



Santa Clara County

Real Estate Market Minute | May 2025



Santa Clara County – Single Family Market 2025 v. 2024

= 8

Median Days on Market
Compared to 8



\$2.10M

Median Price
Compared to \$1.99M

↑ 831

Closed Sales
Compared to 809

↑ 1,211

New Listings
Compared to 1,153

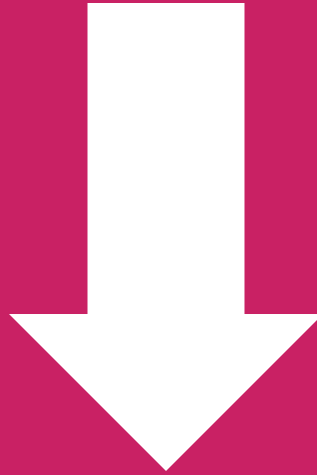
↓ 107%

Sale to List Price Ratio
Compared to 110%

Santa Clara County – Common Interest Market 2025 v. 2024

↑ 10

Median Days on Market
Compared to 8



\$1.04M

Median Price
Compared to \$1.08M

↓ 327

Closed Sales
Compared to 359

↑ 606

New Listings
Compared to 552

↓ 103%

Sale to List Price Ratio
Compared to 106%

April 2025 Market Trends

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

Market Trends – April 2025 in Santa Clara County

Market Trend 1

Coming off an all-time high price in the single family market, we saw a minor decline, but a larger decline in median price for common interest properties.

Market Trend 2

As expected for this time of year, new listings and closed sales increased in the single family market, whereas both stats decreased in the common interest market.

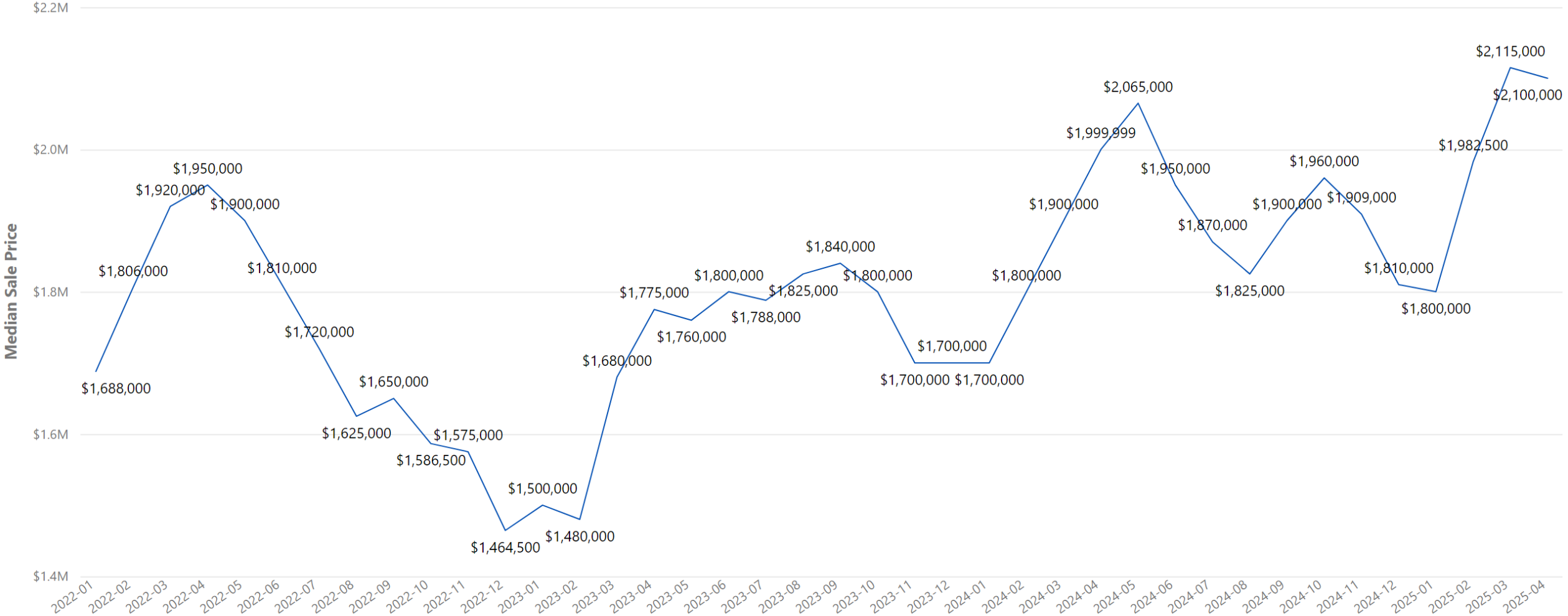
Market Trend 3

There is consistent demand in both markets, noted by little sale to list price and DOM movement. However, inventory is at two and three plus year highs.

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 5/6/2025

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Residential Single Family: 2022-2025

Santa Clara County - Increased Median Price

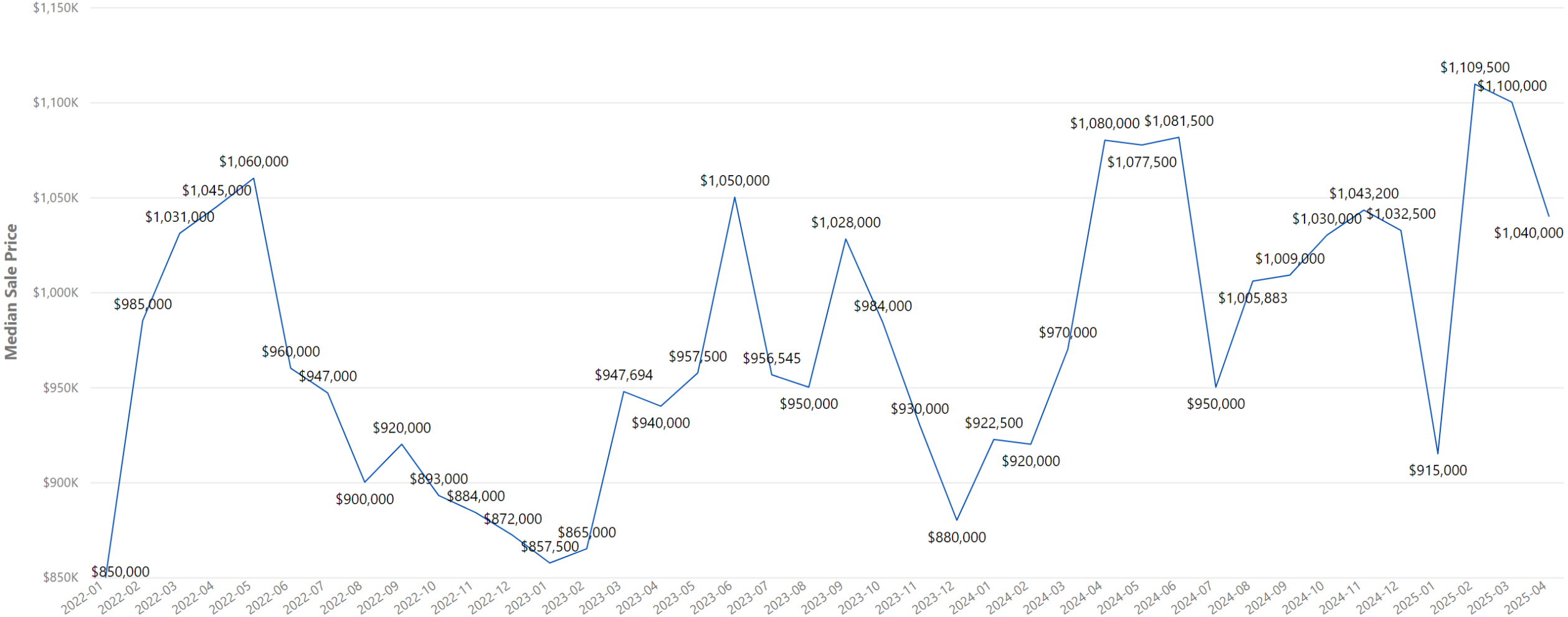
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$852,500	\$0	N/A
Los Altos	\$4,975,000	\$4,050,000	23%
Milpitas	\$1,950,000	\$1,605,000	21%
Monte Sereno	\$5,350,000	\$4,500,000	19%
Morgan Hill	\$1,710,025	\$1,502,500	14%
Campbell	\$2,383,500	\$2,210,000	8%
San Martin	\$1,775,000	\$1,650,000	8%
Los Gatos	\$3,300,000	\$3,073,295	7%
Stanford	\$2,964,000	\$2,775,000	7%
Cupertino	\$3,600,000	\$3,410,000	6%
Sunnyvale	\$2,789,000	\$2,663,973	5%
Los Altos Hills	\$6,150,000	\$5,875,000	5%
Santa Clara	\$2,143,000	\$2,050,833	4%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Mountain View	\$2,450,006	\$2,750,000	-11%
Gilroy	\$1,103,500	\$1,230,000	-10%
Palo Alto	\$3,500,000	\$3,803,000	-8%
Saratoga	\$4,080,000	\$4,215,000	-3%
San Jose	\$1,750,000	\$1,760,000	-1%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

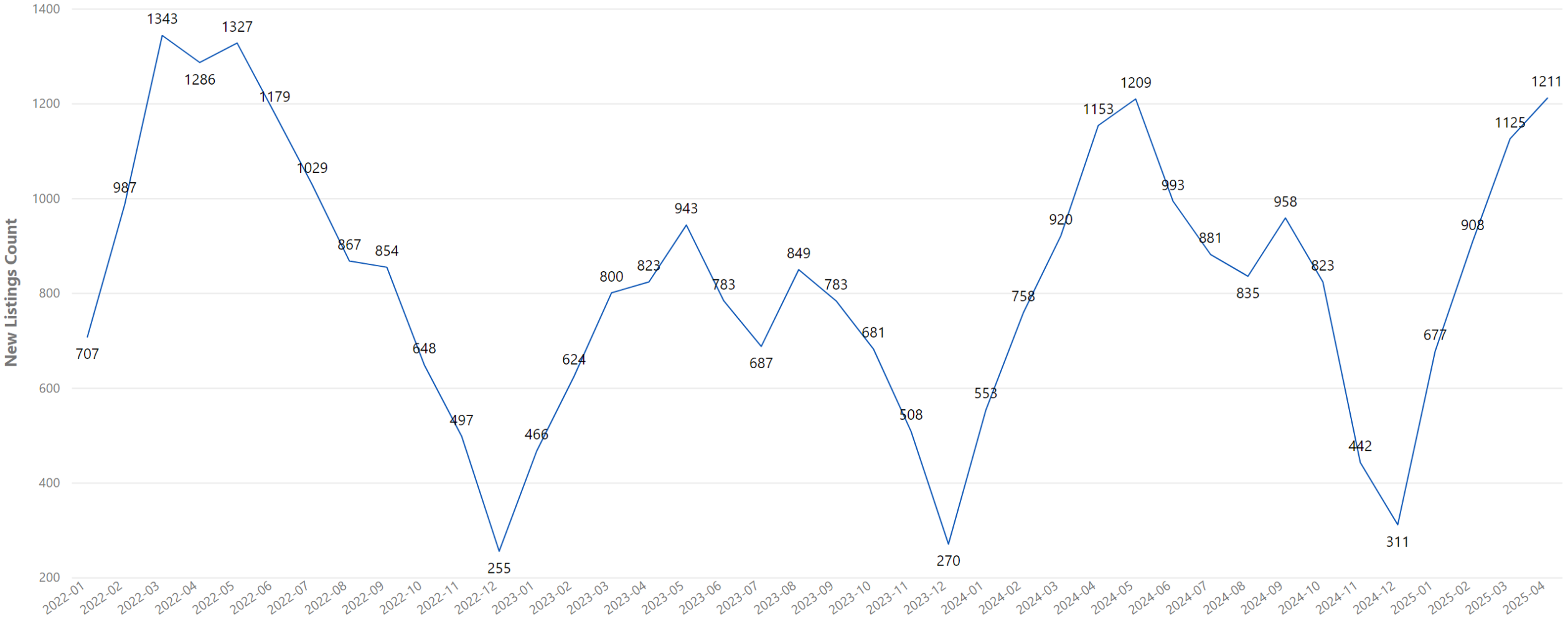
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Gilroy	\$670,000	\$0	N/A
Los Gatos	\$1,587,500	\$1,253,500	27%
Saratoga	\$1,890,000	\$1,559,094	21%
Stanford	\$950,000	\$848,000	12%
Sunnyvale	\$1,494,000	\$1,370,000	9%
Milpitas	\$1,275,000	\$1,212,500	5%
Campbell	\$1,275,000	\$1,225,000	4%
Morgan Hill	\$924,211	\$900,000	3%
Mountain View	\$1,276,000	\$1,250,000	2%
Cupertino	\$1,300,000	\$1,290,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Los Altos	\$1,600,000	\$2,400,000	-33%
Palo Alto	\$1,310,000	\$1,538,888	-15%
Santa Clara	\$1,208,000	\$1,300,000	-7%
San Jose	\$860,000	\$899,500	-4%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 5/6/2025

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Santa Clara County - Increased New Listings

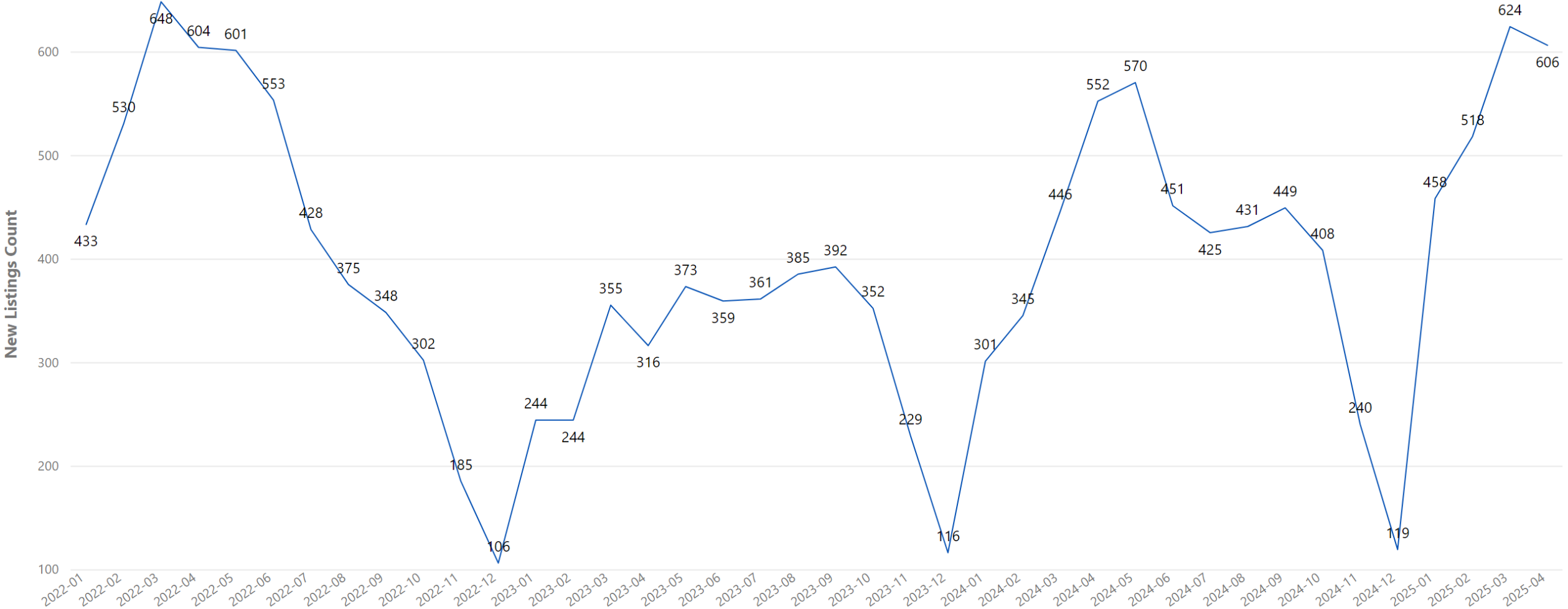
City	New Listings This Year	New Listings Last Year	% New Listings Change
Monte Sereno	8	2	300%
Los Gatos	55	46	20%
Los Altos Hills	13	11	18%
San Jose	638	557	15%
Sunnyvale	80	70	14%
Palo Alto	65	61	7%
Gilroy	54	52	4%
Alviso	1	1	0%
Milpitas	32	32	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Stanford	1	6	-83%
San Martin	2	6	-67%
Saratoga	32	49	-35%
Mountain View	27	36	-25%
Cupertino	29	34	-15%
Santa Clara	56	63	-11%
Los Altos	29	32	-9%
Campbell	31	34	-9%
Morgan Hill	56	60	-7%

Santa Clara County - New Listings

CountyName ● Santa Clara



Data as of 5/6/2025

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Residential Common Interest: 2022-2025

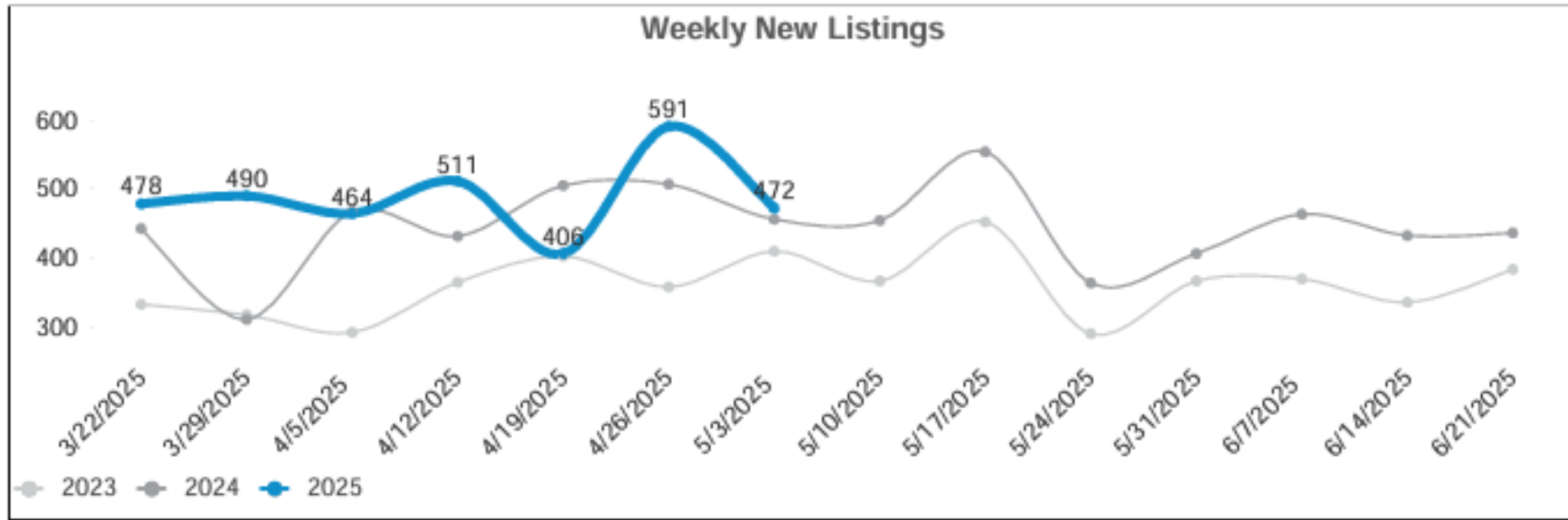
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Gilroy	5	1	400%
Saratoga	10	5	100%
Sunnyvale	71	47	51%
Palo Alto	24	16	50%
Morgan Hill	20	14	43%
Campbell	16	12	33%
Milpitas	37	28	32%
Los Gatos	21	16	31%
San Jose	284	253	12%

Santa Clara County - Decreased New Listings

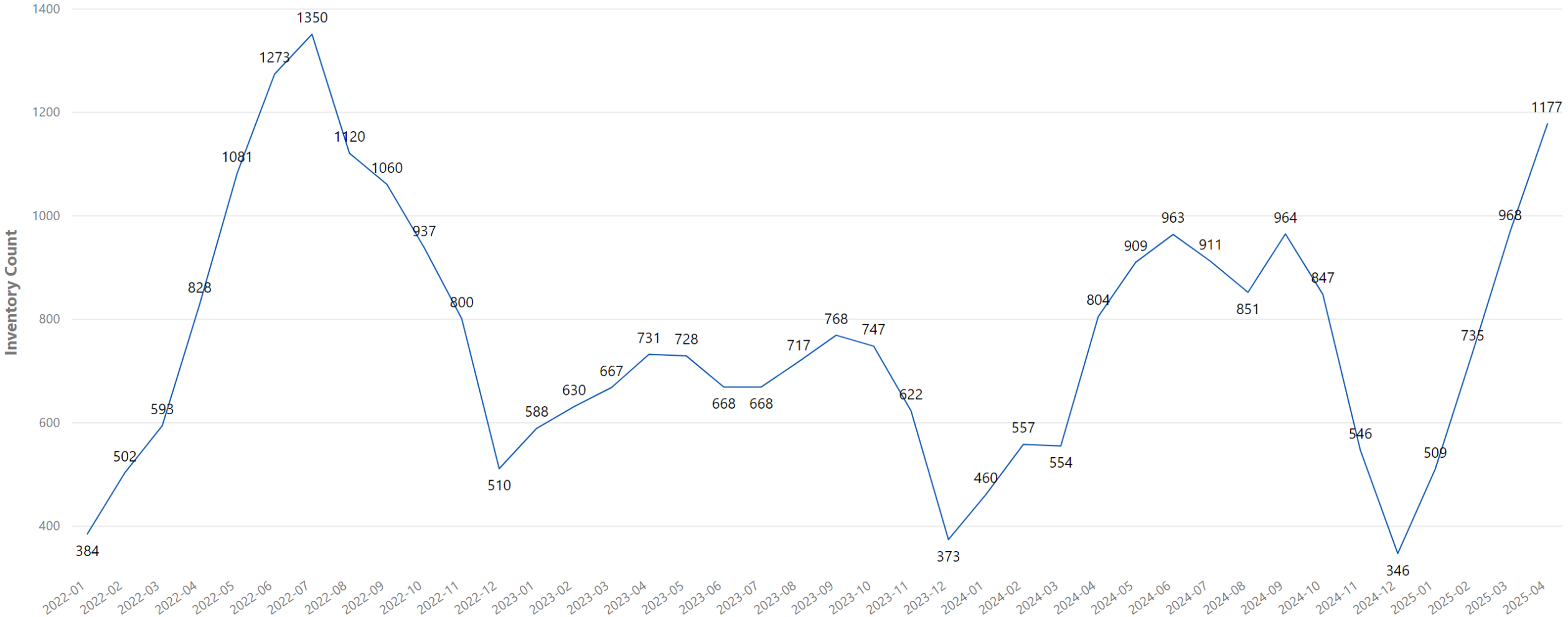
City	New Listings This Year	New Listings Last Year	% New Listings Change
Los Altos	7	17	-59%
Santa Clara	50	67	-25%
Cupertino	19	24	-21%
Mountain View	42	51	-18%

Santa Clara County – New Listings Week Ending 5/3/2025



Santa Clara County - Inventory

CountyName ● Santa Clara



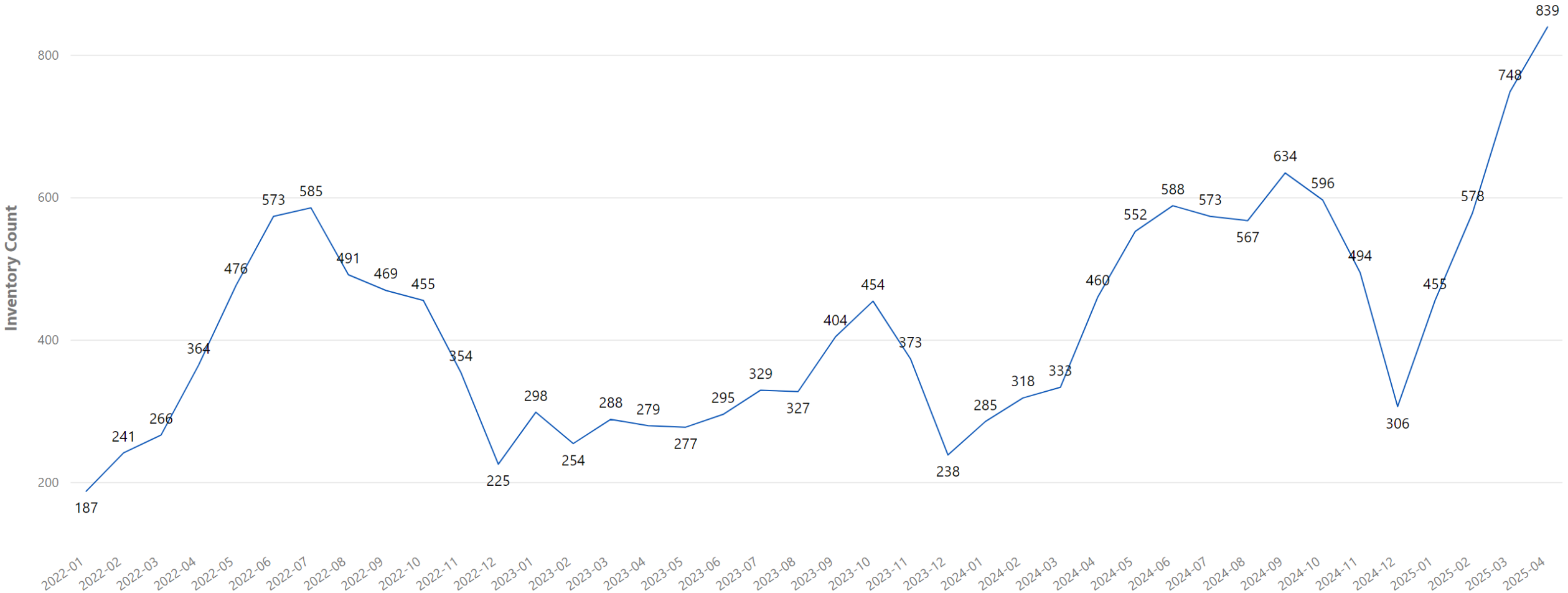
Data as of 5/6/2025

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Residential Single Family: 2022-2025

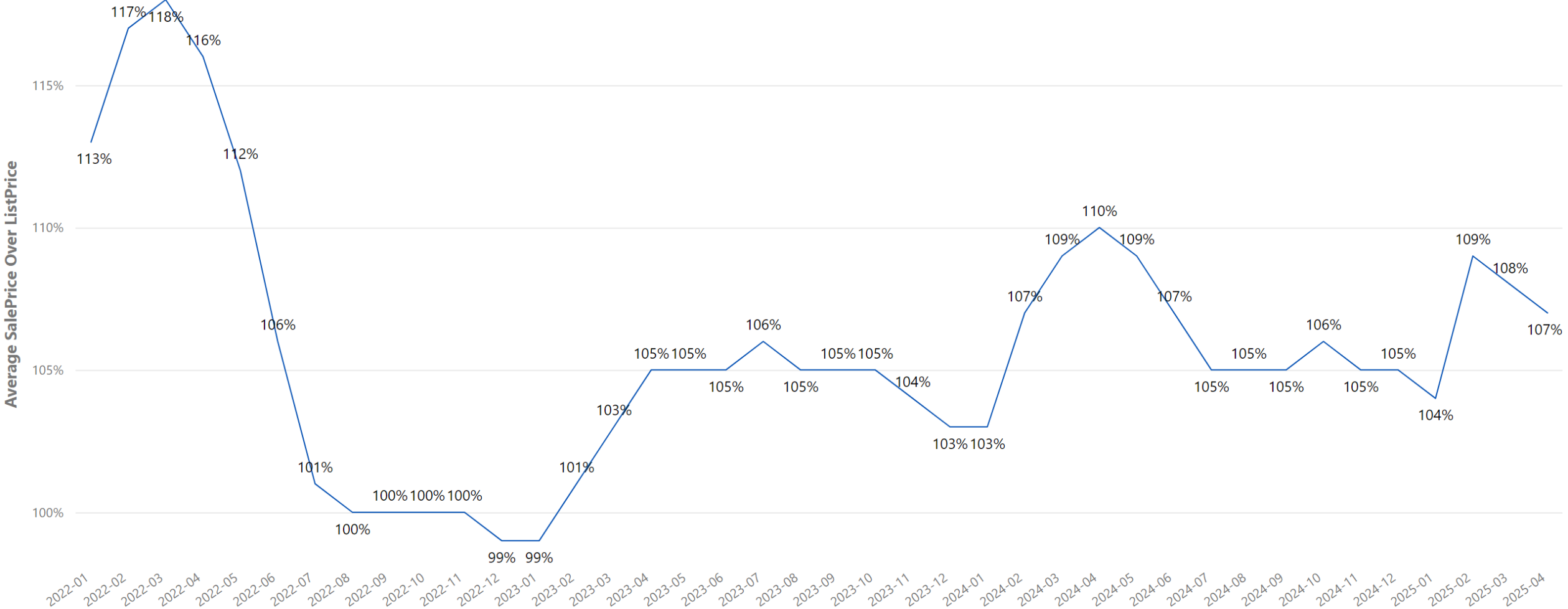
Santa Clara County - Inventory

CountyName ● Santa Clara



Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 5/6/2025

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Residential Single Family: 2022-2025

Santa Clara County - Increased Sale To List Price

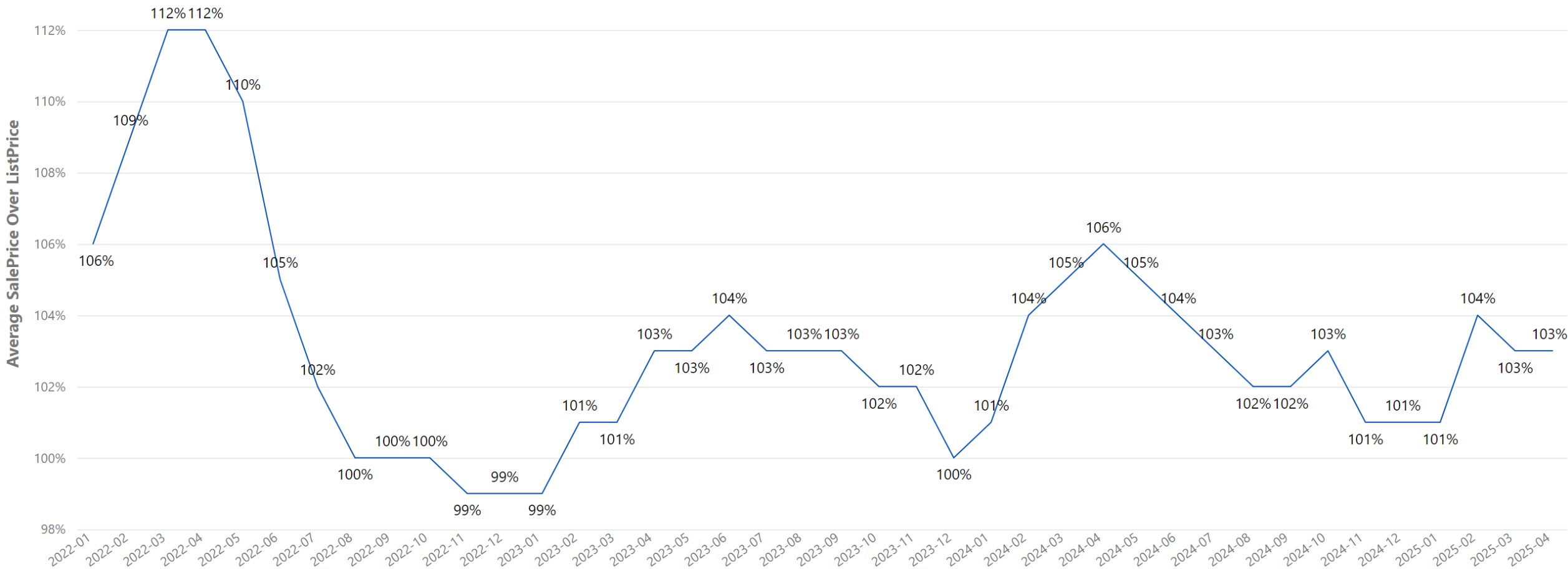
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Alviso	101%	0%	N/A
Los Altos	107%	105%	2%
Los Altos Hills	104%	103%	1%
Cupertino	110%	110%	0%
Gilroy	101%	101%	0%
Mountain View	113%	113%	0%
Saratoga	106%	106%	0%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Stanford	99%	107%	-7%
Los Gatos	100%	108%	-7%
Monte Sereno	100%	106%	-6%
Santa Clara	113%	118%	-4%
San Martin	100%	104%	-4%
Milpitas	105%	109%	-4%
San Jose	107%	111%	-4%
Campbell	107%	110%	-3%
Morgan Hill	102%	104%	-2%
Palo Alto	106%	107%	-1%
Sunnyvale	115%	116%	-1%

Santa Clara County - Average Sale Price Over List Price

CountyName ● Santa Clara



Data as of 5/6/2025

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
Gilroy	99%	0%	N/A
Los Altos	107%	99%	8%
Cupertino	105%	104%	1%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Stanford	87%	100%	-13%
Los Gatos	101%	109%	-7%
Sunnyvale	104%	111%	-6%
Campbell	105%	111%	-5%
Milpitas	103%	108%	-5%
Saratoga	100%	103%	-3%
Morgan Hill	101%	104%	-3%
San Jose	102%	105%	-3%
Palo Alto	101%	102%	-1%
Mountain View	103%	104%	-1%
Santa Clara	106%	107%	-1%

Thank You

