



Santa Clara County

Real Estate Market Minute | July 2025

Santa Clara County -Residential - Single Family 2025 vs 2024

↑ 11

Median Days on Market
Compared to 8

↑ 830

Closed Sales
Compared to 815



\$2.1M

Median Price
Compared to \$2.0M

↓ 927

New Listings
Compared to 993

↓ 104%

Sale to List Price Ratio
Compared to 107%

Santa Clara County -Residential - Common Interest 2025 vs 2024

↑ 20

Median Days on Market
Compared to 10



\$947.5K

Median Price
Compared to \$1.1M

↓ 304

Closed Sales
Compared to 348

↓ 450

New Listings
Compared to 451

↓ 101%

Sale to List Price Ratio
Compared to 104%

June 2025 Market Trends

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

Market Trends – June 2025 in Santa Clara County

Market Trend 1

It is not unusual to see a decline in the median price in the single family market from May to June, but four months of median price decrease in the common interest market is not typical for this time of year.

Market Trend 2

We have experienced a steady increase of new listings since the beginning of the year. The question is whether a slowdown in New Listings – with persistent, elevated inventory – will affect prices.

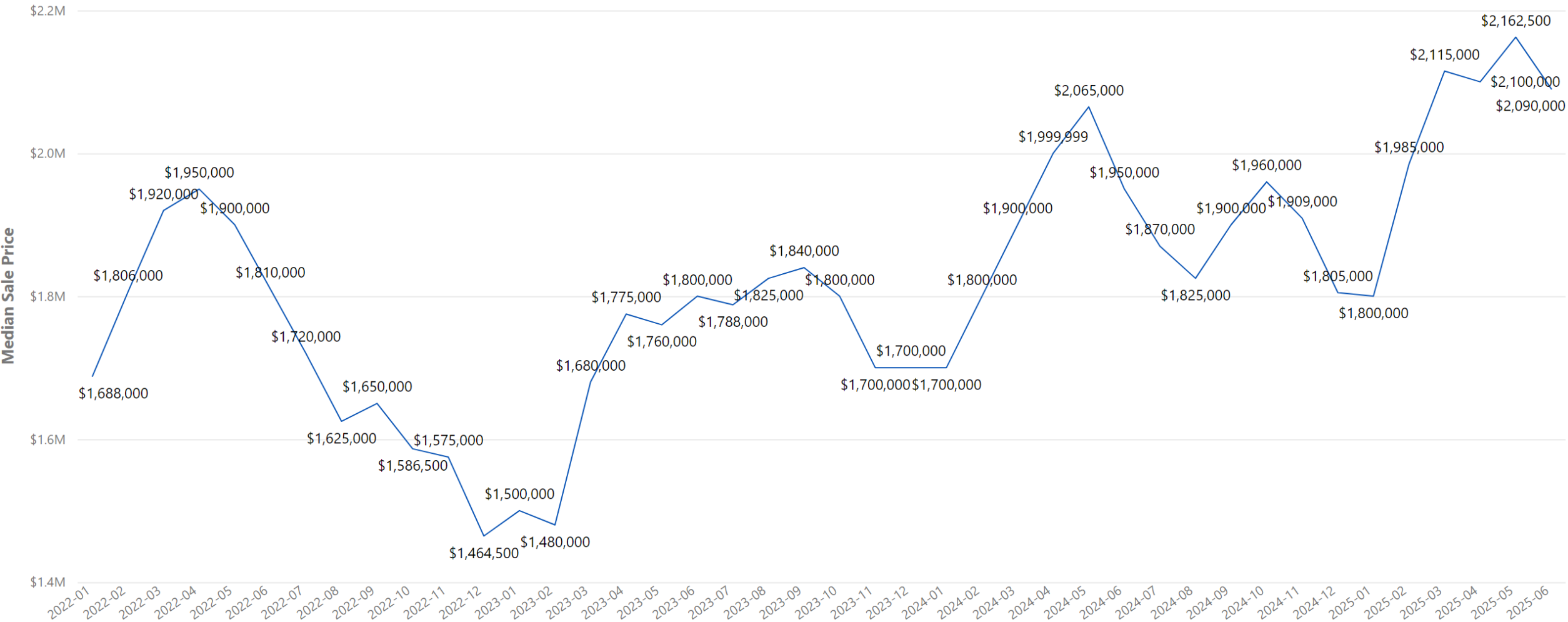
Market Trend 3

Sale to list price ratios are holding steady for both the single family & common interest markets, however, median Days on Market (DOM) has increased by 50% and 200% since April, respectively.

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

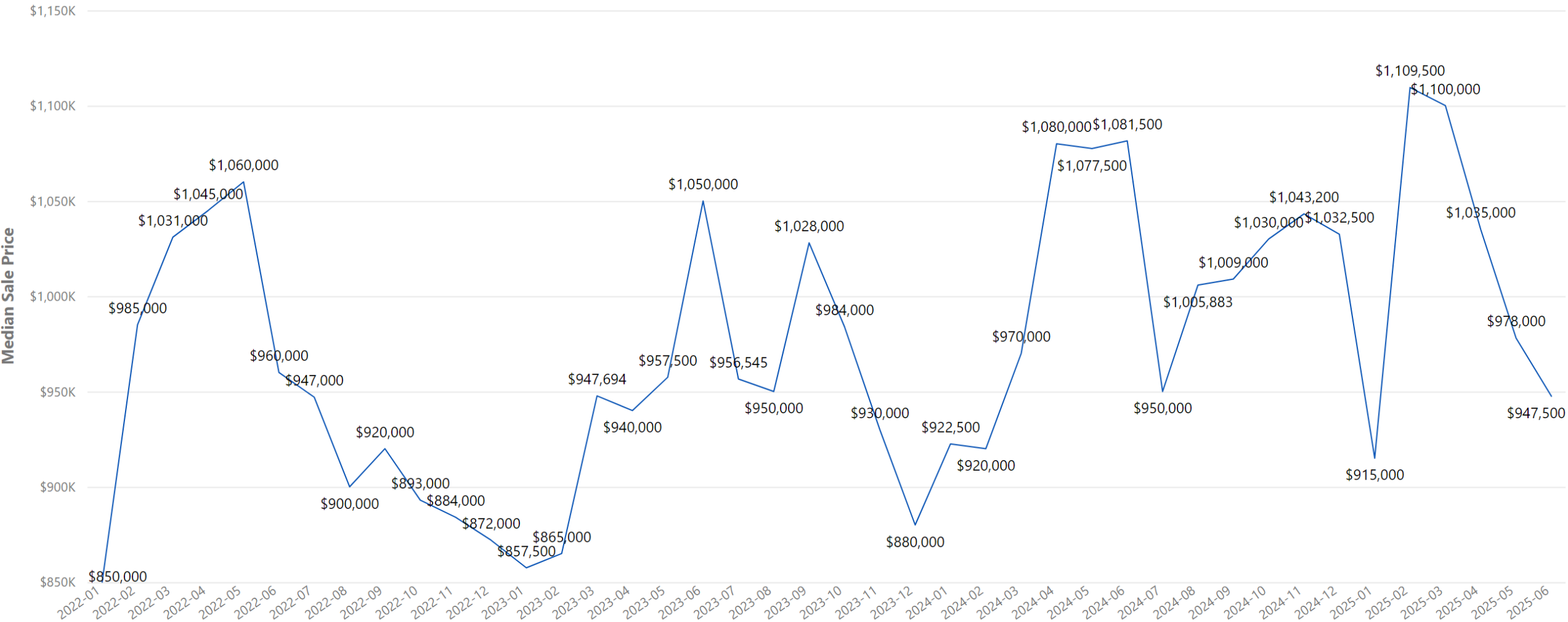
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Saratoga	\$4,752,000	\$4,000,000	19%
Mountain View	\$2,914,000	\$2,525,000	15%
Cupertino	\$3,310,000	\$2,880,000	15%
Milpitas	\$1,825,002	\$1,613,500	13%
Gilroy	\$1,240,000	\$1,129,444	10%
Santa Clara	\$2,002,500	\$1,895,000	6%
Los Altos	\$4,928,000	\$4,680,000	5%
Sunnyvale	\$2,692,500	\$2,650,000	2%
Morgan Hill	\$1,546,888	\$1,530,000	1%
Campbell	\$2,050,000	\$2,029,500	1%
San Jose	\$1,700,000	\$1,700,000	0%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Alviso	\$0	\$1,206,500	-100%
San Martin	\$0	\$1,550,000	-100%
Monte Sereno	\$3,510,000	\$5,075,000	-31%
Los Altos Hills	\$5,500,000	\$6,625,000	-17%
Palo Alto	\$3,595,000	\$3,900,000	-8%
Los Gatos	\$3,112,500	\$3,301,500	-6%

Santa Clara County - Median Sale Price

CountyName ● Santa Clara



Santa Clara County - Increased Median Price

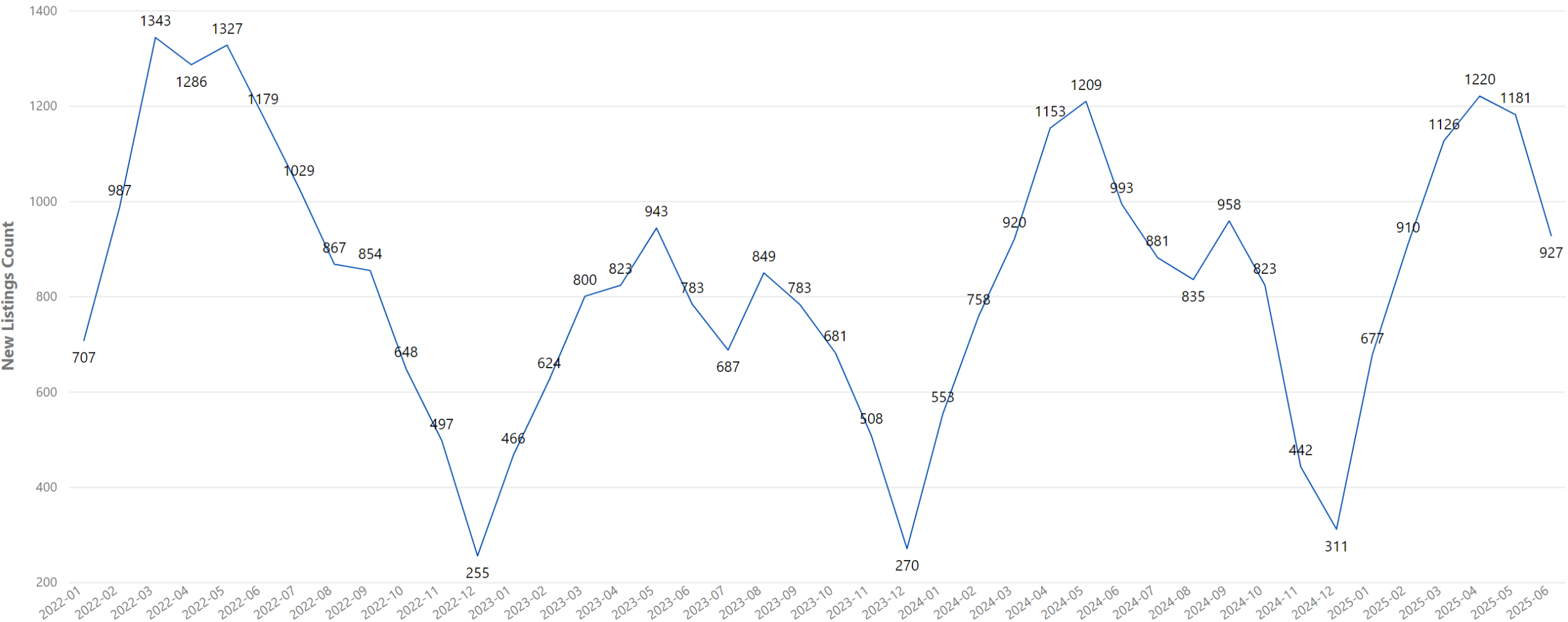
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Saratoga	\$2,200,000	\$1,417,500	55%
Palo Alto	\$1,754,000	\$1,325,000	32%
Mountain View	\$1,501,390	\$1,260,000	19%
Santa Clara	\$1,255,500	\$1,249,000	1%

Santa Clara County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Gilroy	\$0	\$744,000	-100%
Campbell	\$925,000	\$1,225,830	-25%
Los Gatos	\$1,295,000	\$1,600,000	-19%
Cupertino	\$1,280,750	\$1,530,000	-16%
Milpitas	\$1,050,000	\$1,220,000	-14%
Sunnyvale	\$1,332,500	\$1,500,000	-11%
San Jose	\$810,000	\$870,000	-7%
Morgan Hill	\$824,495	\$875,000	-6%
Los Altos	\$1,845,000	\$1,850,000	0%

Santa Clara County - New Listings

CountyName ● Santa Clara



Santa Clara County - Increased New Listings

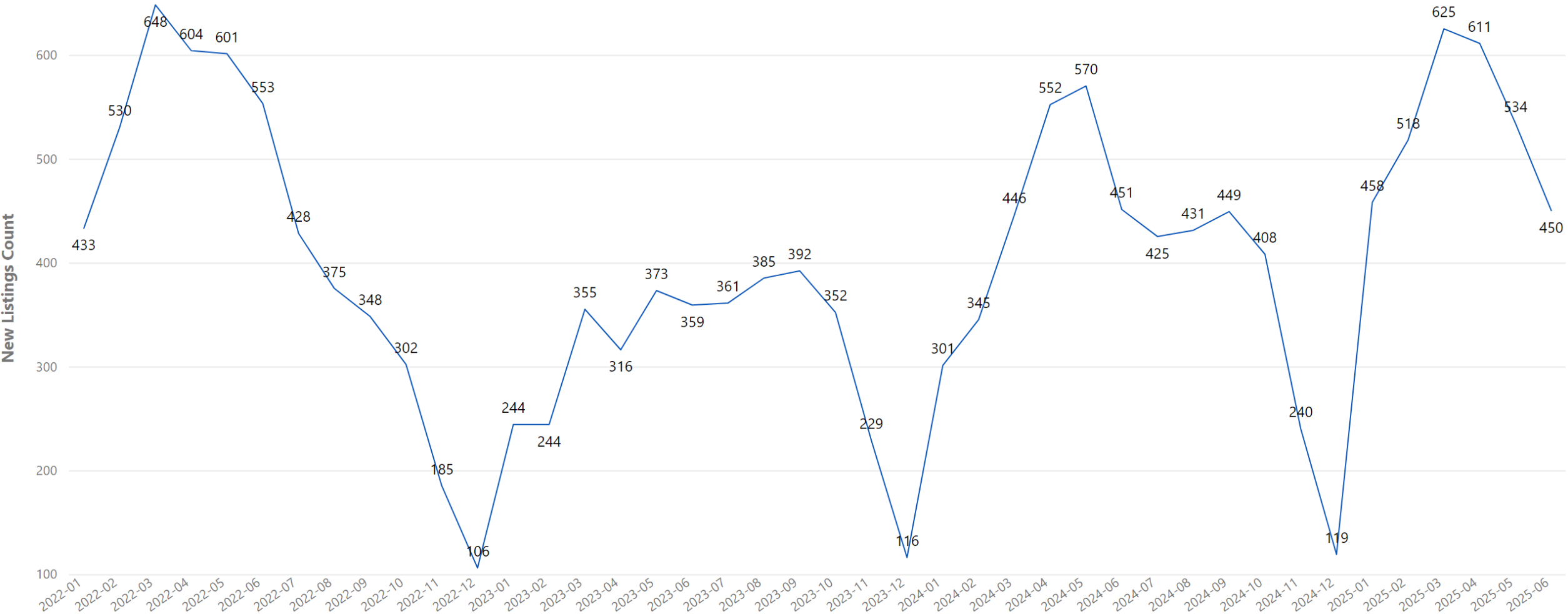
City	New Listings This Year	New Listings Last Year	% New Listings Change
Palo Alto	45	25	80%
Monte Sereno	6	4	50%
Morgan Hill	67	57	18%
Los Altos	28	25	12%
Santa Clara	52	47	11%
Campbell	28	26	8%
Milpitas	30	29	3%

Santa Clara County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Saratoga	19	34	-44%
Los Gatos	30	46	-35%
Los Altos Hills	10	15	-33%
Cupertino	17	23	-26%
San Martin	3	4	-25%
Sunnyvale	54	66	-18%
Mountain View	23	28	-18%
Gilroy	58	64	-9%
San Jose	455	498	-9%

Santa Clara County - New Listings

CountyName ● Santa Clara



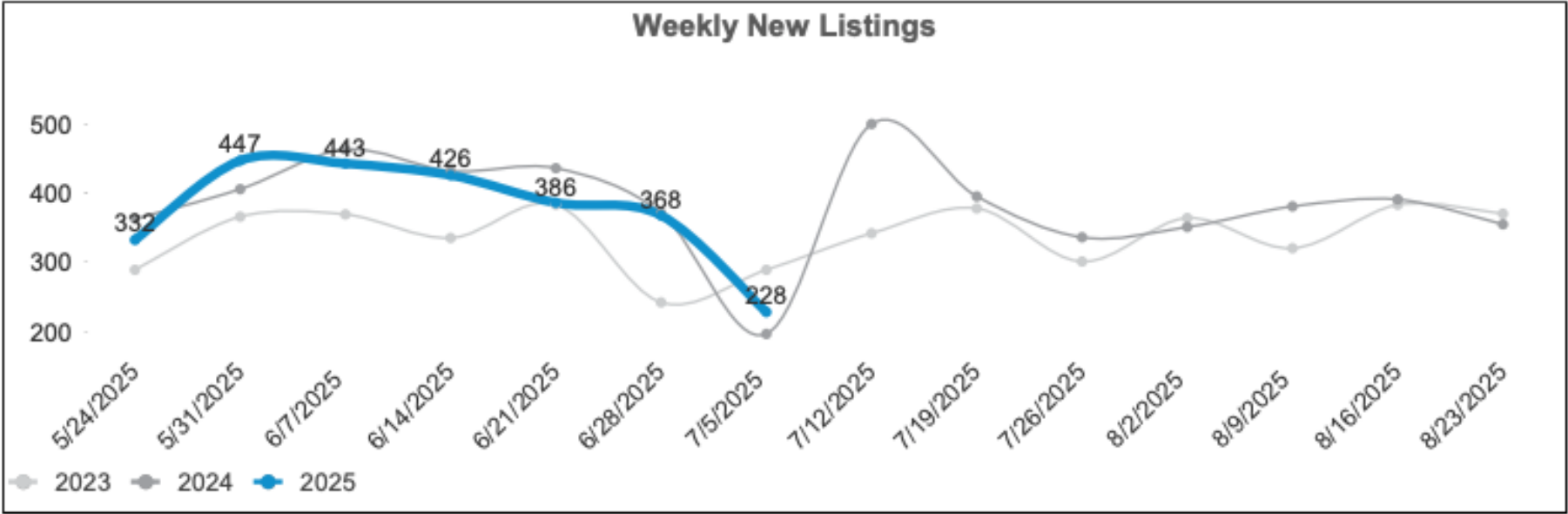
Santa Clara County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Gilroy	6	1	500%
Saratoga	6	4	50%
Mountain View	39	26	50%
Palo Alto	13	10	30%
Milpitas	29	23	26%
Los Altos	10	8	25%
Los Gatos	14	12	17%
San Jose	237	236	0%

Santa Clara County - Decreased New Listings

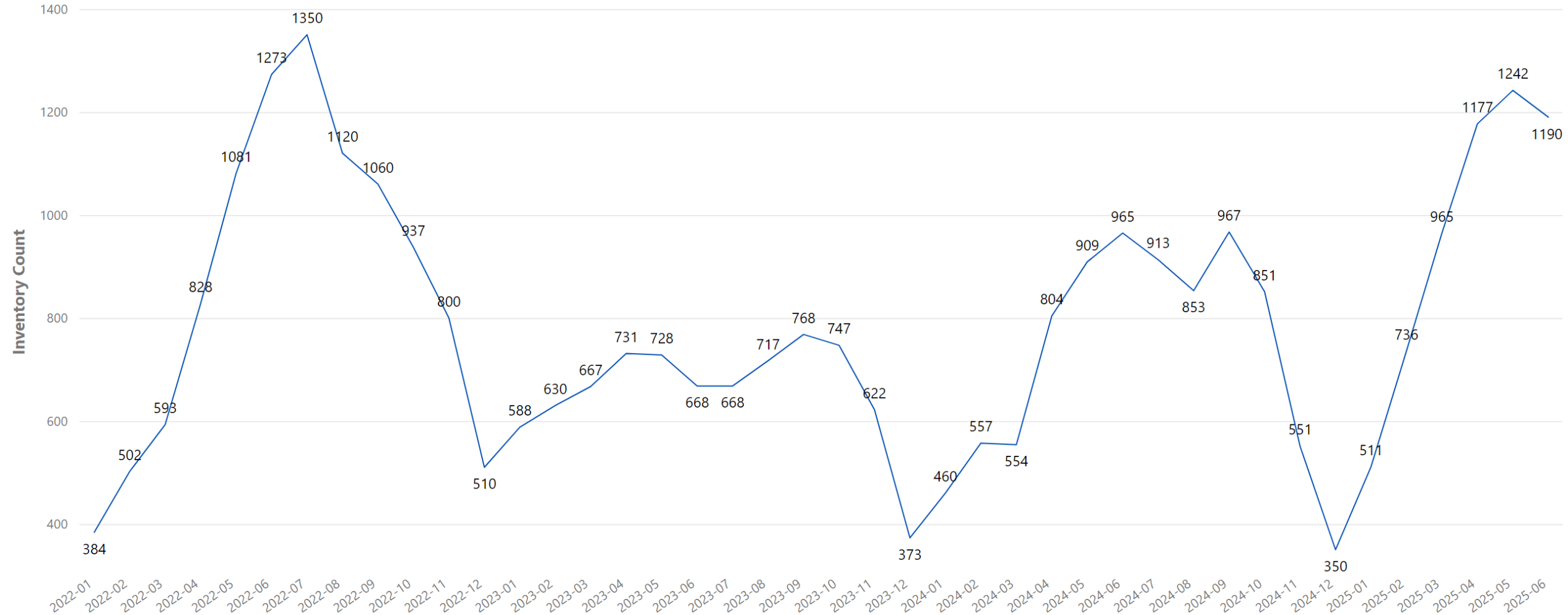
City	New Listings This Year	New Listings Last Year	% New Listings Change
Cupertino	9	20	-55%
Campbell	15	21	-29%
Morgan Hill	10	13	-23%
Santa Clara	23	29	-21%
Sunnyvale	39	47	-17%

Santa Clara County – New Listings Week Ending 7/5/2025



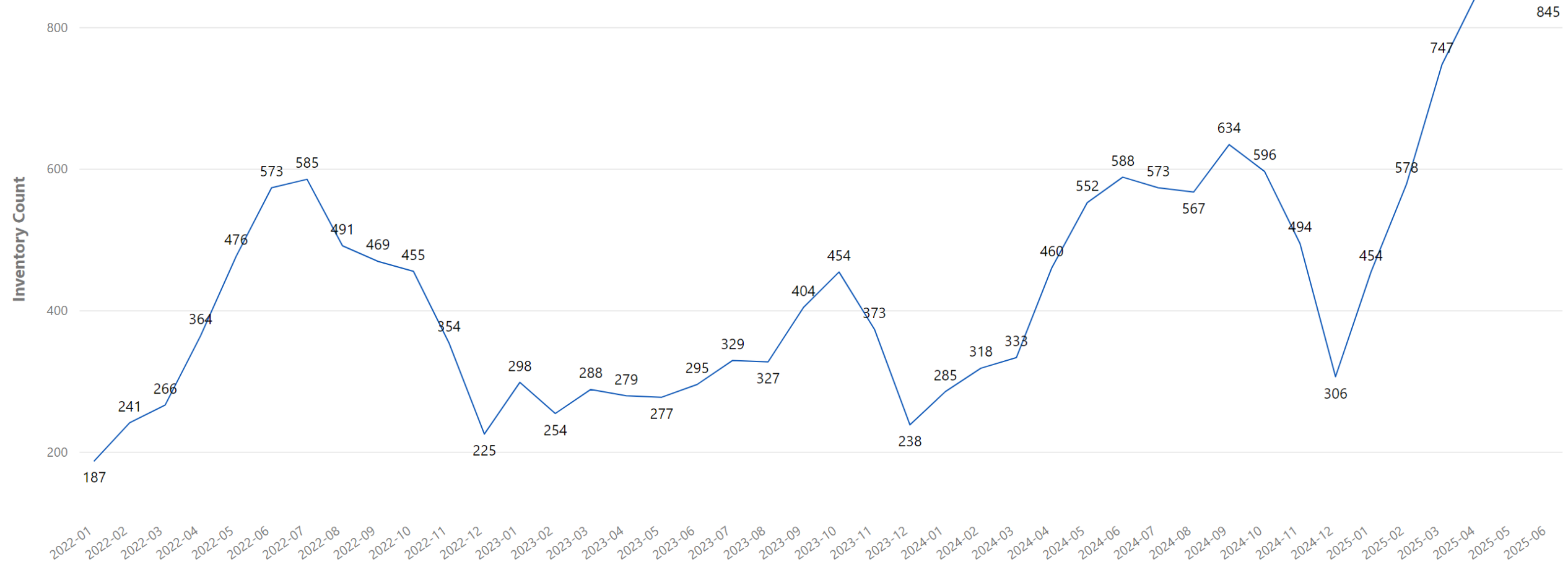
Santa Clara County - Inventory

CountyName ● Santa Clara

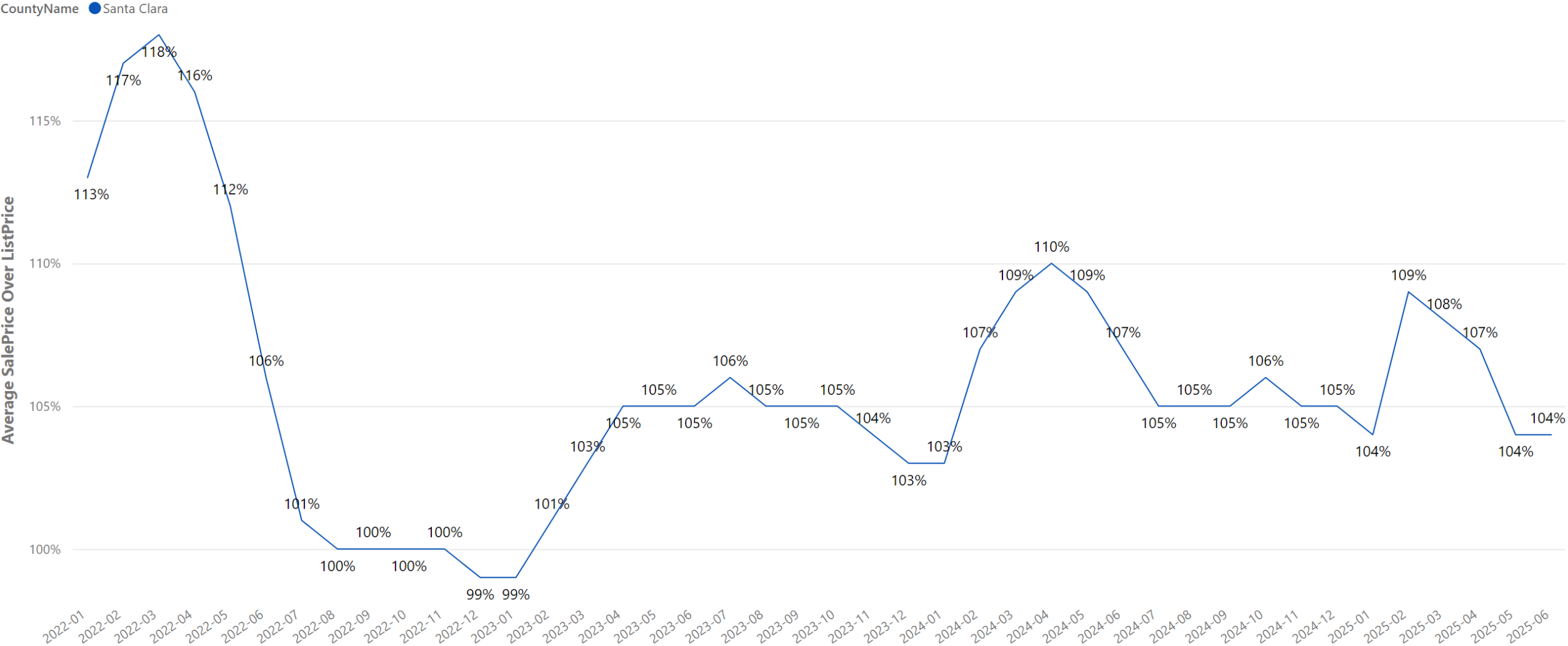


Santa Clara County - Inventory

CountyName ● Santa Clara



Santa Clara County - Average Sale Price Over List Price



Santa Clara County - Increased Sale To List Price

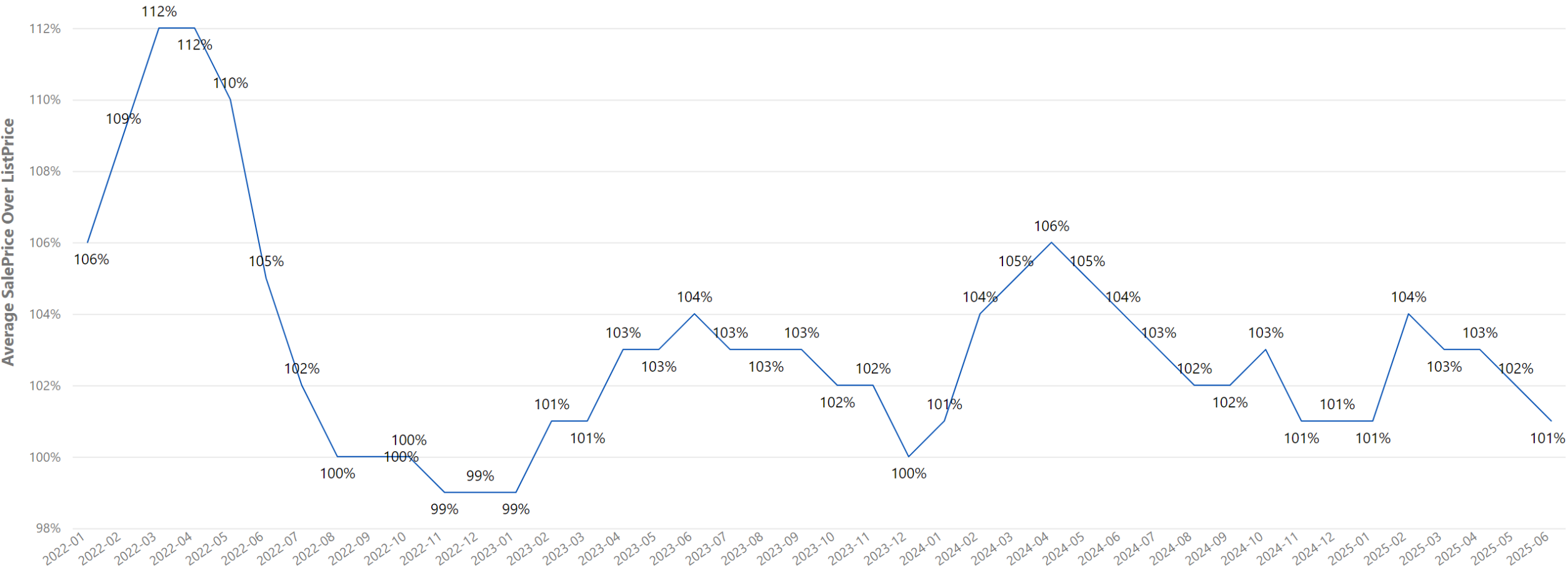
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Monte Sereno	108%	99%	9%
Los Altos Hills	99%	97%	2%
Palo Alto	105%	105%	0%

Santa Clara County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Los Gatos	98%	104%	-6%
San Jose	103%	108%	-5%
Santa Clara	105%	110%	-5%
Cupertino	106%	111%	-5%
Milpitas	102%	106%	-4%
Los Altos	106%	110%	-4%
Morgan Hill	101%	103%	-2%
Campbell	106%	108%	-2%
Sunnyvale	109%	111%	-2%
Gilroy	100%	101%	-1%
Saratoga	103%	104%	-1%
Mountain View	107%	108%	-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	112%	99%	13%
Santa Clara	103%	103%	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
Campbell	100%	108%	-7%
Milpitas	102%	107%	-5%
Sunnyvale	102%	107%	-5%
Cupertino	100%	104%	-4%
San Jose	100%	104%	-4%
Los Gatos	99%	102%	-3%
Mountain View	102%	105%	-3%
Morgan Hill	99%	101%	-2%
Saratoga	100%	102%	-2%
Los Altos	99%	100%	-1%

Thank You

