



Santa Clara County

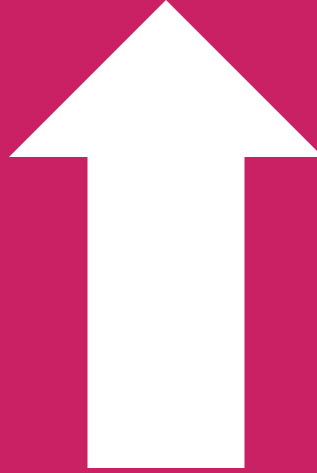
Real Estate Market Minute | March 2025



Santa Clara County – Single Family Market 2025 v. 2024

= 8

Median Days on Market
Compared to 8



\$2.0M

Median Price
Compared to \$1.80M

= 449

Closed Sales
Compared to 449

↑ 888

New Listings
Compared to 758

↑ 109%

Sale to List Price Ratio
Compared to 107%

Santa Clara County – Common Interest Market 2025 v. 2024

↓ 8

Median Days on Market
Compared to 9



\$1.12M

Median Price
Compared to \$920K

↓ 240

Closed Sales
Compared to 243

↑ 515

New Listings
Compared to 345

= 104%

Sale to List Price Ratio
Compared to 104%

February 2025 Market Trends

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

Market Trends – February 2025 in Santa Clara County

Market Trend 1

Prices are increasing significantly in Santa Clara County in both classes.

Market Trend 2

New Listings are increasing in both classes at a significantly faster pace than the past couple of years.

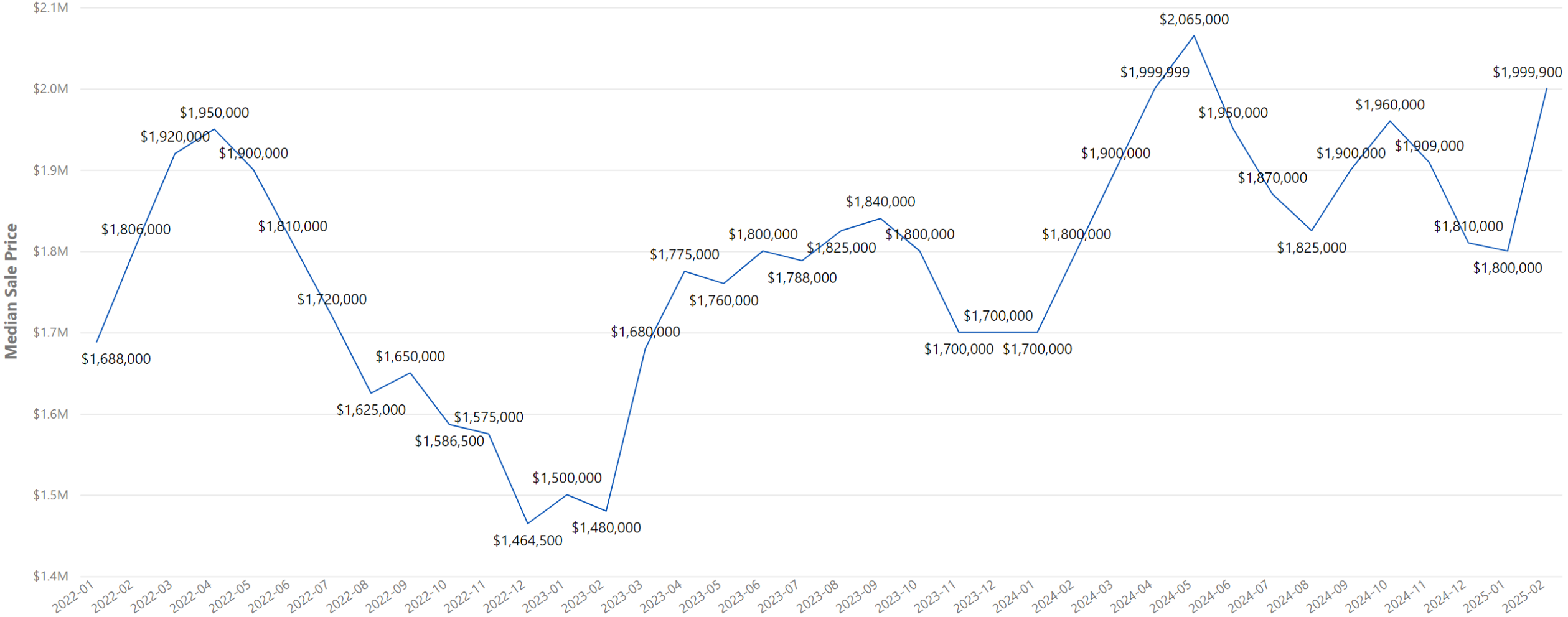
Market Trend 3

The market continues to be competitive, not only considering prices, but also DOM and Sale to List Price Ratios.

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 3/6/2025

Aculist@2025

Residential Single Family: 2022-2025

Santa Clara County - Increased Median Price

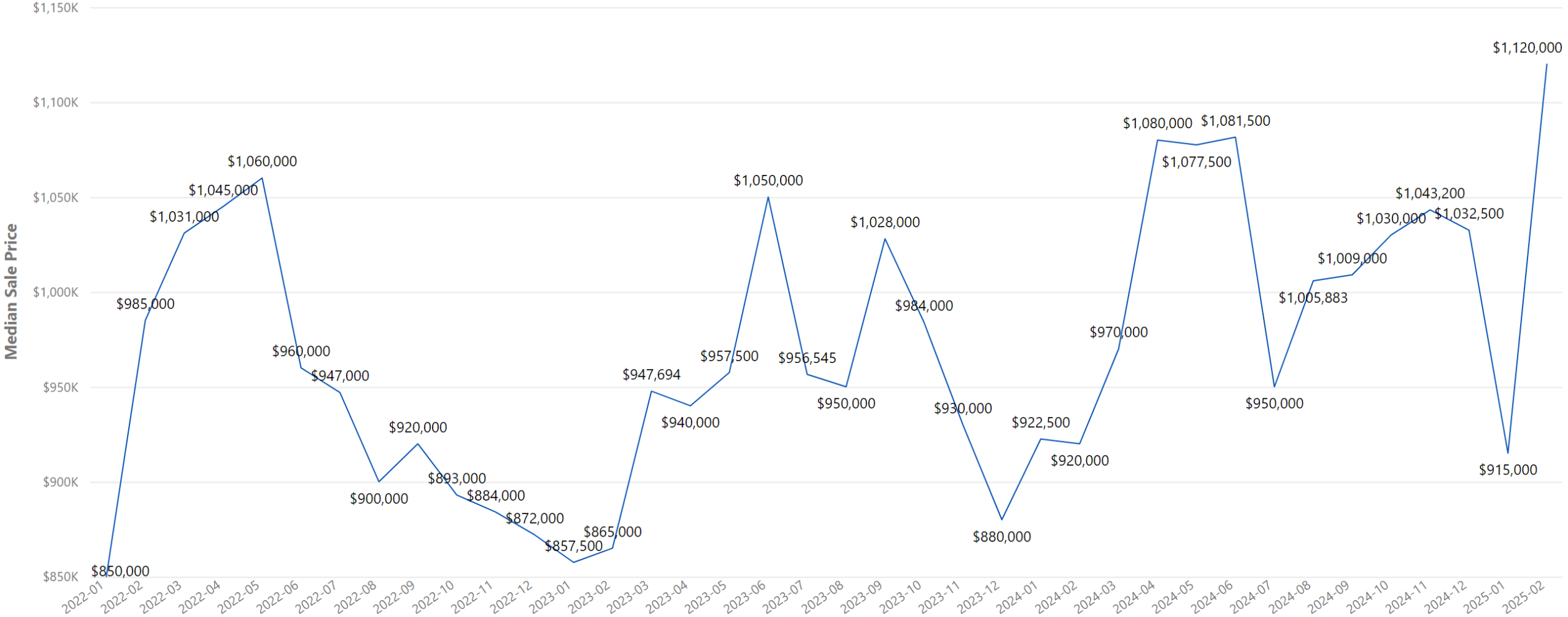
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$1,491,500	\$0	N/A
Los Altos	\$5,955,000	\$4,326,000	38%
Palo Alto	\$3,826,250	\$3,165,000	21%
Gilroy	\$1,275,000	\$1,088,000	17%
Cupertino	\$3,800,000	\$3,320,000	14%
Santa Clara	\$2,200,000	\$1,960,000	12%
Sunnyvale	\$2,494,000	\$2,275,000	10%
Morgan Hill	\$1,510,000	\$1,377,500	10%
San Jose	\$1,745,000	\$1,600,000	9%
Campbell	\$2,210,000	\$2,035,000	9%
Los Altos Hills	\$5,677,500	\$5,260,000	8%
Mountain View	\$2,758,888	\$2,560,000	8%
Monte Sereno	\$5,123,000	\$4,840,000	6%
Saratoga	\$4,125,000	\$4,100,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Martin	\$927,000	\$1,640,000	-43%
Milpitas	\$1,580,000	\$1,705,000	-7%
Los Gatos	\$2,885,000	\$3,000,000	-4%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

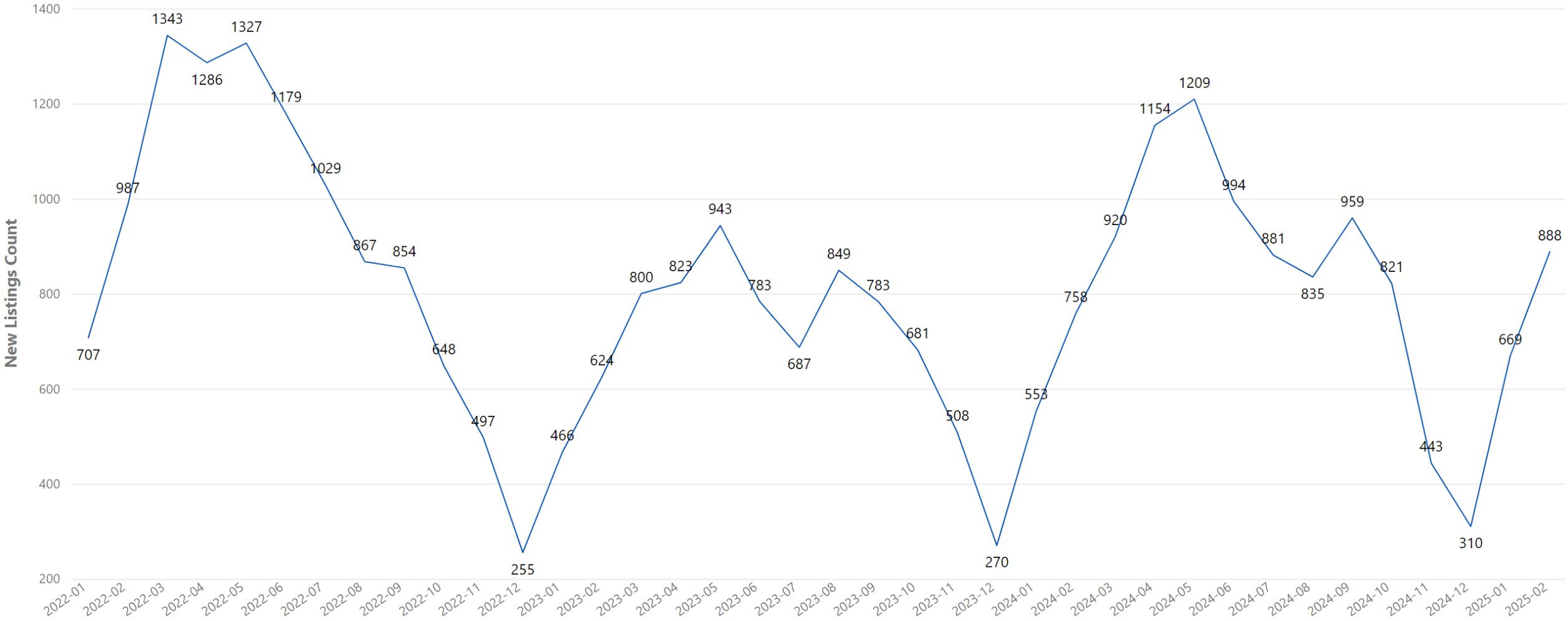
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Santa Clara	\$1,250,000	\$795,000	57%
Cupertino	\$1,890,000	\$1,400,000	35%
Saratoga	\$1,740,594	\$1,450,250	20%
Sunnyvale	\$1,550,000	\$1,350,333	15%
San Jose	\$905,000	\$800,000	13%
Campbell	\$1,252,000	\$1,210,000	3%
Palo Alto	\$1,285,000	\$1,250,000	3%
Mountain View	\$1,337,500	\$1,310,000	2%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Gilroy	\$0	\$475,000	-100%
Morgan Hill	\$725,000	\$994,000	-27%
Milpitas	\$980,000	\$1,130,000	-13%
Los Gatos	\$1,457,500	\$1,602,500	-9%
Los Altos	\$2,230,000	\$2,362,500	-6%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 3/6/2025

Aculist@2025

Residential Single Family: 2022-2025

Santa Clara County - Increased New Listings

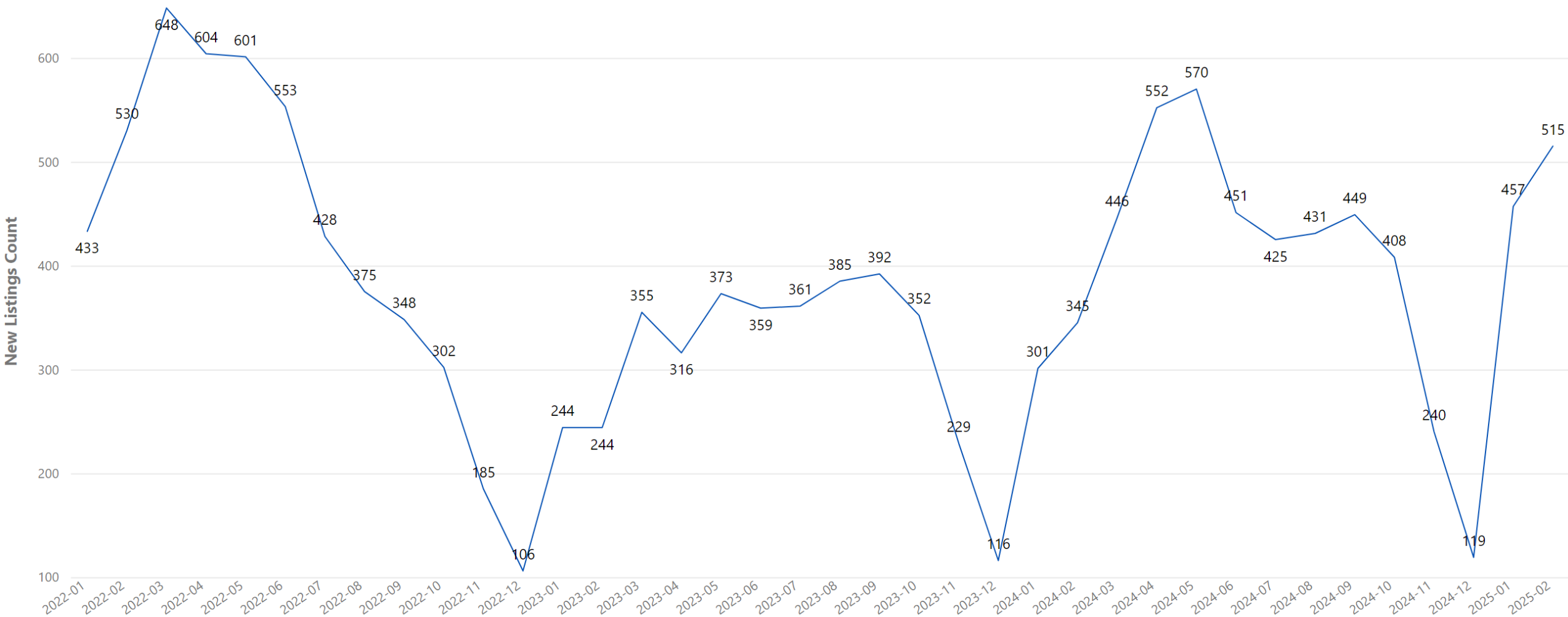
City	New Listings This Year	New Listings Last Year	% New Listings Change
Alviso	1	0	N/A
Los Altos Hills	15	7	114%
Saratoga	29	19	53%
Sunnyvale	54	36	50%
Santa Clara	54	40	35%
Mountain View	31	25	24%
Cupertino	34	28	21%
Gilroy	52	44	18%
San Jose	424	366	16%
Morgan Hill	38	33	15%
Los Altos	33	29	14%
Palo Alto	49	44	11%
Los Gatos	35	32	9%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Martin	1	4	-75%
Campbell	14	21	-33%
Milpitas	18	23	-22%
Monte Sereno	4	5	-20%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 3/6/2025

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Residential Common Interest: 2022-2025

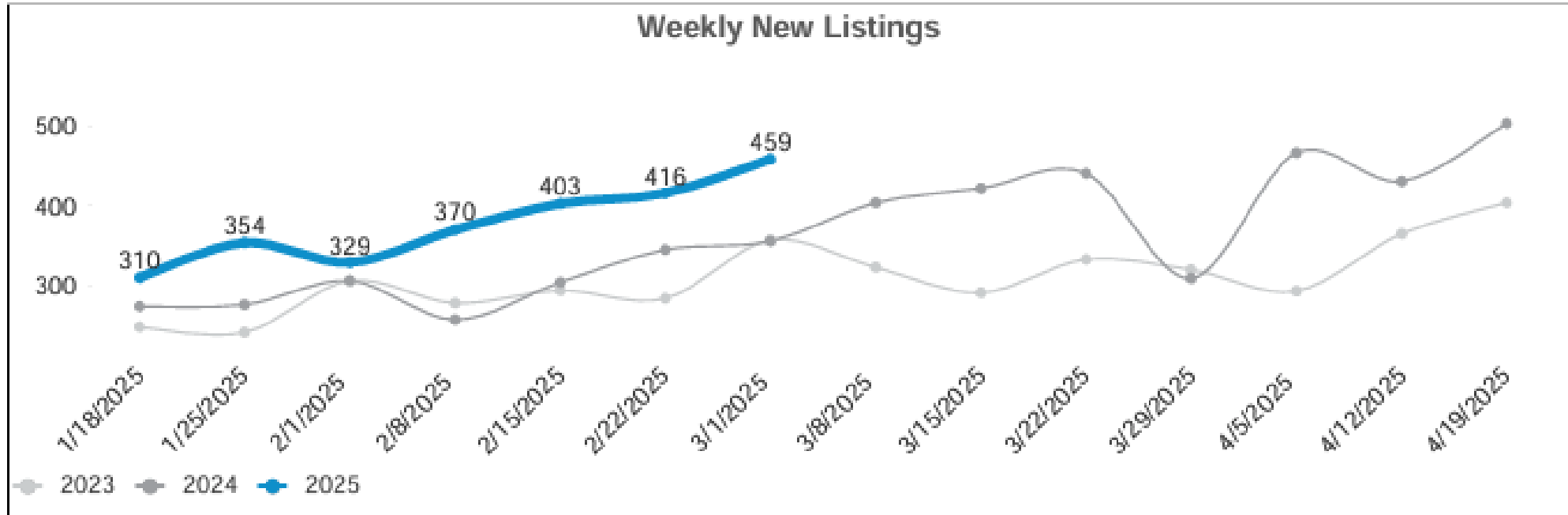
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	20	2	900%
Gilroy	3	1	200%
Los Gatos	17	8	113%
Milpitas	34	17	100%
Santa Clara	50	25	100%
Cupertino	15	8	88%
Sunnyvale	62	34	82%
San Jose	231	168	38%
Mountain View	40	35	14%
Los Altos	10	9	11%
Morgan Hill	8	8	0%
Campbell	12	12	0%

Santa Clara County - Decreased New Listings

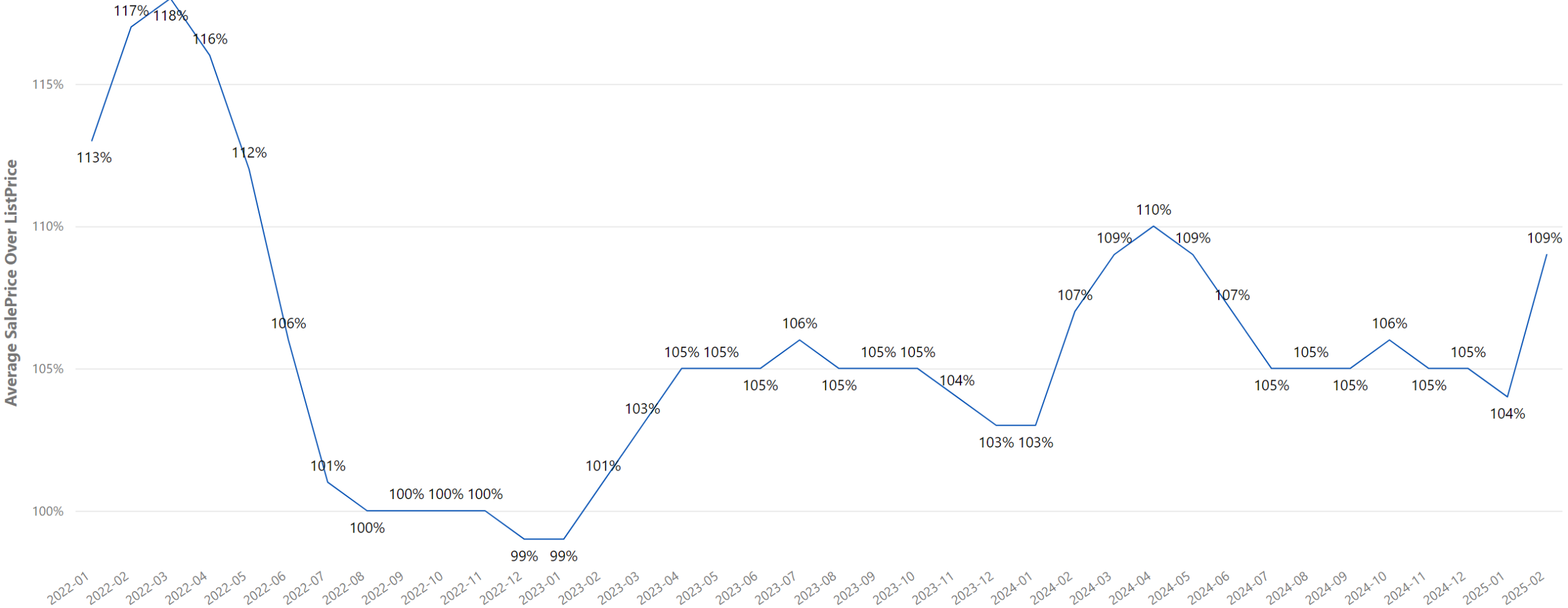
City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	13	17	-24%

Santa Clara County – New Listings Week Ending 3/1/2025



Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 3/6/2025

Aculist@2025

Residential Single Family: 2022-2025

Santa Clara County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Alviso	107%	0%	N/A
Monte Sereno	109%	97%	12%
Los Altos Hills	108%	98%	10%
Los Altos	116%	106%	9%
San Martin	106%	97%	9%
Cupertino	122%	112%	9%
Sunnyvale	119%	110%	8%
Campbell	110%	106%	4%
Santa Clara	116%	112%	4%
Saratoga	106%	103%	3%
Palo Alto	108%	105%	3%
Los Gatos	104%	102%	2%
San Jose	109%	108%	1%
Gilroy	102%	102%	0%
Milpitas	109%	109%	0%

Santa Clara County - Increased Sale To List Price

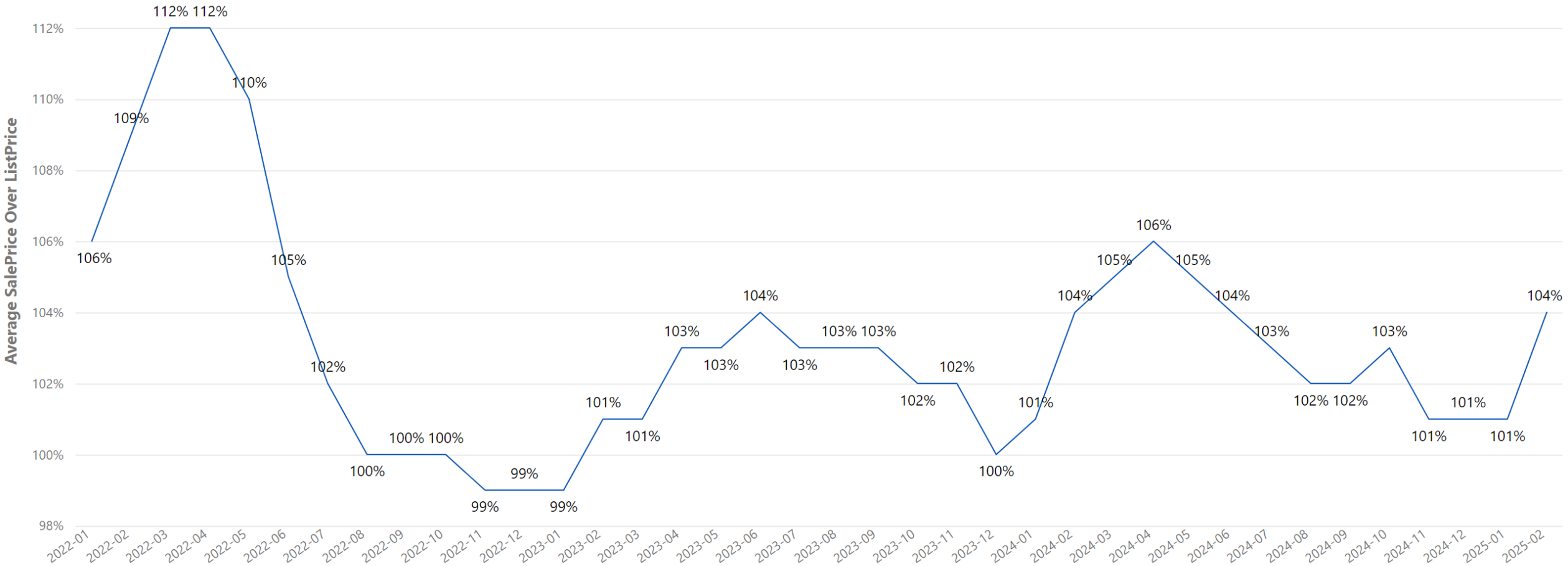
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Morgan Hill	102%	102%	0%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Mountain View	112%	113%	-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
Palo Alto	102%	100%	2%
Los Altos	100%	99%	1%
Los Gatos	104%	103%	1%
San Jose	104%	103%	1%
Cupertino	106%	105%	1%
Milpitas	107%	106%	1%
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
Santa Clara	107%	110%	-3%
Morgan Hill	99%	101%	-2%
Saratoga	101%	102%	-1%
Mountain View	103%	104%	-1%
Campbell	104%	105%	-1%

Thank You

