



Santa Clara County

Real Estate Market Minute | June 2025

Santa Clara County -Residential - Single Family 2025 vs 2024

↑ 10

Median Days on Market
Compared to 8

↓ 764

Closed Sales
Compared to 927

↑

\$2.2M

Median Price
Compared to \$2.1M

↓ 1,166

New Listings
Compared to 1,209

↓ 104%

Sale to List Price Ratio
Compared to 109%

Santa Clara County -Residential - Common Interest 2025 vs 2024

↑ 16

Median Days on Market
Compared to 9



\$985.0K

Median Price
Compared to \$1.1M

↓ 291

Closed Sales
Compared to 406

↓ 532

New Listings
Compared to 570

↓ 102%

Sale to List Price Ratio
Compared to 105%

May 2025 Market Trends

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

Market Trends – May 2025 in Santa Clara County

Market Trend 1

We saw an all-time high median price in the single-family market in May. The common interest median price declined from April, the first time in three years that has happened.

Market Trend 2

We are starting to see a slowdown in the transactional data which is something we have experienced over the years from April to May but is unusual considering the steady rate of new listings.

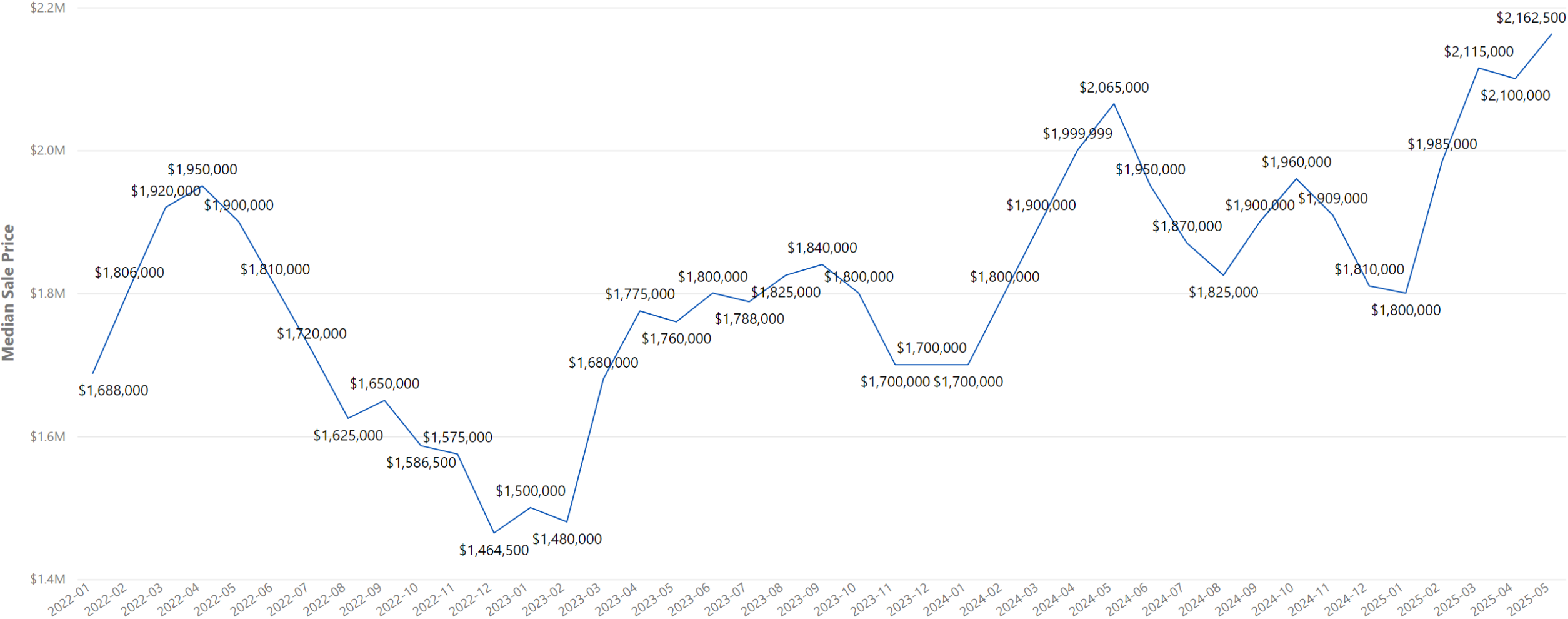
Market Trend 3

Despite sustained strong prices in the county, Days on Market (DOM) increased while sale to list price ratios – still over 100% - declined in both markets, potentially signaling a decline in competition.

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

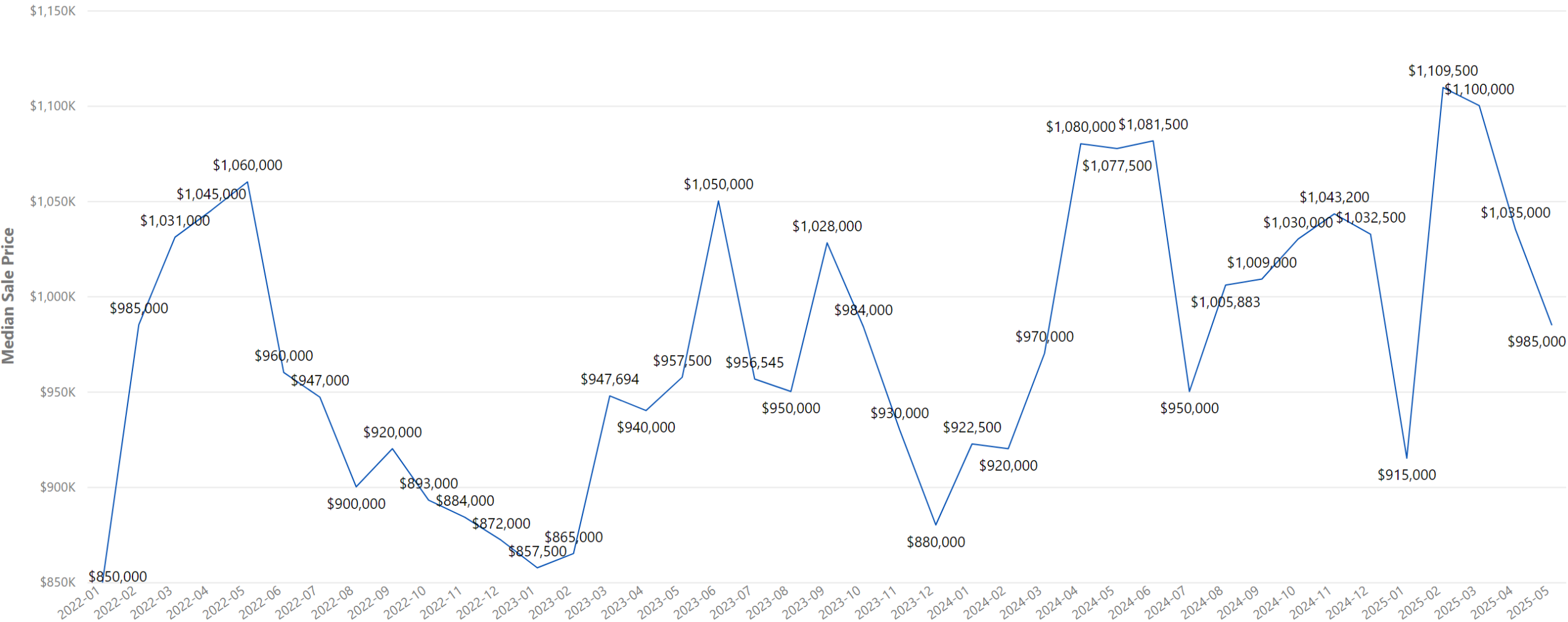
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Milpitas	\$1,975,000	\$1,625,000	22%
Los Altos Hills	\$5,562,500	\$4,675,000	19%
Palo Alto	\$4,015,000	\$3,612,500	11%
Saratoga	\$4,404,375	\$4,000,000	10%
Los Altos	\$4,530,000	\$4,302,000	5%
Sunnyvale	\$2,700,000	\$2,600,000	4%
Cupertino	\$3,419,444	\$3,345,000	2%
San Jose	\$1,765,000	\$1,750,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Monte Sereno	\$4,462,500	\$8,350,000	-47%
San Martin	\$1,360,000	\$1,575,000	-14%
Santa Clara	\$1,920,000	\$2,170,000	-12%
Morgan Hill	\$1,412,000	\$1,501,001	-6%
Mountain View	\$2,625,000	\$2,750,000	-5%
Gilroy	\$1,135,000	\$1,180,444	-4%
Los Gatos	\$3,022,500	\$3,125,000	-3%
Stanford	\$3,520,000	\$3,600,000	-2%
Campbell	\$2,126,875	\$2,127,500	0%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



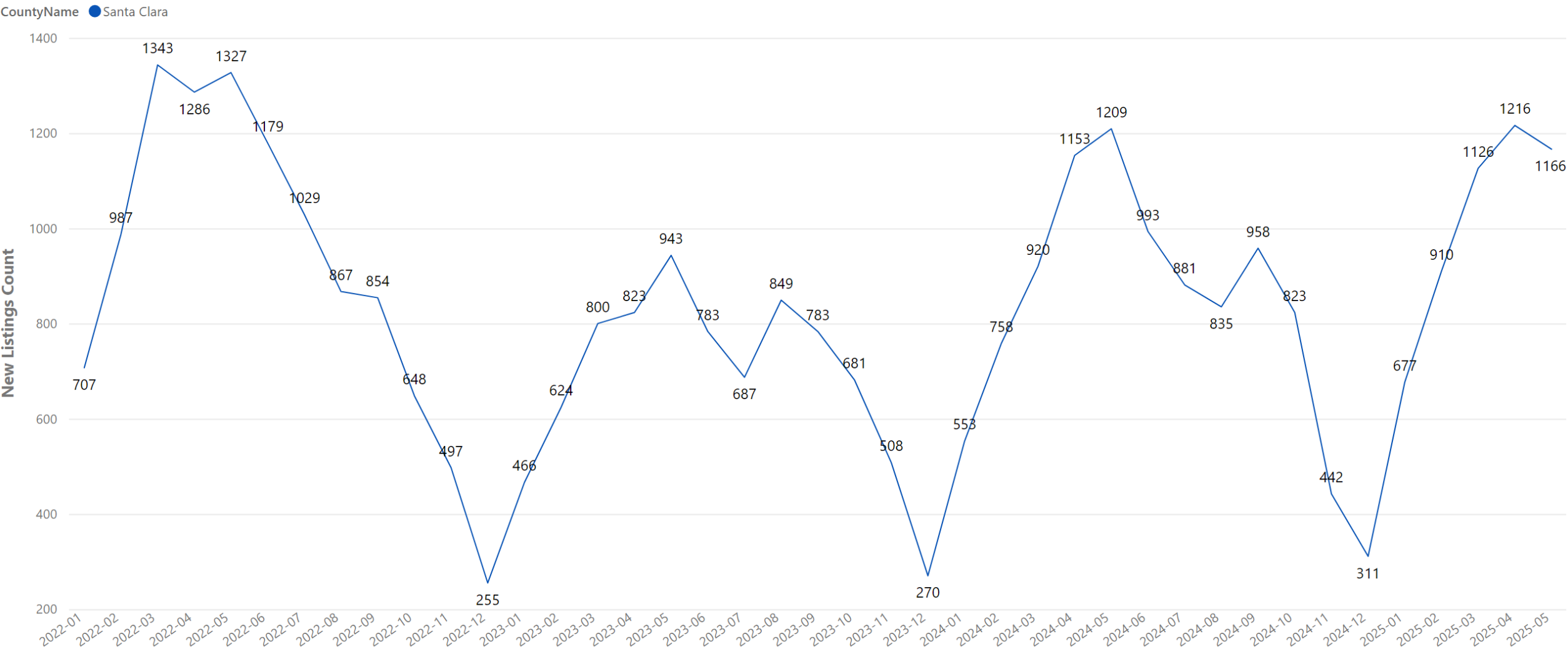
Santa Clara County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Stanford	\$515,000	\$0	N/A
Milpitas	\$1,260,000	\$985,000	28%
Mountain View	\$1,430,000	\$1,290,000	11%
Cupertino	\$1,475,000	\$1,350,000	9%
Campbell	\$915,000	\$895,000	2%
Palo Alto	\$1,421,800	\$1,400,000	2%
Morgan Hill	\$940,000	\$939,000	0%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Gilroy	\$0	\$582,000	-100%
Saratoga	\$912,500	\$1,350,000	-32%
Santa Clara	\$850,000	\$1,200,000	-29%
Los Gatos	\$1,315,000	\$1,637,500	-20%
Sunnyvale	\$1,200,000	\$1,293,000	-7%
San Jose	\$872,500	\$920,000	-5%
Los Altos	\$2,180,000	\$2,250,000	-3%

Santa Clara County - New Listings



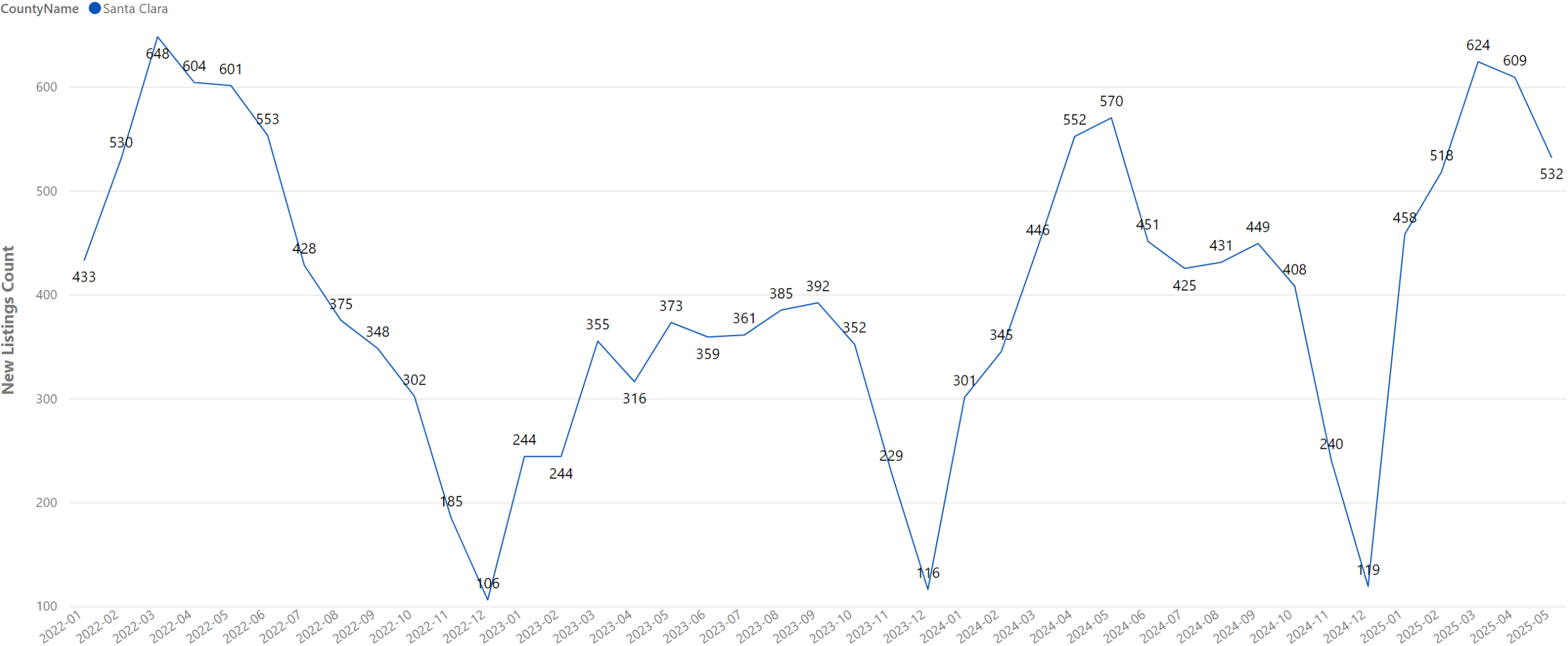
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Mountain View	36	27	33%
Gilroy	61	53	15%
Santa Clara	59	57	4%
Milpitas	33	32	3%
Sunnyvale	71	69	3%
San Jose	607	594	2%
Monte Sereno	5	5	0%
Campbell	34	34	0%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Morgan Hill	38	67	-43%
Stanford	3	5	-40%
San Martin	5	7	-29%
Los Gatos	46	61	-25%
Cupertino	30	38	-21%
Palo Alto	50	63	-21%
Los Altos Hills	13	15	-13%
Los Altos	38	42	-10%
Saratoga	37	39	-5%

Santa Clara County - New Listings



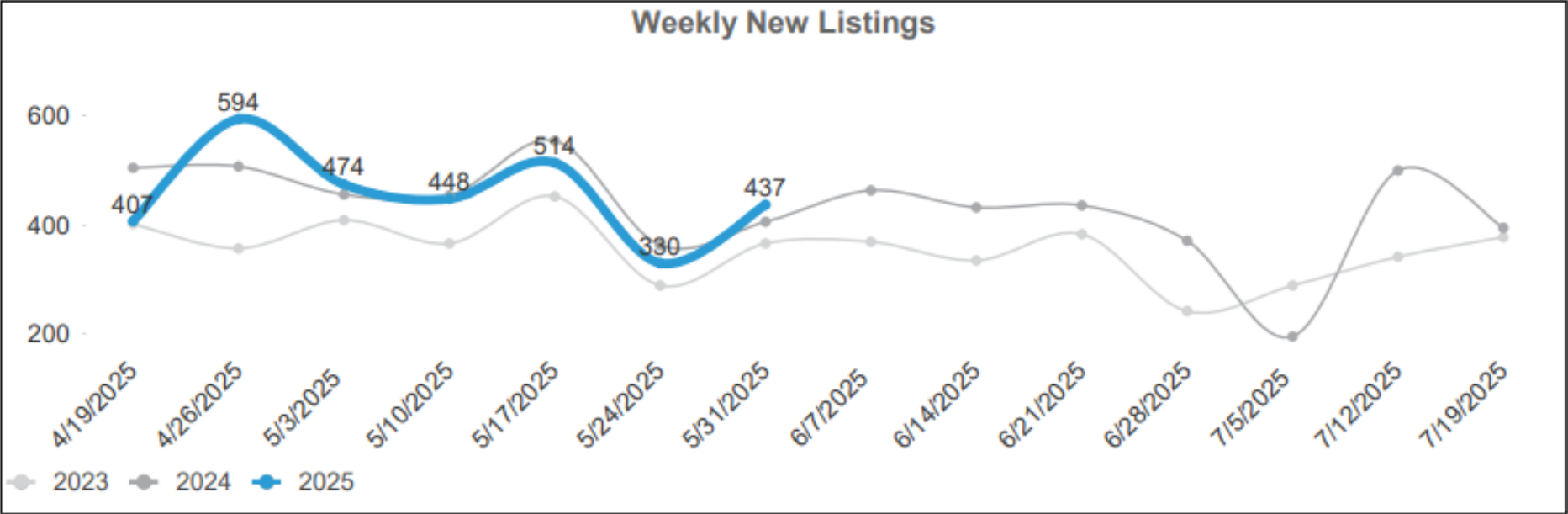
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Stanford	1	0	N/A
Saratoga	15	6	150%
Palo Alto	13	7	86%
Mountain View	50	39	28%

Santa Clara County - Decreased New Listings

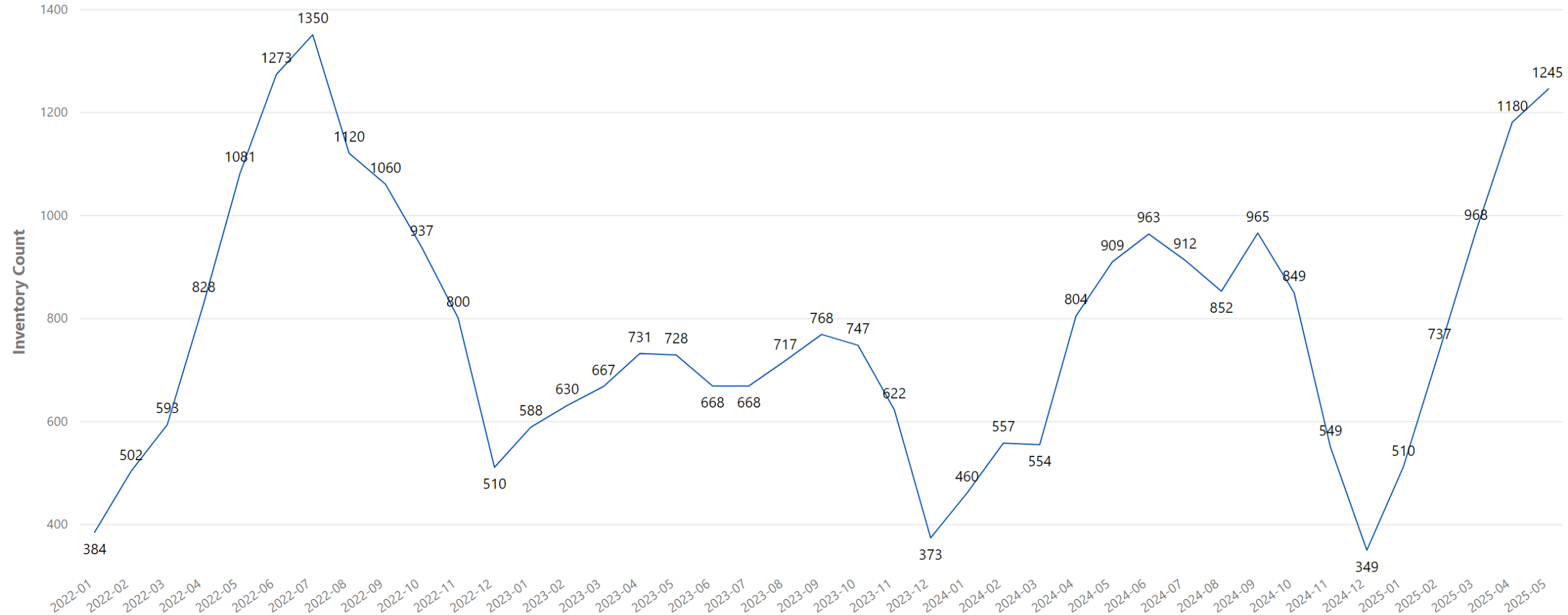
City	New Listings This Year	New Listings Last Year	% New Listings Change
Santa Clara	32	55	-42%
Gilroy	3	5	-40%
Sunnyvale	49	61	-20%
Cupertino	13	16	-19%
Campbell	19	23	-17%
Morgan Hill	13	15	-13%
Milpitas	28	32	-13%
Los Altos	9	10	-10%
Los Gatos	14	15	-7%
San Jose	273	286	-5%

Santa Clara County – New Listings Week Ending 5/31/2025



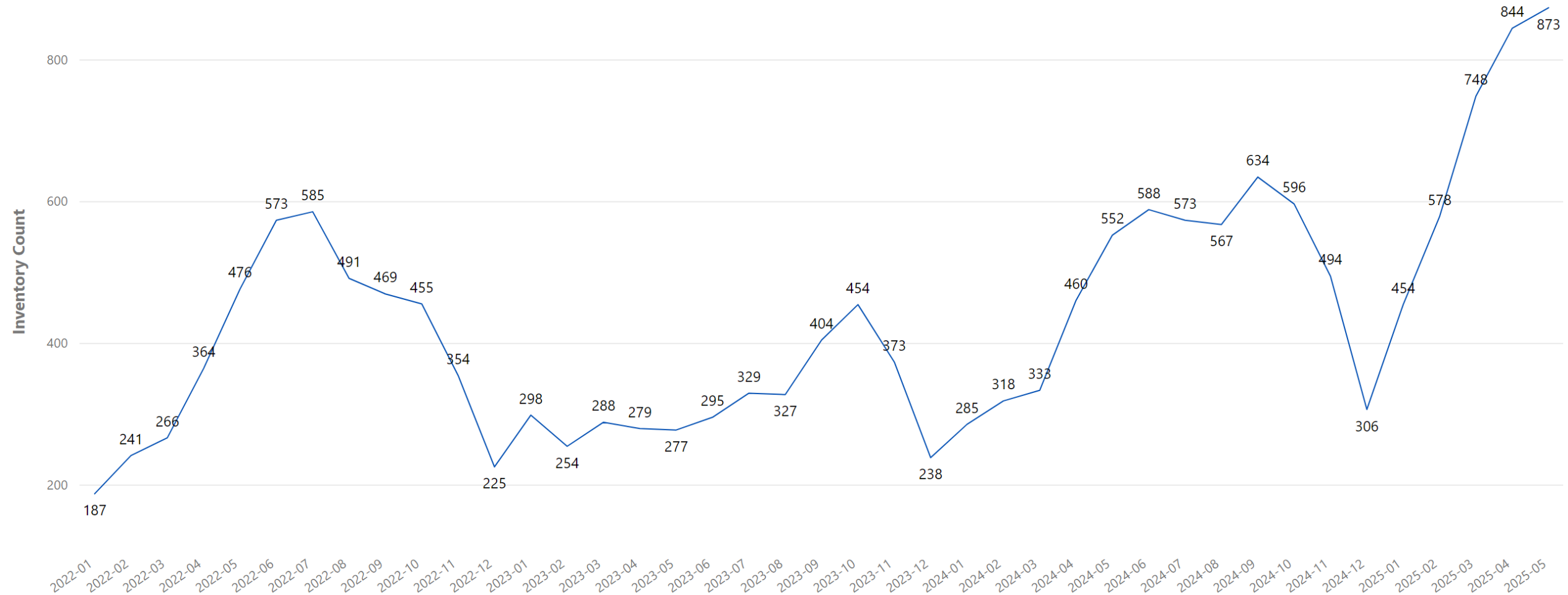
Santa Clara County - Inventory

CountyName ● Santa Clara

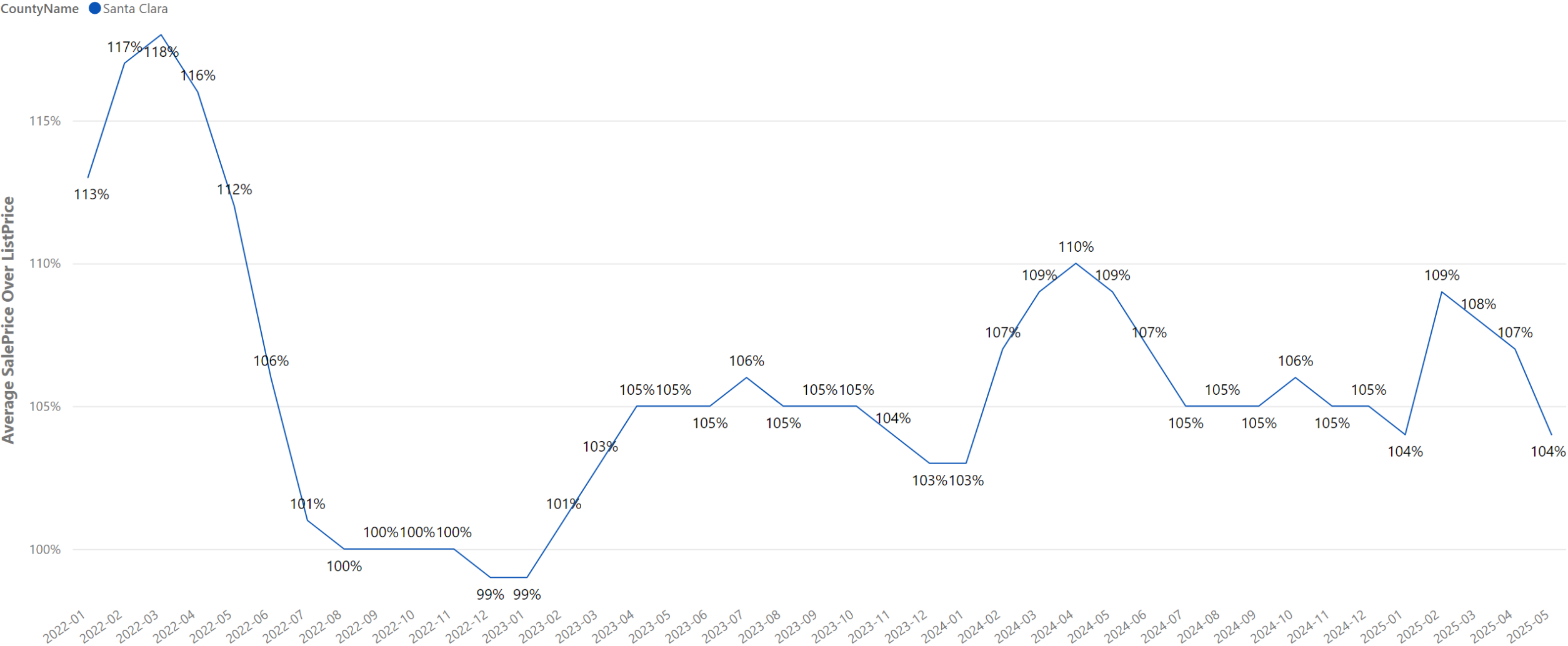


Santa Clara County - Inventory

CountyName ● Santa Clara



Santa Clara County - Average Sale Price Over List Price



Santa Clara County - Increased Sale To List Price

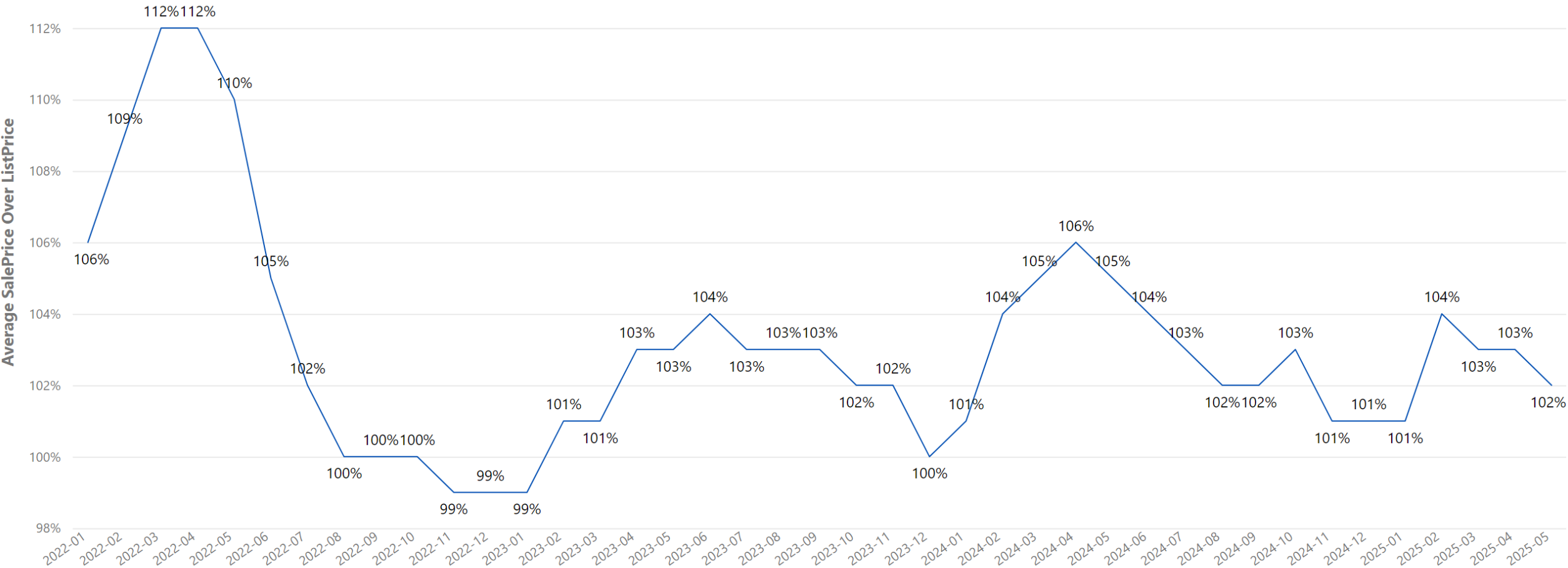
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
San Martin	105%	100%	5%
Stanford	104%	100%	4%
Los Altos	109%	106%	3%
Palo Alto	107%	106%	1%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Santa Clara	106%	114%	-7%
San Jose	104%	110%	-5%
Campbell	106%	112%	-5%
Los Gatos	99%	104%	-5%
Milpitas	103%	108%	-5%
Saratoga	104%	109%	-5%
Sunnyvale	109%	114%	-4%
Cupertino	105%	109%	-4%
Los Altos Hills	99%	101%	-2%
Gilroy	100%	102%	-2%
Morgan Hill	100%	102%	-2%
Mountain View	106%	108%	-2%
Monte Sereno	97%	98%	-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
Stanford	97%	0%	N/A
Palo Alto	100%	100%	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
Saratoga	99%	108%	-8%
Campbell	101%	107%	-6%
Santa Clara	101%	107%	-6%
Sunnyvale	103%	108%	-5%
Los Gatos	101%	105%	-4%
San Jose	101%	105%	-4%
Mountain View	102%	106%	-4%
Milpitas	104%	107%	-3%
Los Altos	101%	103%	-2%
Cupertino	104%	106%	-2%
Morgan Hill	100%	101%	-1%

Thank You

