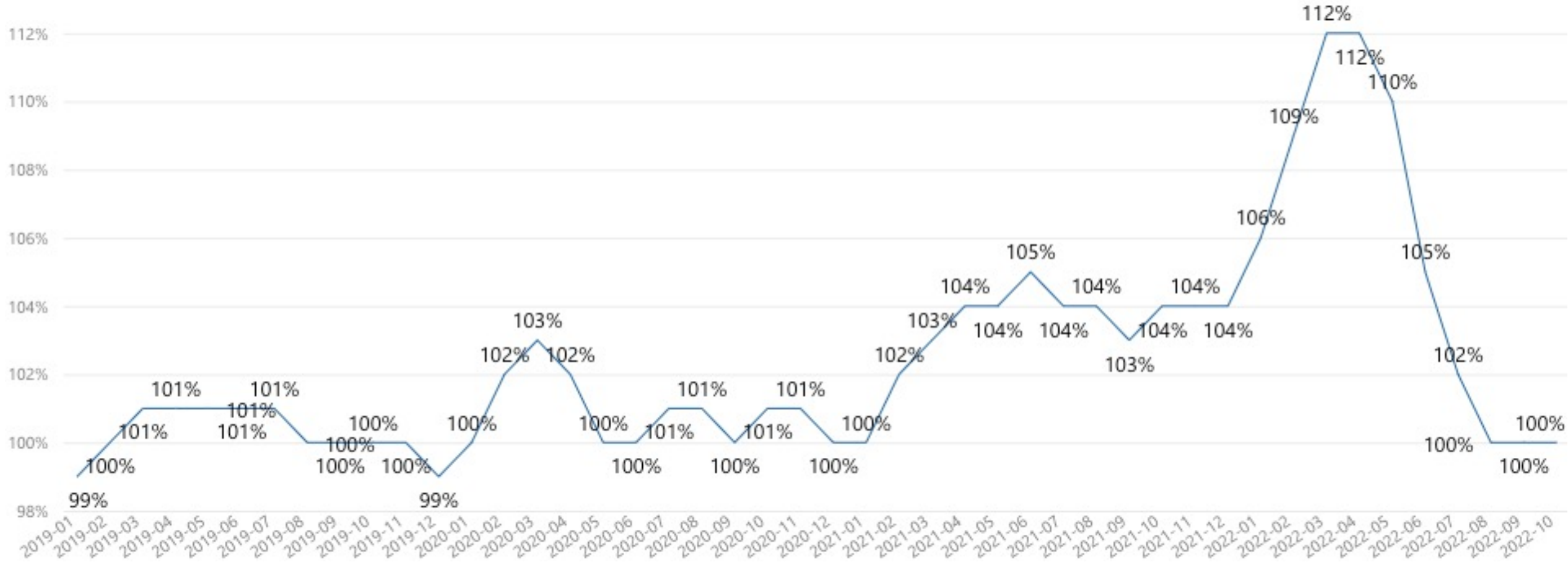
City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change
Gilroy	99%	104%	-5%
Milpitas	102%	108%	-6%
Morgan Hill	98%	104%	-6%
San Martin	96%	102%	-6%
Monte Sereno	97%	104%	-7%
Santa Clara	102%	110%	-7%
Los Gatos	99%	107%	-7%
Palo Alto	103%	112%	-8%
Los Altos	101%	110%	-8%
San Jose	99%	109%	-9%
Cupertino	105%	117%	-10%
Mountain View	104%	116%	-10%
Sunnyvale	102%	114%	-11%
Saratoga	97%	110%	-12%
Campbell	99%	113%	-12%
Los Altos Hills	94%	113%	-17%

Data as of 11/06/2022

*Data for SFH Oct 2021/2022

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

CountyName ● Santa Clara



Data as of 11/06/2022

*Data for Condo/Townhome 2019-2022

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

City	Sale Over List Price	Sale Over List Price Last Year	% SP/LP Change
Palo Alto	106%	106%	0%
Campbell	100%	103%	-3%
Morgan Hill	100%	103%	-3%
Mountain View	100%	103%	-3%
Santa Clara	100%	103%	-3%
Saratoga	97%	100%	-3%
San Jose	100%	104%	-4%
Los Altos	94%	98%	-4%
Milpitas	100%	105%	-5%
Los Gatos	97%	102%	-5%
Gilroy	100%	106%	-6%
Sunnyvale	98%	105%	-7%
Cupertino	97%	105%	-8%

Thank You

