



Santa Clara County

Real Estate Market Minute | April 2025



Santa Clara County – Single Family Market 2025 v. 2024

= 8

Median Days on Market
Compared to 8



\$2.12M

Median Price
Compared to \$1.90M

↑ 664

Closed Sales
Compared to 659

↑ 1,111

New Listings
Compared to 920

↓ 108%

Sale to List Price Ratio
Compared to 109%

Santa Clara County – Common Interest Market 2025 v. 2024

↑ 9

Median Days on Market
Compared to 8



\$1.10M

Median Price
Compared to \$970K

↑ 329

Closed Sales
Compared to 284

↑ 623

New Listings
Compared to 446

↓ 103%

Sale to List Price Ratio
Compared to 105%

March 2025 Market Trends

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

Market Trends – March 2025 in Santa Clara County

Market Trend 1

Even with a decrease in the common interest median price, prices generally remain strong, including an all-time high.

Market Trend 2

Both closed sales and new listings have increased significantly over the past 90 days as expected.

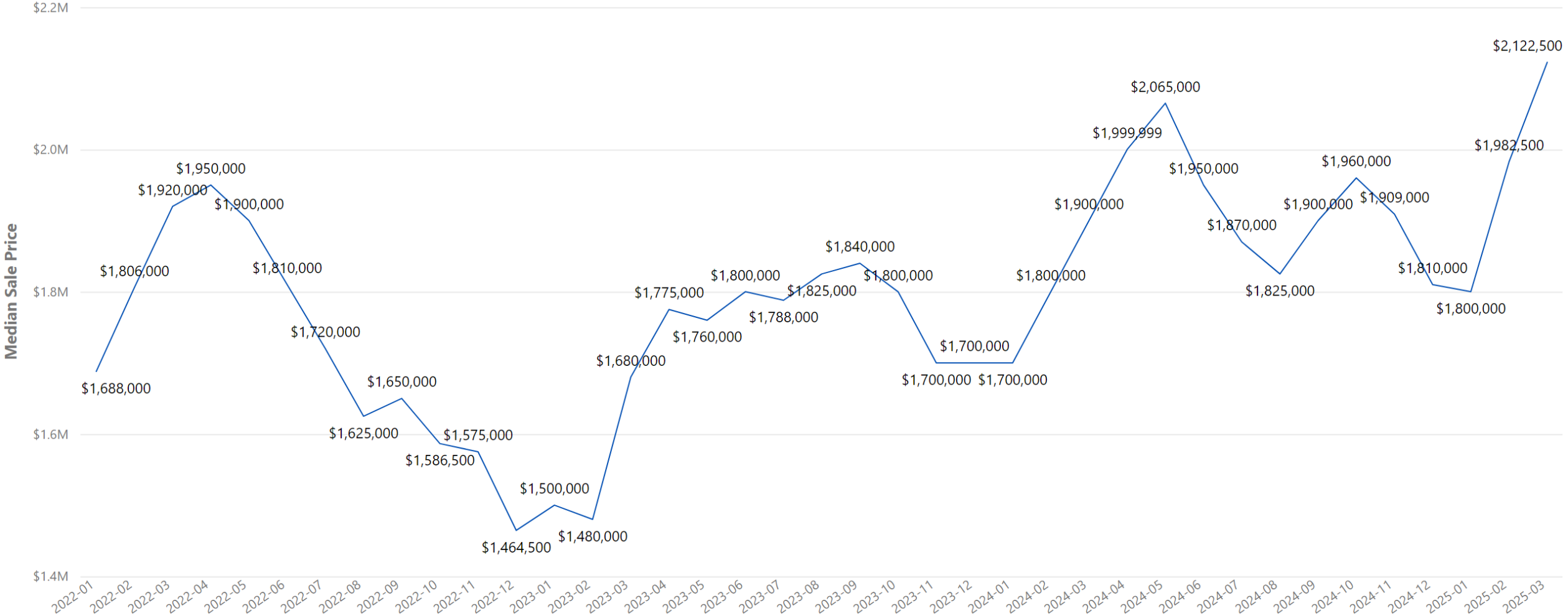
Market Trend 3

DOM stayed very low, but we see inventory increasing with a suggestion of less demand if considering sale to list price.

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

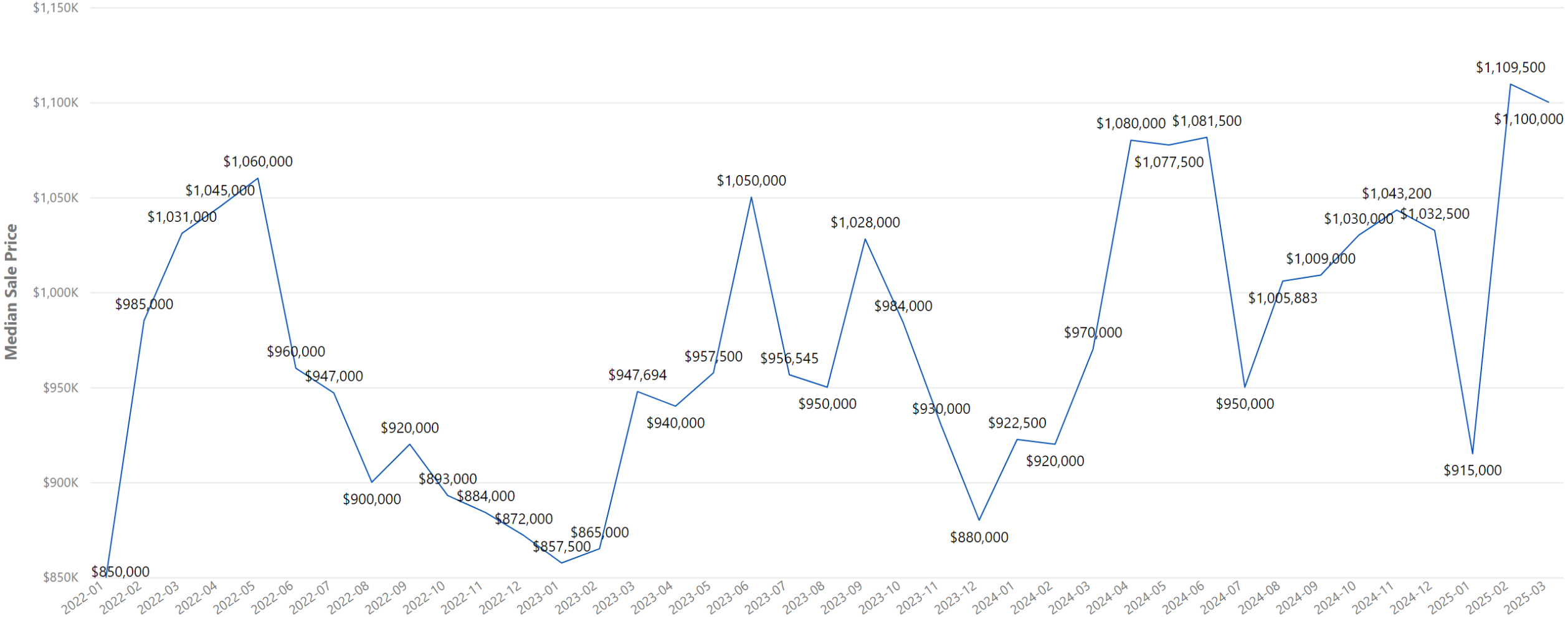
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Altos	\$5,600,500	\$4,350,000	29%
Palo Alto	\$4,500,000	\$3,565,000	26%
Campbell	\$2,427,500	\$2,000,000	21%
Monte Sereno	\$5,498,000	\$4,550,000	21%
Sunnyvale	\$2,801,500	\$2,390,000	17%
Mountain View	\$2,685,000	\$2,521,000	7%
Santa Clara	\$2,065,000	\$1,950,000	6%
San Jose	\$1,748,888	\$1,700,000	3%
Cupertino	\$3,693,000	\$3,594,000	3%
Morgan Hill	\$1,532,000	\$1,530,000	0%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$0	\$950,000	-100%
San Martin	\$1,190,000	\$1,541,500	-23%
Milpitas	\$1,465,000	\$1,641,667	-11%
Los Altos Hills	\$5,550,000	\$6,075,000	-9%
Saratoga	\$3,975,000	\$4,050,000	-2%
Los Gatos	\$3,000,000	\$3,050,000	-2%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Data as of 4/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

Santa Clara County - Increased Median Price

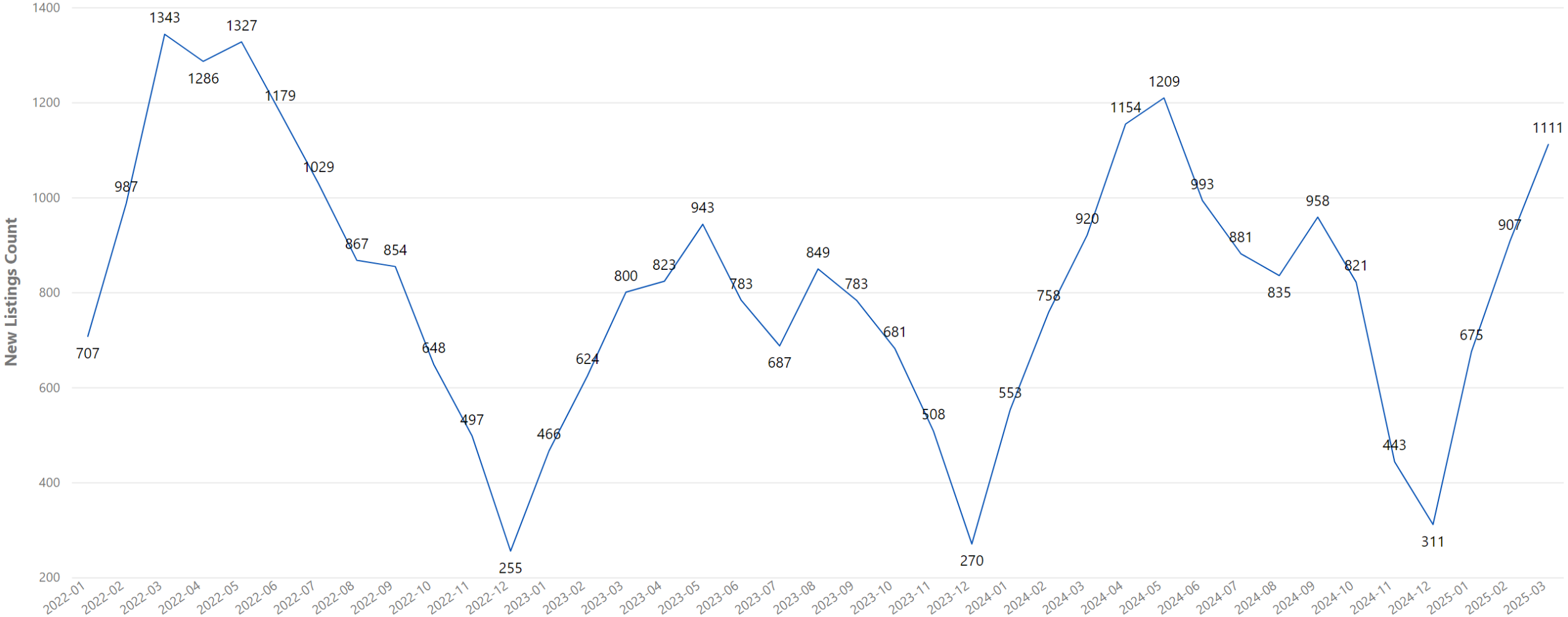
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Gatos	\$1,474,944	\$810,000	82%
Palo Alto	\$1,500,000	\$1,184,000	27%
Saratoga	\$2,020,000	\$1,769,000	14%
Milpitas	\$1,304,500	\$1,297,500	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Campbell	\$980,044	\$1,176,000	-17%
Morgan Hill	\$865,520	\$980,000	-12%
Los Altos	\$1,642,500	\$1,850,000	-11%
Santa Clara	\$1,298,000	\$1,405,000	-8%
Sunnyvale	\$1,340,000	\$1,450,000	-8%
Mountain View	\$1,541,500	\$1,615,000	-5%
Cupertino	\$1,380,000	\$1,390,000	-1%
San Jose	\$840,000	\$845,000	-1%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 4/7/2025

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Residential Single Family: 2022-2025

Santa Clara County - Increased New Listings

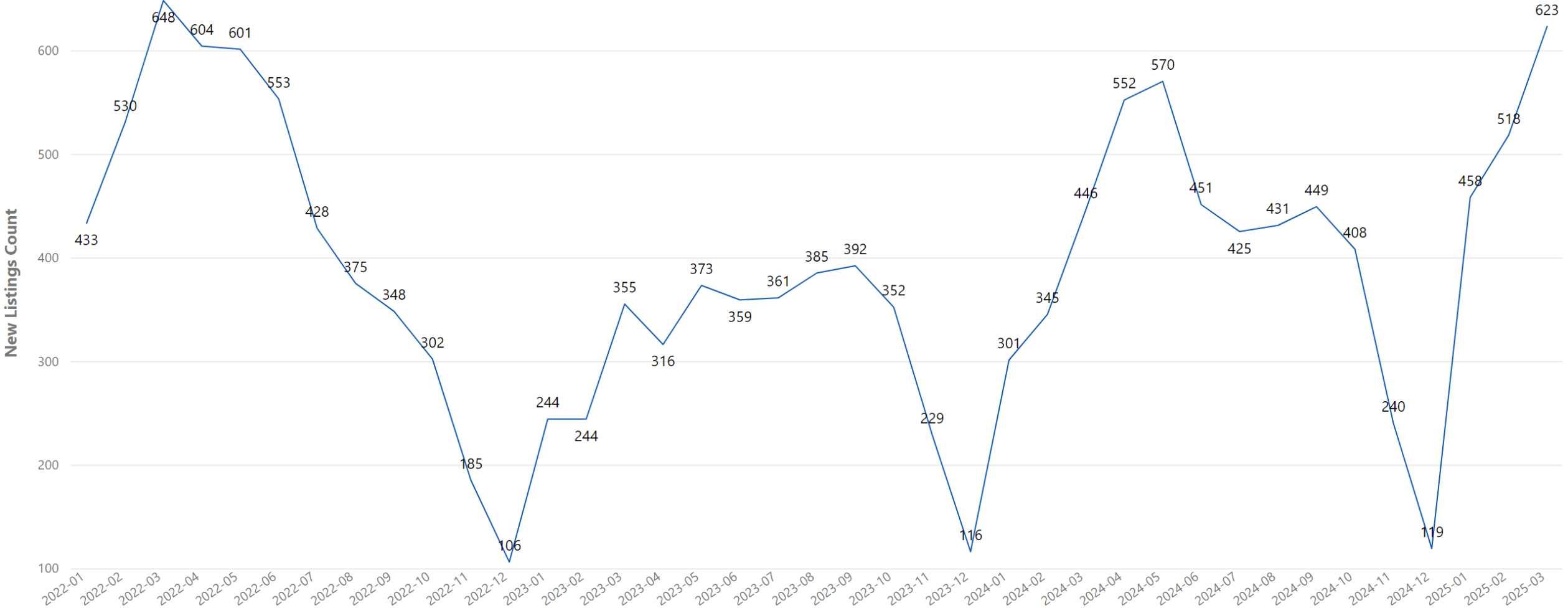
City	New Listings This Year	New Listings Last Year	% New Listings Change
Sunnyvale	84	51	65%
Morgan Hill	53	34	56%
Los Altos	44	29	52%
San Martin	7	5	40%
Los Altos Hills	19	14	36%
Cupertino	39	29	34%
Campbell	33	25	32%
Santa Clara	64	52	23%
Milpitas	33	27	22%
Monte Sereno	7	6	17%
Saratoga	35	30	17%
San Jose	489	426	15%
Mountain View	36	34	6%
Palo Alto	52	51	2%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Gatos	54	60	-10%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 4/7/2025

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Residential Common Interest: 2022-2025

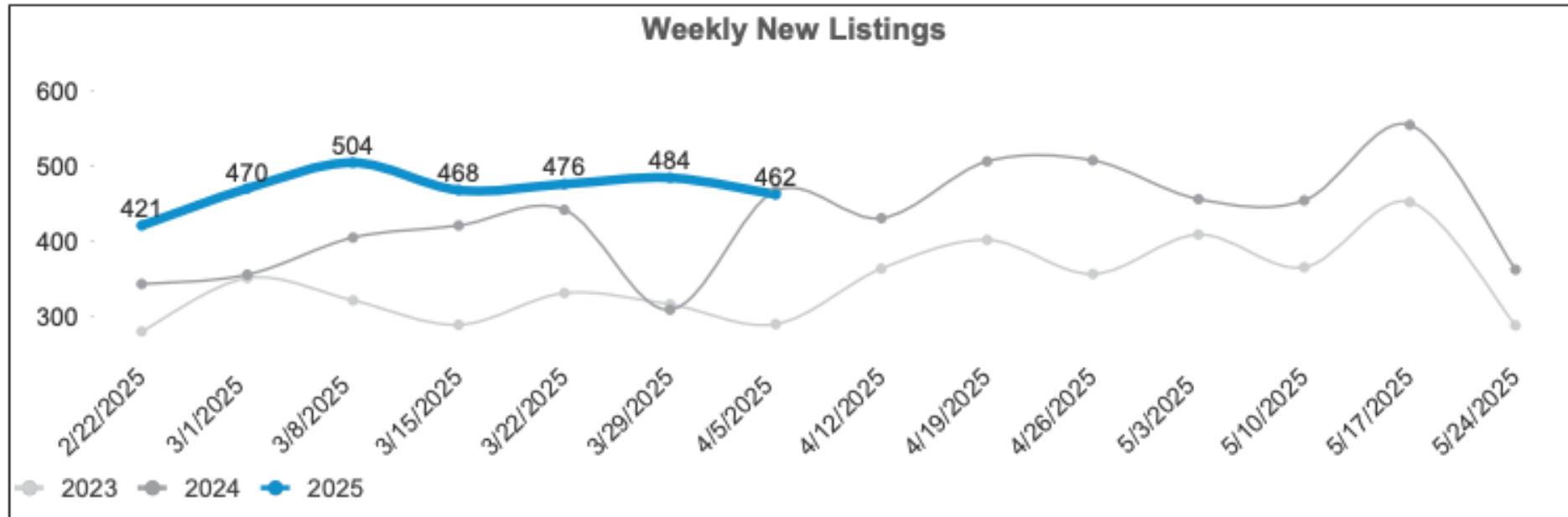
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	30	13	131%
Saratoga	11	5	120%
Mountain View	52	26	100%
Cupertino	20	12	67%
Campbell	26	16	63%
Sunnyvale	65	42	55%
Santa Clara	50	35	43%
Milpitas	41	30	37%
Morgan Hill	15	11	36%
San Jose	286	224	28%
Los Gatos	18	17	6%

Santa Clara County - Decreased New Listings

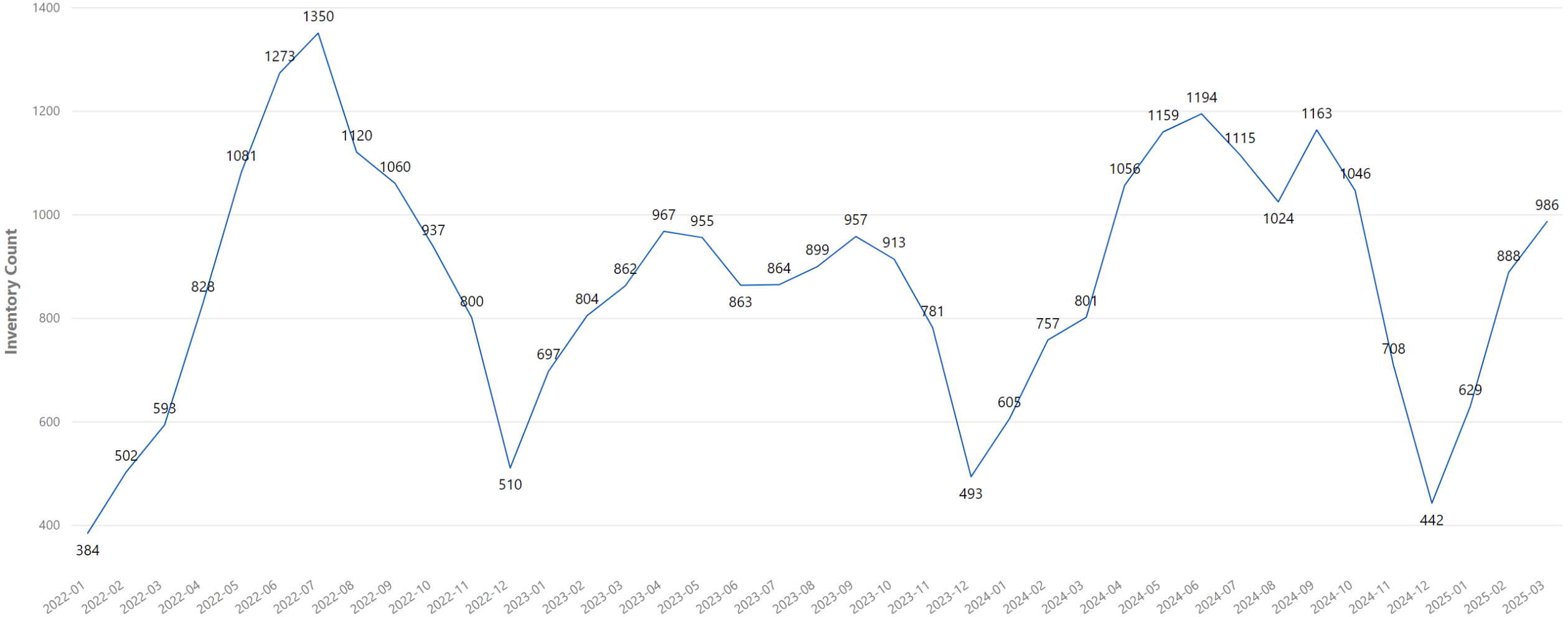
City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos	8	12	-33%

Santa Clara County – New Listings Week Ending 4/5/2025



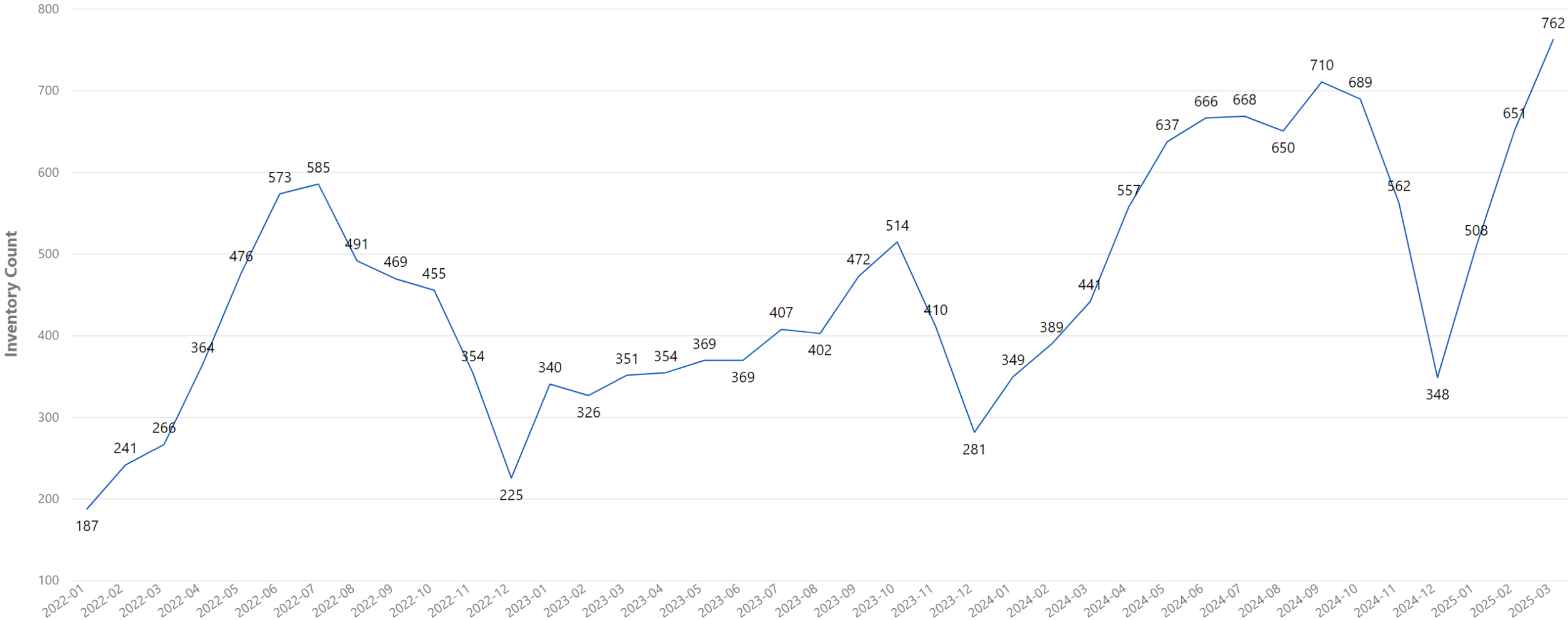
Santa Clara County - Inventory

CountyName ● Santa Clara



Santa Clara County - Inventory

CountyName ● Santa Clara



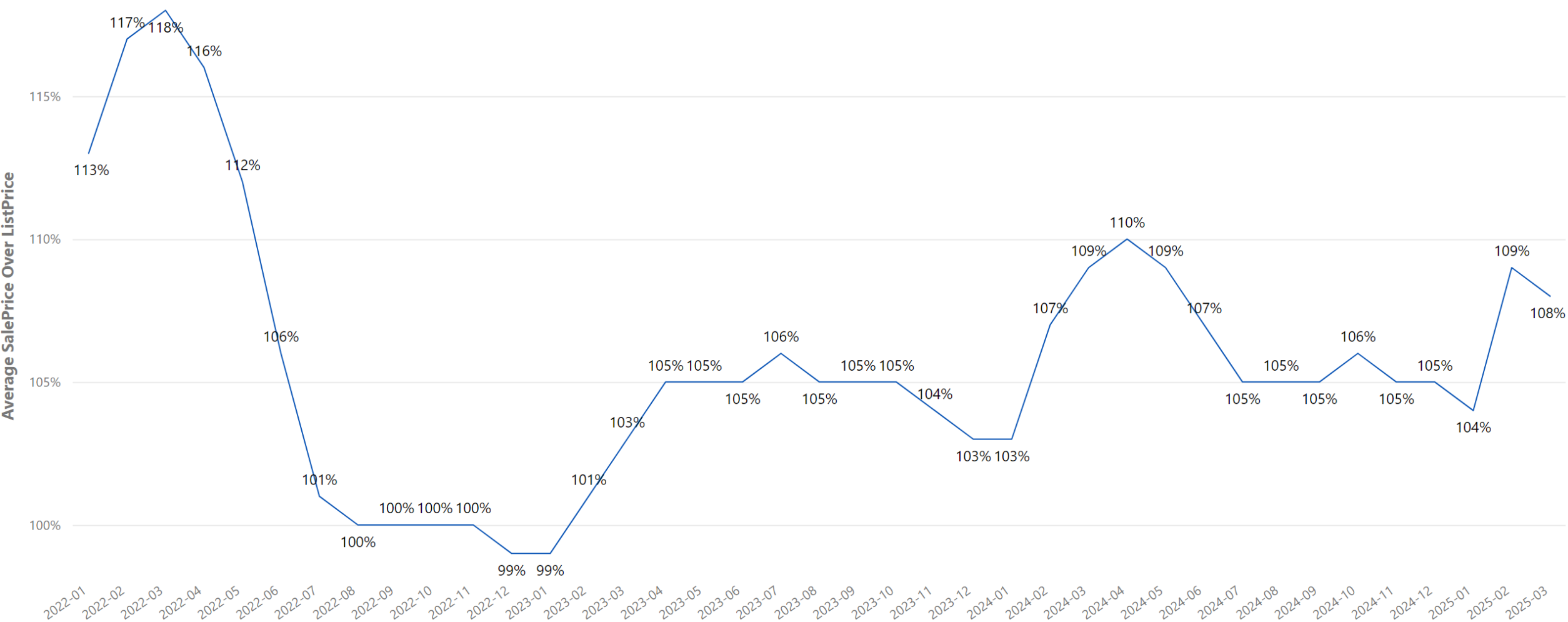
Data as of 4/7/2025

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Residential Common Interest: 2022-2025

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 4/7/2025

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Residential Single Family: 2022-2025

Santa Clara County - Increased Sale To List Price

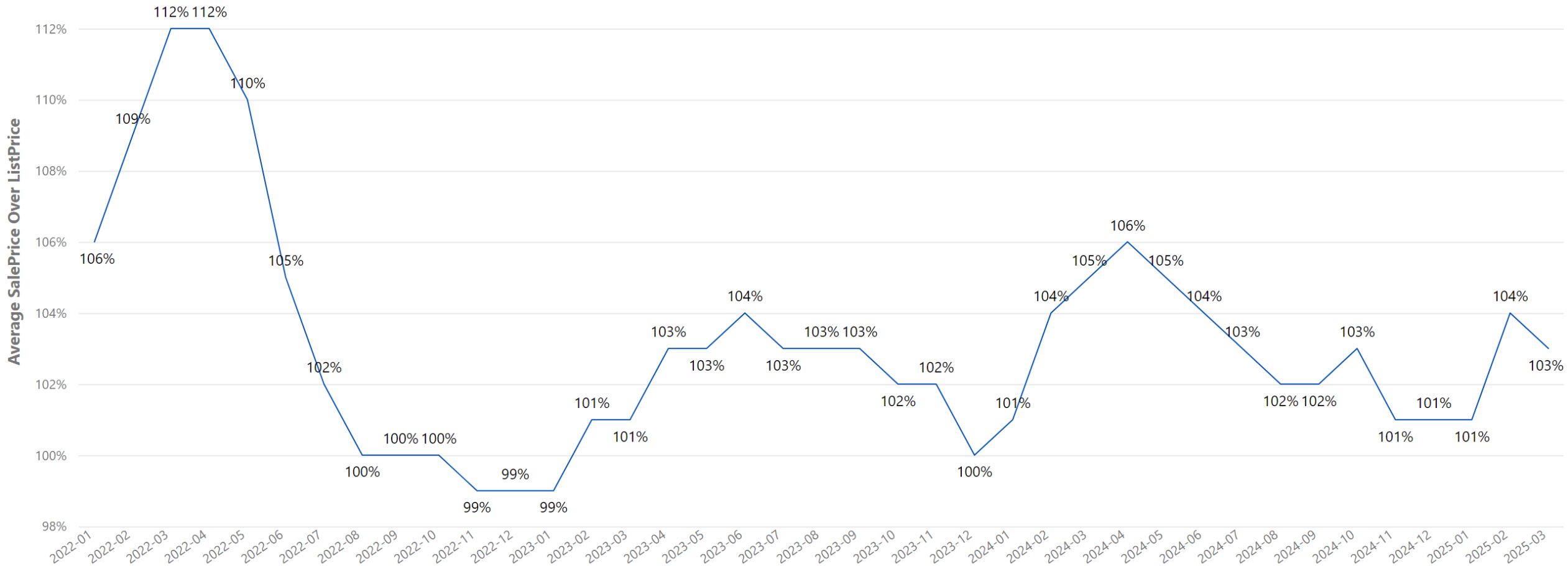
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Los Altos Hills	101%	97%	4%
Cupertino	113%	109%	4%
Campbell	114%	110%	4%
Palo Alto	111%	108%	3%
Sunnyvale	116%	114%	2%
Morgan Hill	103%	102%	1%
Los Altos	108%	107%	1%
Los Gatos	106%	106%	0%
Santa Clara	114%	114%	0%

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	100%	107%	-7%
Monte Sereno	105%	112%	-6%
San Jose	107%	110%	-3%
Milpitas	108%	111%	-3%
Saratoga	104%	106%	-2%
Mountain View	108%	110%	-2%

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 4/7/2025

Aculist@2025

Residential Common Interest: 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
Milpitas	108%	105%	3%
Mountain View	108%	105%	3%
Los Gatos	100%	100%	0%
Morgan Hill	101%	101%	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	104%	117%	-11%
Campbell	102%	108%	-6%
Saratoga	103%	109%	-6%
Santa Clara	103%	108%	-5%
Sunnyvale	106%	110%	-4%
San Jose	102%	104%	-2%
Palo Alto	104%	106%	-2%
Los Altos	96%	97%	-1%

Thank You

