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KELLERWILLIAMS.

July 2026

Market Report

Palo Alto

Palo Alto
area

Palo Alto

Jump to Palo Alto Report

Los Altos

Jump to Los Altos Report

Redwood City

Jump to Redwood City Report

San Jose

Jump to San Jose Report

Portola Valley

Jump to Portola Valley Report

Mountain View

Jump to Mountain View Report

Menlo Park

Jump to Menlo Park Report

San Mateo County

Jump to San Mateo County Report

Atherton

Jump to Atherton Report

Santa Clara County

Jump to Santa Clara County Report

What's your home really worth in today's market?

That's the question you should be asking yourself.

Our market is incredibly diverse and rapidly changing. Values vary not just by neighborhood but by street. Your home isn't necessarily worth what your neighbors' home is. It's the current market that sets the value of your home.

So, do you know what your home is worth **in today's market?**

I can help...

Contact me for a confidential, no obligation assessment of your home's value.

What Buying or Selling a Home Gives Back to Your Community

Buying or selling a home is a big financial decision. And right now, it feels even bigger. Inflation is high, costs are high, and you want to be sure the timing is right before you make your move.

But if you do decide to go for it, whether you're buying or selling, here's something reassuring to hold onto. Not only does your move change your own life, but it also gives your whole community a boost.

Real estate is a huge part of the economy. In 2025, it added up to about $5.6 trillion, according to the National Association of Realtors (NAR). A good share of that comes from everyday people buying and selling homes, just like you.

READ MORE

Smart Strategies for a *Smooth* Mortgage Application

Secure Your Dream Home Today

Navigating the mortgage application process can be a breeze with a little preparation. To ensure a successful application and closing, consider these helpful tips for what to avoid.

1 Avoid major purchases like furniture, cars, or vacations to keep your credit profile stable.

2 Maintain your current employment to show financial stability.

3 Always consult your mortgage professional before making large financial moves.

4 Avoid paying off debts or collections without professional advice.

5 Use verified funds for deposits to prevent closing delays.

6 Don't have your credit report pulled too many times - this can hurt your credit score.

Keep your financial habits steady for the best mortgage outcomes.

Start Your Smooth Mortgage Journey –

Reach Out to Us!

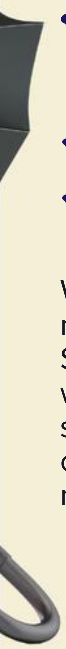
American Home Shield

American Home Shield Has You Covered When the Unexpected Happens.

What is a Home Warranty?

More Than Insurance—Total Peace of Mind

A home warranty is a service plan that covers the repair or replacement costs when your home's systems and appliances break down due to normal wear and tear. While home insurance protects against disasters, a home warranty fills in the gaps by covering everyday issues, helping safeguard both your home and your budget.



How Does a Home Warranty Work?

When Something Breaks, We've Got You Covered

When something breaks down, there's only one name to remember—American Home Shield. Submit your service request online, 24/7, and we'll take care of the rest. After paying a set service fee, one of our local repair Pros will come to your home, assess the problem, and repair or replace the covered item.

Protect Your Home Today

Learn more about American Home Shield Home Warranties at

www.AHS.com

1-800-555-1234

HOMECONCIERGE

Home Renovations That Can Make a BIG IMPACT According to Experts

In 2024, the homebuying market faces significant challenges—high prices, steep interest rates, and limited housing inventory. For many, renovating their current home is a more attractive option than purchasing a new one. While the LIRA report predicts a decline in renovation spending, experts emphasize that small-scale updates or targeted larger projects can still deliver major benefits.

What to Consider When Choosing a Home Renovation Project

Before diving into a renovation, it's essential to plan carefully and budget wisely. Working with reputable professionals is key, especially those offering financing options and transferable warranties. Sharing your budget with contractors upfront and involving designers early ensures that your renovation runs smoothly and achieves both financial and functional success. A detailed plan will keep the project on track and help avoid costly surprises.

6 Renovation Projects That Make a Big Impact

Bathroom Upgrades

Bathrooms are a safe investment. Simple changes like a new vanity, upgraded flooring, or fresh lighting can completely transform the space. For a luxurious touch, consider adding a freestanding tub for a spa-like experience.

Kitchen Renovations

The kitchen is a crucial space for resale value. Opening up the space or adding functional features can make a big difference. Smaller updates, like upgrading appliances, cabinets, or flooring, can give your kitchen a fresh, modern feel.

Big Design Impacts

Bold design choices, such as statement wallpaper, unique lighting, or striking color palettes, can refresh any room. Layering textiles or mixing traditional and modern styles creates a space that feels cohesive and impactful.

Health-Forward Changes

Renovations focusing on health are becoming increasingly popular. Use non-toxic materials free from Red List chemicals like BPA and VOCs. Consider adding air purifiers, water filtration systems, and better ventilation to create a healthier living environment.

Exterior Upgrades

First impressions matter, and curb appeal can greatly impact your home's value. Exterior upgrades like siding, roofing, and landscaping enhance both aesthetics and security. Adding outdoor living spaces, such as a garden or entertainment area, boosts appeal even more.

Creating Spaces Unique to Your Family

Tailor renovations to your family’s lifestyle. Flexible spaces that accommodate work-from-home needs, growing children, or future buyers will add lasting value. Think about both how your family uses the space and how it will appeal to future buyers.

ActonADU
Lic. #638333

Project Spotlight:

ANENBERG-ESSERT FAMILY ADU IN CAMPBELL

Enhancing Property Value and Family Living Space with an Acton ADU

The Anenberg-Essert family in Campbell collaborated with Acton ADU to create a versatile, comfortable, and valuable addition to their property. This ADU project is a shining example of how a well-designed accessory dwelling unit can increase property value and serve a family's unique needs.

Goals and Vision

The family envisioned an ADU that would function as an independent living space for family members, enhance their property's worth, and provide seamless integration with the main home. They wanted a space that balanced privacy with connectivity, feeling like a natural extension of their residence.

Design and Construction Details

Constructed at 747 square feet, this ADU was designed with modern, high-quality finishes to serve both aesthetic and practical needs. Key features include:

Vaulted Ceilings
Creates a spacious, open atmosphere.

Fully Equipped Kitchen
Modern amenities for everyday convenience.

Senior-Friendly Living
Safe, independent space for elderly family members.

Open Living Area
Multipurpose area for relaxation and entertainment.

Results and Impact

The completion of the Anenberg-Essert ADU led to several valuable outcomes:

Increased Property Value
The ADU addition significantly boosted property value.

Modern Comforts
High-end finishes and amenities enhance both function and style.

Flexible Living Space
A versatile space for family, guests, or as a rental.

Enhanced Family Living
The ADU enriches the Anenberg-Essert family's home with both privacy and connection.

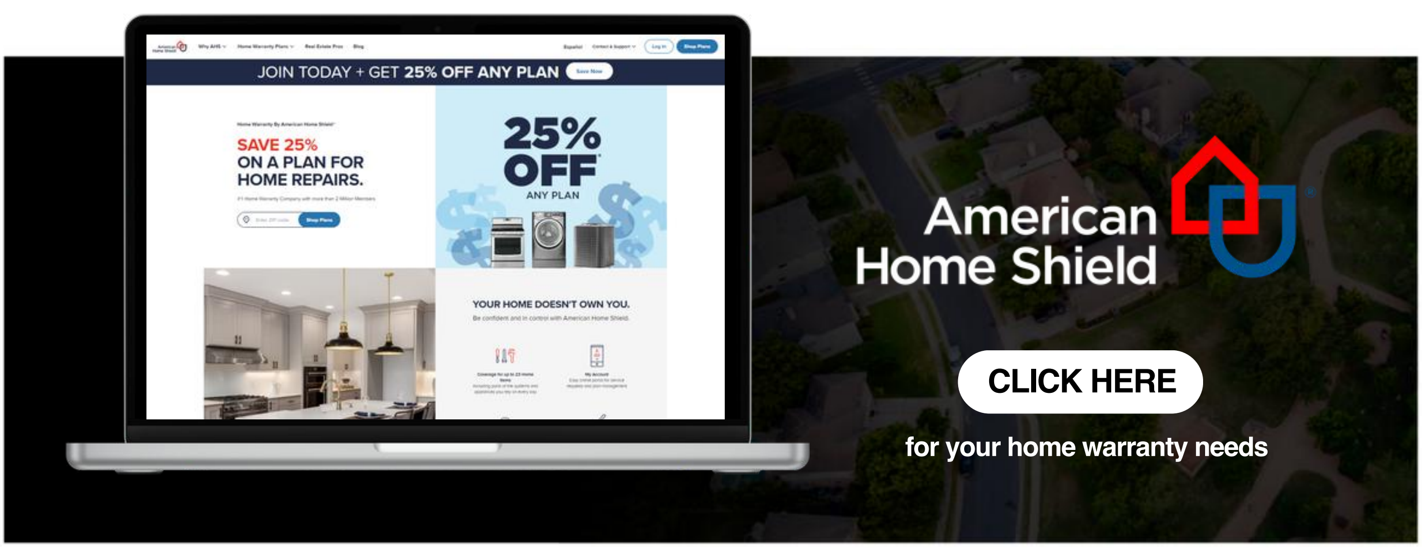
Thinking about how an ADU could fit into your family's lifestyle or property investment strategy?

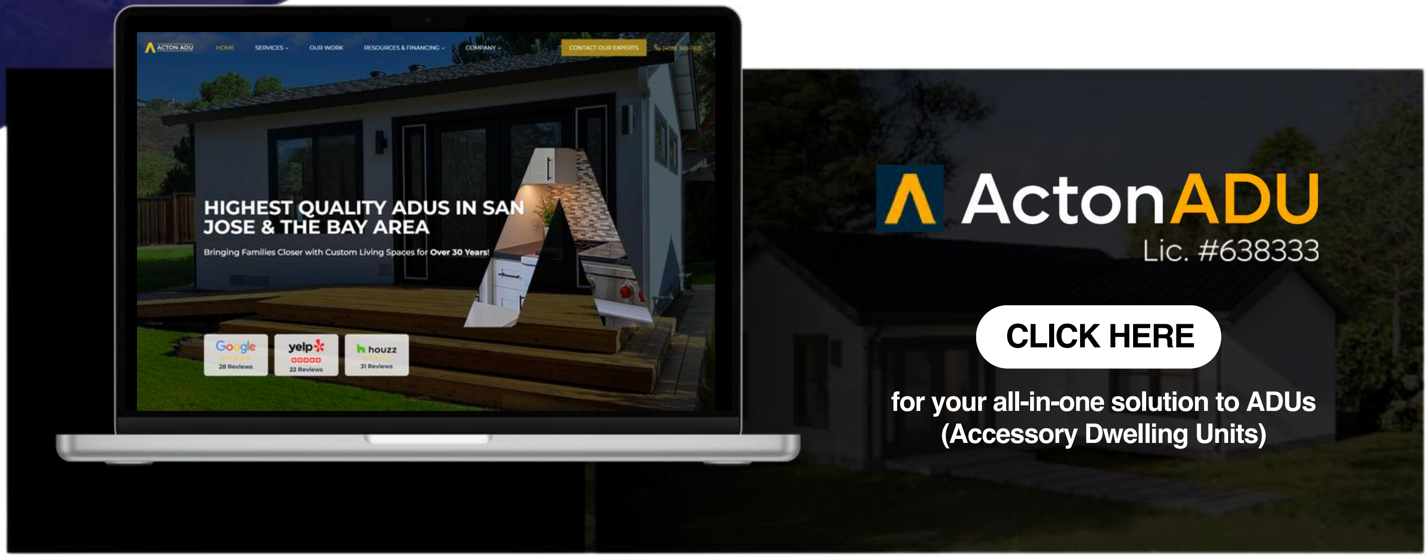
Trust Acton ADU to guide you every step of the way.

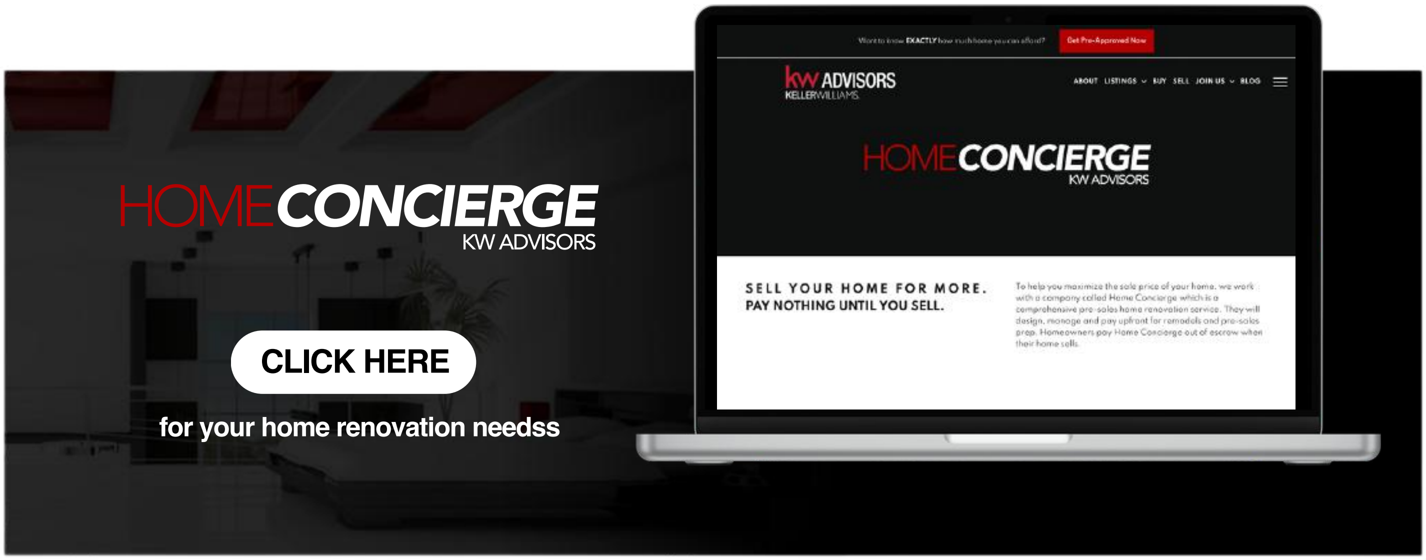
LEARN MORE

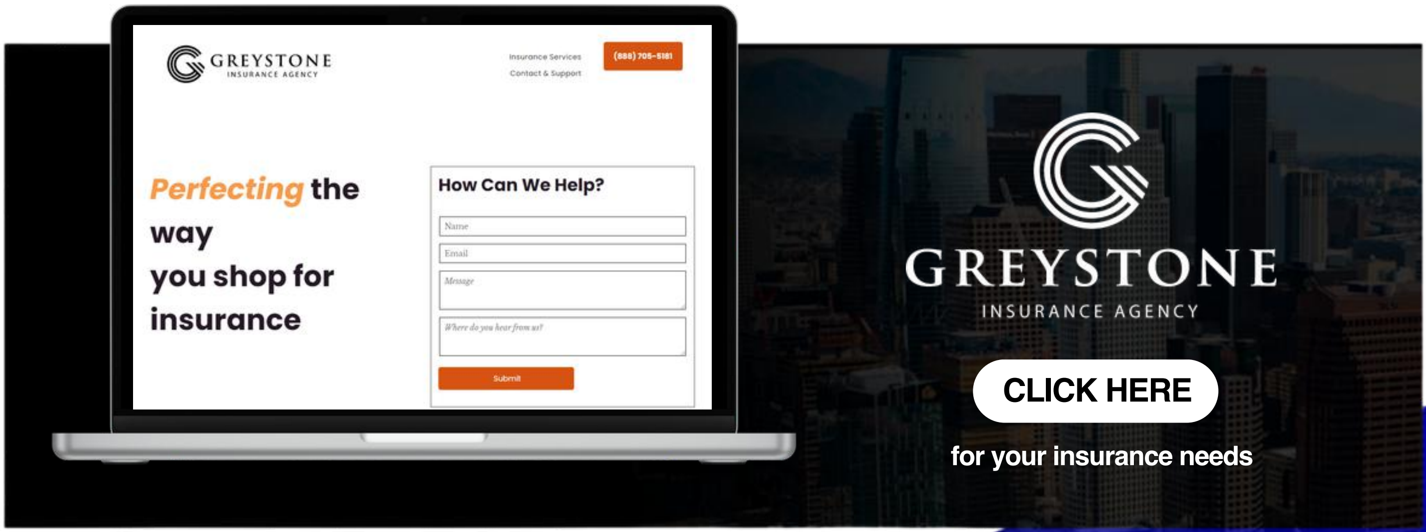
Vendor Directory

When it comes to home ownership, knowing who you can trust is crucial. That's why we've curated a select list of trusted vendors who are ready to help with your home goals.




HIGHEST QUALITY ADUS IN SAN JOSE & THE BAY AREA
Bringing Families Closer with Custom Living Spaces for Over 30 Years!
ActonADU
Lic. #638333
CLICK HERE
for your all-in-one solution to ADUs (Accessory Dwelling Units)


HOMECONCIERGE
KW ADVISORS
CLICK HERE
for your home renovation needss
kw ADVISORS
KELLERWILLIAMS
HOMECONCIERGE
KW ADVISORS
SELL YOUR HOME FOR MORE.
PAY NOTHING UNTIL YOU SELL.


GREYSTONE
INSURANCE AGENCY
Perfecting the way you shop for insurance
How Can We Help?
Name
Email
Message
Submit
GREYSTONE
INSURANCE AGENCY
CLICK HERE
for your insurance needs

Palo Alto

What's in the Palo Alto data?

There were 24 single-family homes for sale, providing 0.8 months of inventory. There were 28 new listings, and 31 homes sold at a median price of $3.8m. The median overbid percentage was at 105.4%, with an average of 31 days on the market.

There were 30 condo and townhome units for sale, providing 2 months of inventory. There were 19 new listings and 15 units sold at a median sale price of $1.5m. The median overbid percentage was at 100.1%, with an average of 33 days on the market.

SFH

Single-Family Homes

28

New Listings

31

Sold Listings

0.8

Months of Inventory

$3.8M

Median Sale Price

105.4%

Median Sale vs List

31

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from June 2025 to June 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642.

CONDO

Condo & Townhomes

19
New Listings

15
Sold Listings

2
Months of Inventory

$1.5M
Median Sale Price

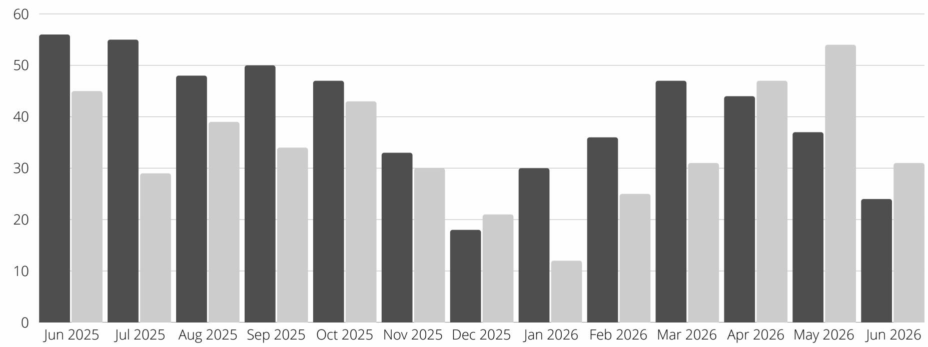
100.1%
Median Sale vs List

33
Avg Days on Market

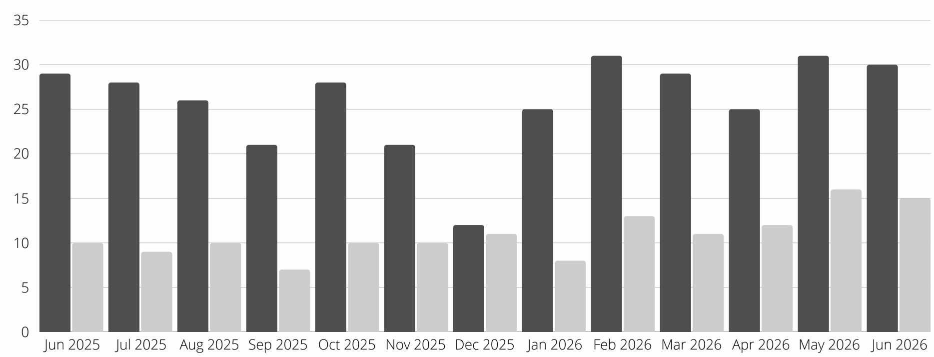
Palo Alto

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE SOLD LISTINGS

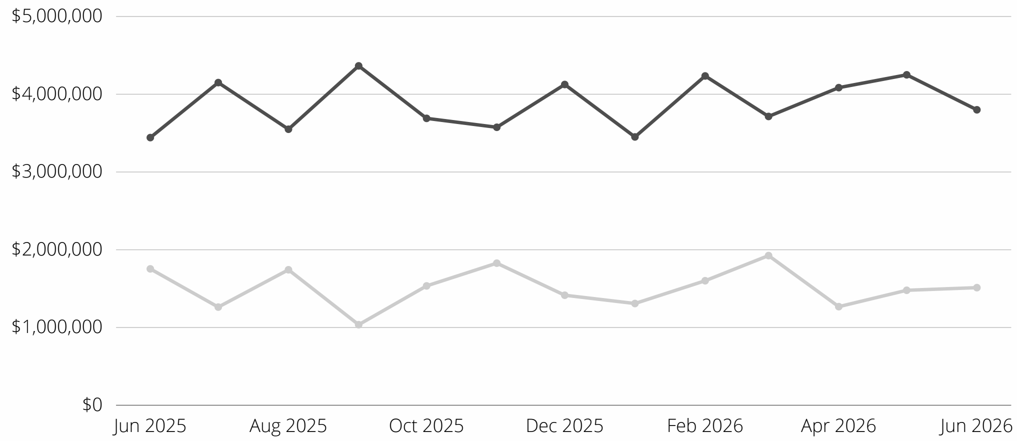


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



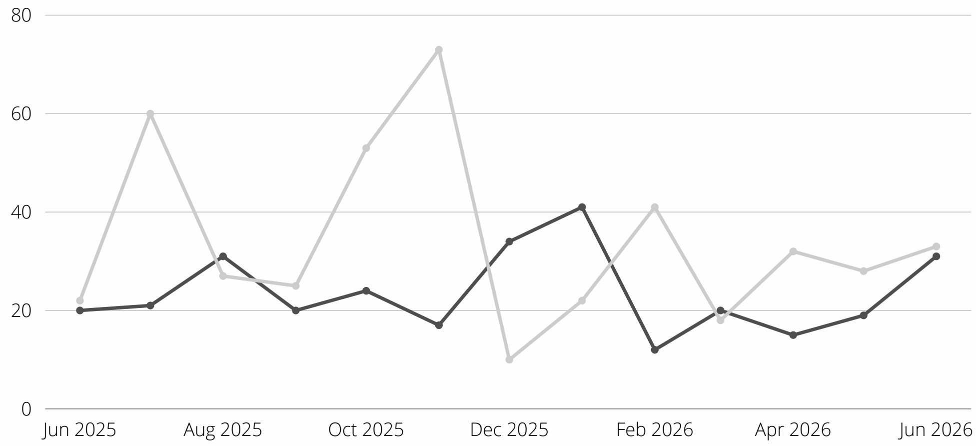
Single-Family Homes

The median sale price has increased from $3.4m last June 2025, to $3.8m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $1.7m last June 2025, to $1.5m as of June 2026.

AVG Days On the Market



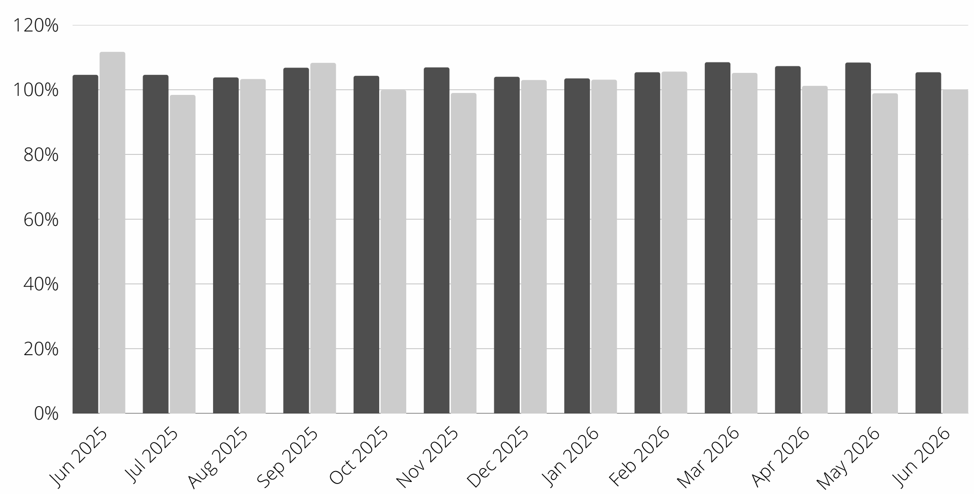
Single-Family Homes

The average time spent on the market went up from 20 days last June 2025, to 31 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 22 days in June 2025, to 33 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has increased from 104.6% last June 2025, to 105.4% a year later.

Condos & Townhomes

The overbid percentage has decreased from 111.7% last June 2025, to 100.1% a year later.

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Subnature

Redwood City

What's in the Redwood City data?

There were 53 single-family homes for sale, providing 1 month of inventory. There were 55 new listings, and 54 homes sold at a median price of $2.3m. The median overbid percentage was at 107.5%, with an average of 21 days on the market.

There were 24 condo and townhome units for sale, providing 2.2 months of inventory. There were 10 new listings and 11 units sold at a median sale price of $805k. The median overbid percentage was at 98.2%, with an average of 39 days on the market.

SFH

Single-Family Homes

55
New Listings

54
Sold Listings

1
Month of Inventory

$2.3M
Median Sale Price

107.5%
Median Sale vs List

21
Avg Days on Market

CONDO

Condo & Townhomes

10
New Listings

11
Sold Listings

2.2
Months of Inventory

$805K
Median Sale Price

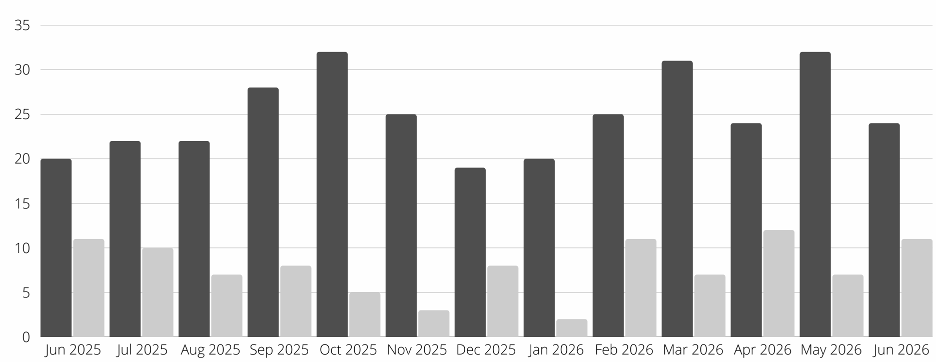
98.2%
Median Sale vs List

39
Avg Days on Market

Redwood City

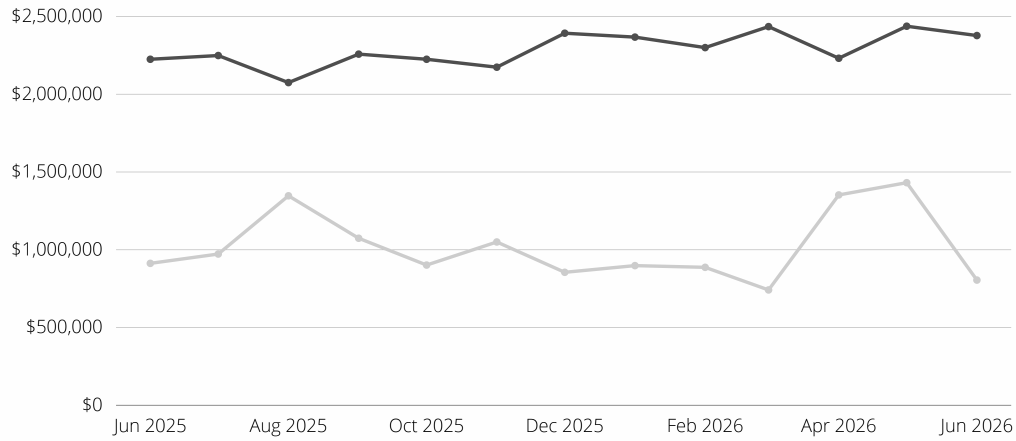
JUNE 2025 TO JUNE 2026

Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



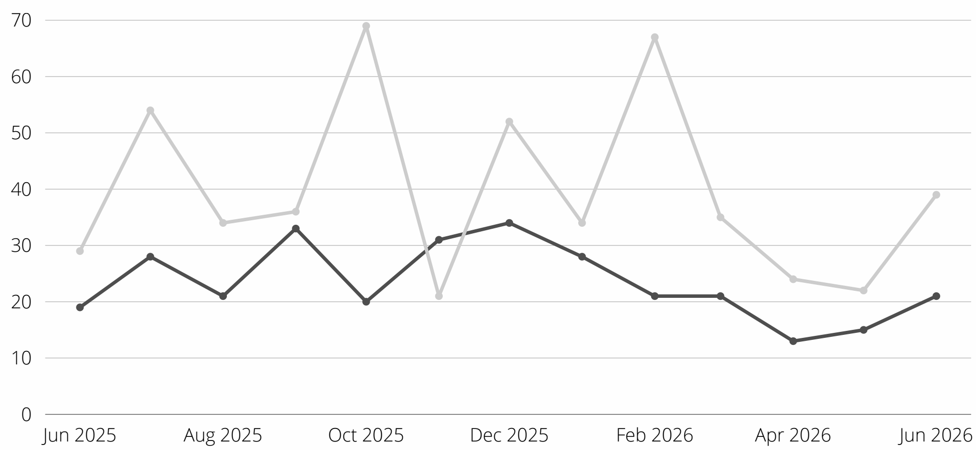
Single-Family Homes

The median sale price has increased from $2.2m last June 2025, to $2.3m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $912k last June 2025, to $805k as of June 2026.

AVG Days On the Market



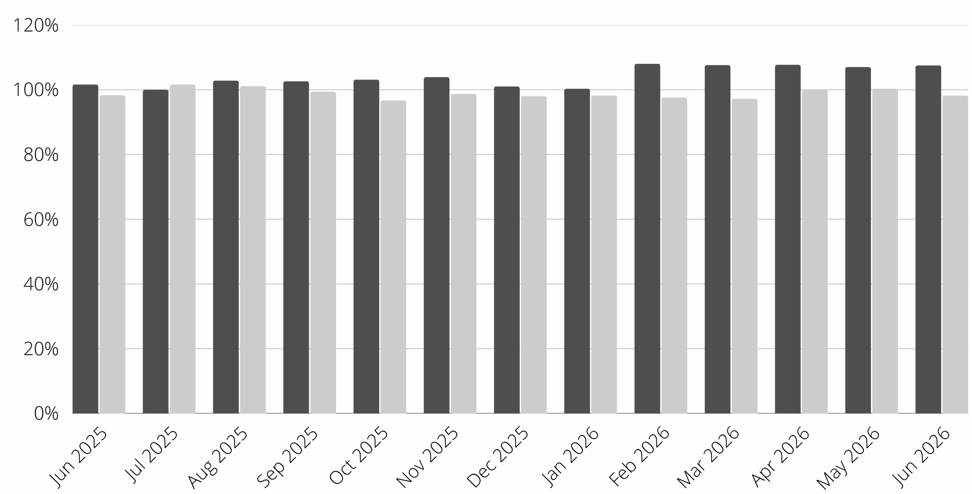
Single-Family Homes

The average time spent on the market went up from 19 days last June 2025, to 21 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 29 days in June 2025, to 39 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has increased from 101.6% last June 2025, to 107.5% a year later.

Condos & Townhomes

The overbid percentage has decreased from 98.3% last June 2025, to 98.2% a year later.

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Portola Valley

What's in the Portola Valley data?

There were 10 single-family homes for sale, providing 1.1 months of inventory. There were 4 new listings, and 9 homes sold at a median price of $3.3m. The median overbid percentage was at 98.2%, with an average of 39 days on the market.

There was no data for condo and townhouse units for this month.

SFH

Single-Family Homes

4
New Listings

9
Sold Listings

1.1
Months of Inventory

$3.3M
Median Sale Price

98.2%
Median Sale vs List

39
Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from June 2025 to June 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642.

CONDO

Condo & Townhomes

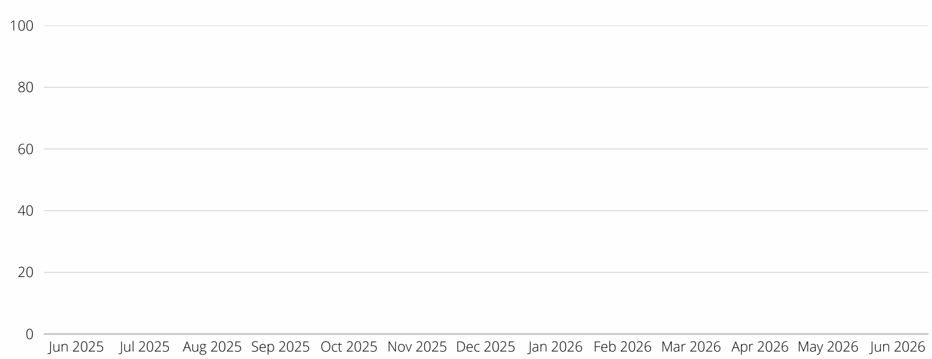
No data for this month.

Portola Valley

JUNE 2025 TO JUNE 2026

Single-Family Homes
Last 12 months, year-over-year.

No data for this month.



Condos & Townhomes
Last 12 months, year-over-year.

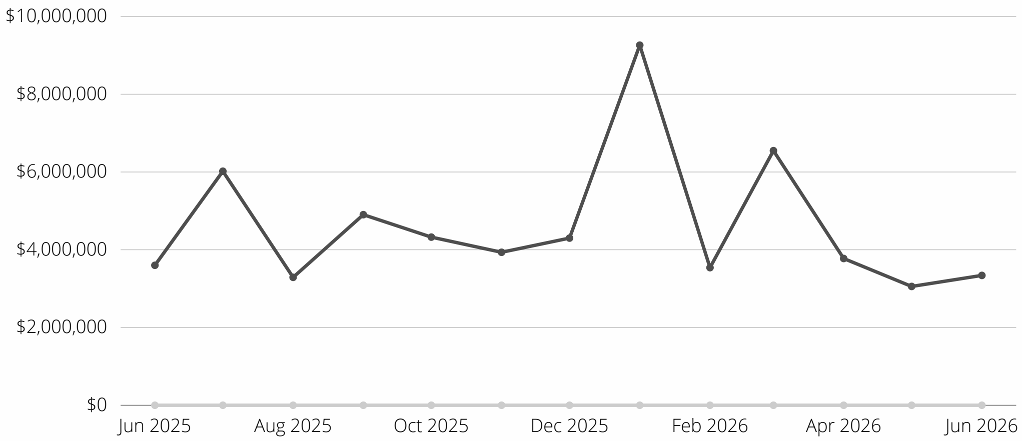
Median Sales Price

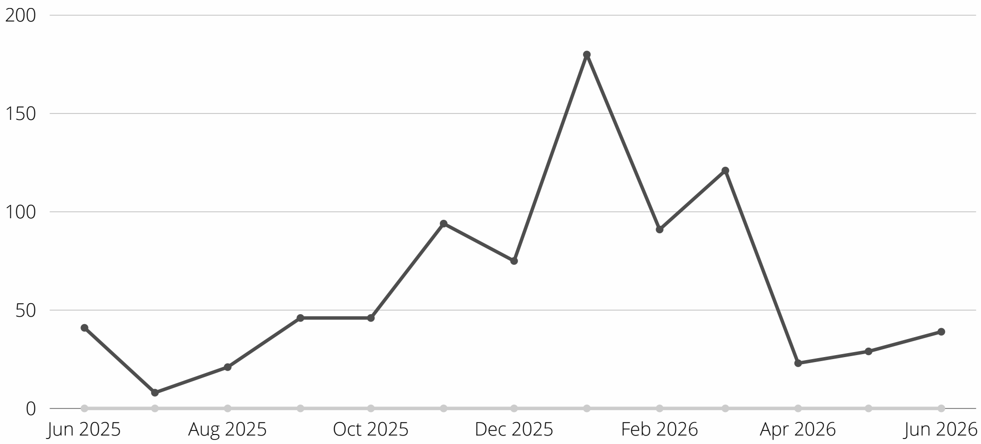
Single-Family Homes

The median sale price has decreased from $3.6m last June 2025, to $3.3m as of June 2026.

Condos & Townhomes

No data for this month.





AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 41 days last June 2025, to 39 days as of June 2026.

Condos & Townhomes

No data for this month.

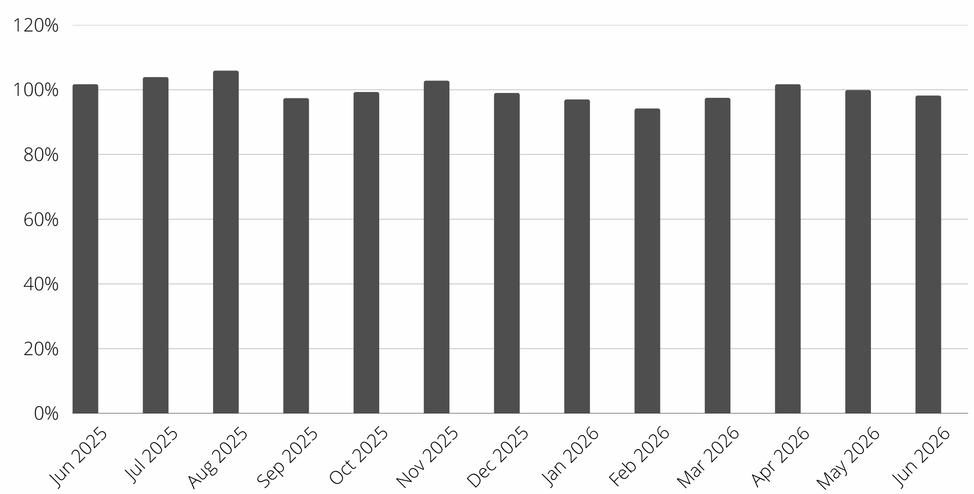
Overbids

Single-Family Homes

The overbid percentage has decreased from 101.7% last June 2025, to 98.2% a year later.

Condos & Townhomes

No data for this month.



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Menlo Park

What's in the Menlo Park data?

There were 25 single-family homes for sale, providing 0.9 months of inventory. There were 22 new listings, and 28 homes sold at a median price of $4.1m. The median overbid percentage was at 103.7%, with an average of 19 days on the market.

There were 14 condo and townhome units for sale, providing 2 months of inventory. There were 8 new listings and 7 units sold at a median sale price of $1.8m. The median overbid percentage was at 99.2%, with an average of 27 days on the market.

SFH

Single-Family Homes

22

New Listings

28

Sold Listings

0.9

Months of Inventory

$4.1M

Median Sale Price

103.7%

Median Sale vs List

19

Avg Days on Market

CONDO

Condo & Townhomes

8
New Listings

7
Sold Listings

2
Months of Inventory

$1.8M
Median Sale Price

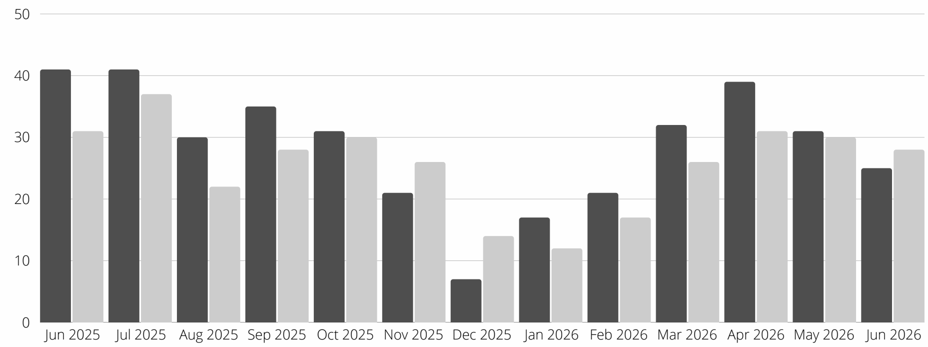
99.2%
Median Sale vs List

27
Avg Days on Market

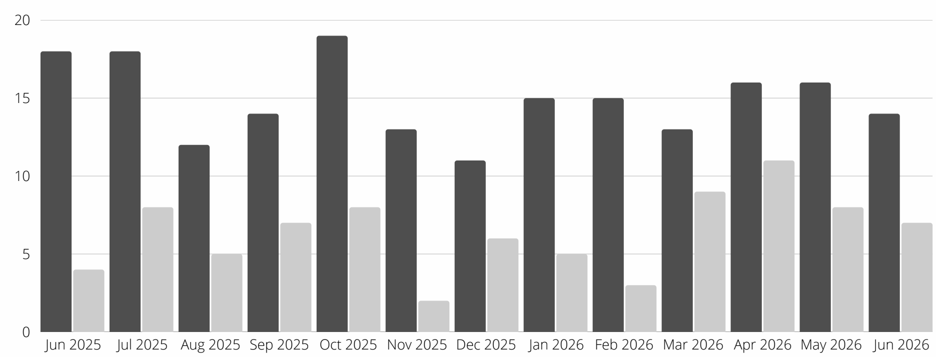
Menlo Park

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE   SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

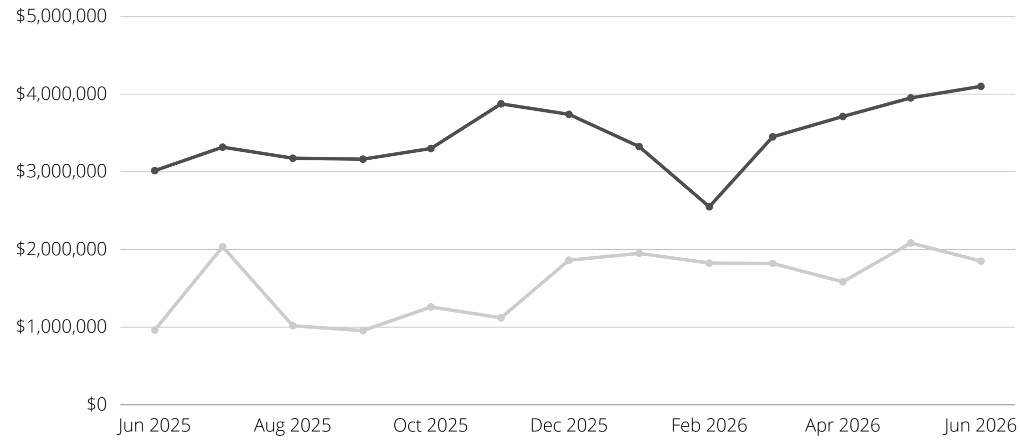
Median Sales Price

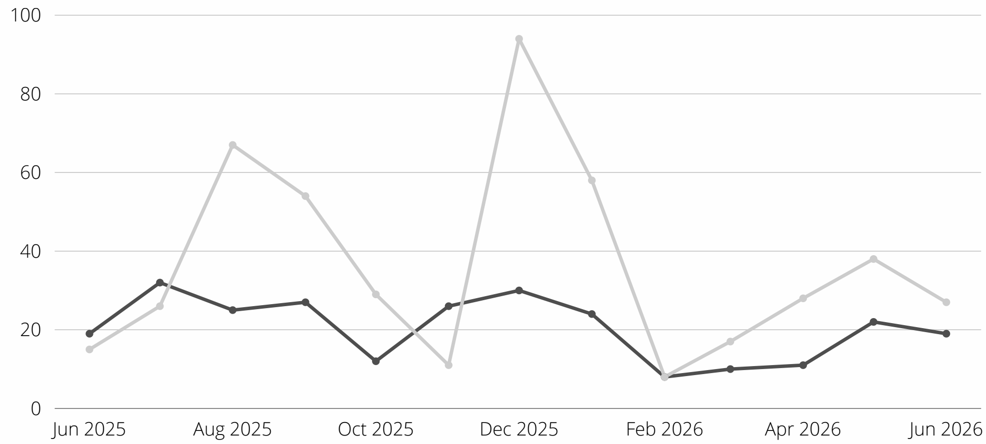
Single-Family Homes

The median sale price has increased from $3m last June 2025, to $4.1m as of June 2026.

Condos & Townhomes

The median sale price has increased from $962k last June 2025, to $1.8m as of June 2026.





AVG Days On the Market

Single-Family Homes

The average time spent on the market remained the same from 19 days last June 2025, to 19 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 15 days in June 2025, to 27 days as of June 2026.

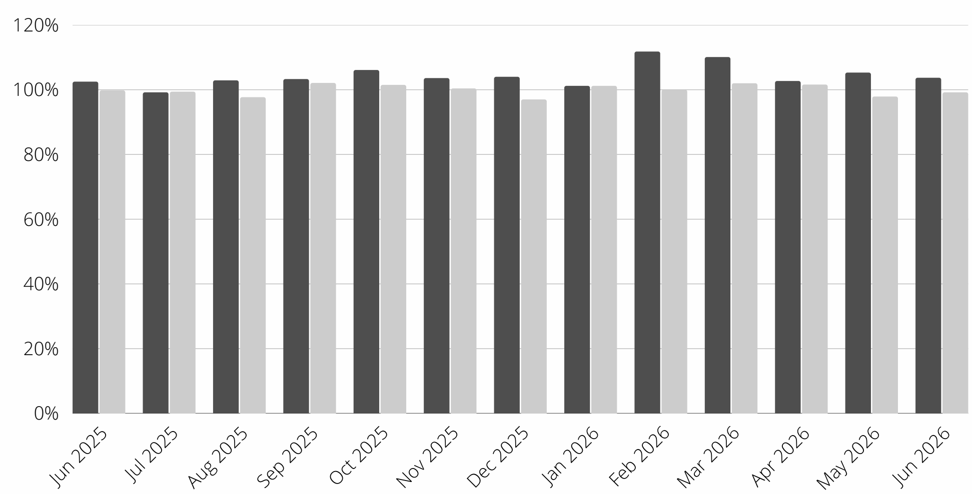
Overbids

Single-Family Homes

The overbid percentage has increased from 102.5% last June 2025, to 103.7% a year later.

Condos & Townhomes

The overbid percentage has decreased from 99.8% last June 2025, to 99.2% a year later.



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Atherton

What's in the Atherton data?

There were 9 single-family homes for sale, providing 1.5 months of inventory. There were 8 new listings, and 6 homes sold at a median price of $9.8m. The median overbid percentage was at 106.8%, with an average of 34 days on the market.

There was no data for condo and townhouse units for this month.

SFH

Single-Family Homes

8
New Listings

6
Sold Listings

1.5
Months of Inventory

$9.8M
Median Sale Price

106.8%
Median Sale vs List

34
Avg Days on Market

CONDO
Condo & Townhomes

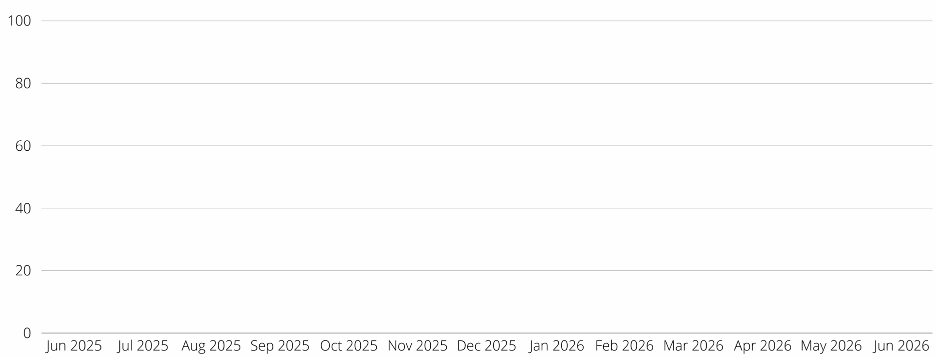
No data for this month.

Atherton

JUNE 2025 TO JUNE 2026

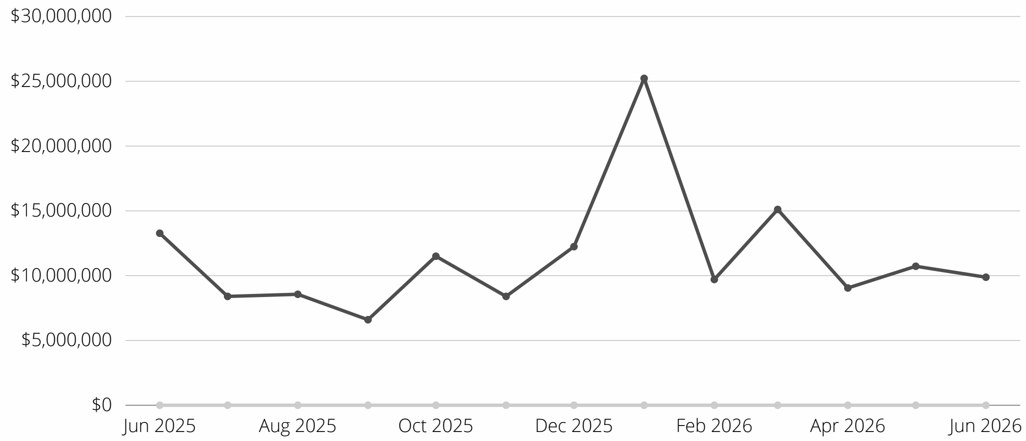
Single-Family Homes
Last 12 months, year-over-year.

No data for this month.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



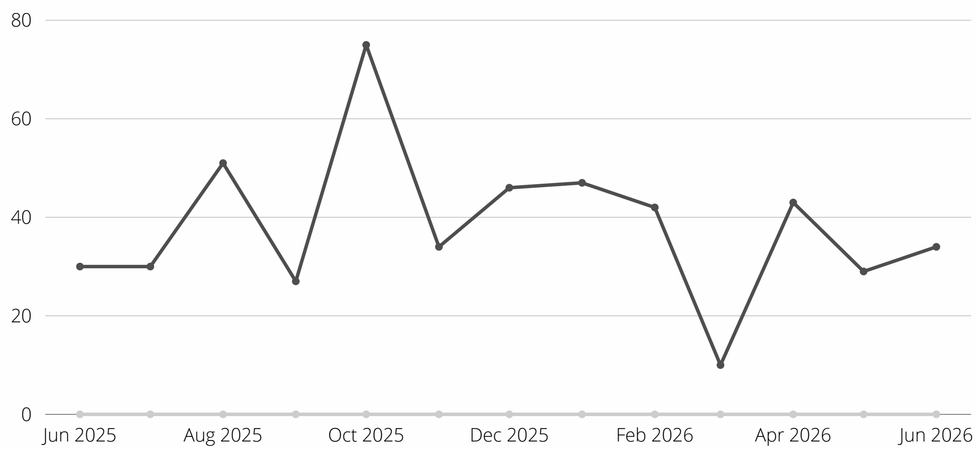
Single-Family Homes

The median sale price has decreased from $13.2m last June 2025, to $9.8m as of June 2026.

Condos & Townhomes

No data for this month.

AVG Days On the Market



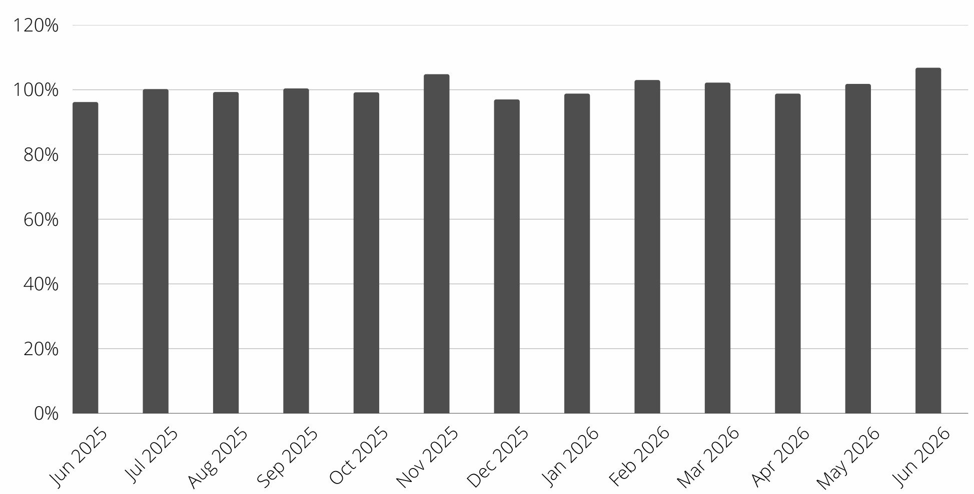
Single-Family Homes

The average time spent on the market went up from 30 days last June 2025, to 34 days as of June 2026.

Condos & Townhomes

No data for this month.

Overbids



Single-Family Homes

The overbid percentage has increased from 96.2% last June 2025, to 106.8% a year later.

Condos & Townhomes

No data for this month.

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Los Altos

What's in the Los Altos data?

There were 25 single-family homes for sale, providing 0.9 months of inventory. There were 23 new listings, and 27 homes sold at a median price of $4.5m. The median overbid percentage was at 105.2%, with an average of 15 days on the market.

There were 19 condo and townhome units for sale, providing 3.8 months of inventory. There were 7 new listings and 5 units sold at a median sale price of $1.6m. The median overbid percentage was at 97.5%, with an average of 51 days on the market.

SFH

Single-Family Homes

23
New Listings

27
Sold Listings

0.9
Months of Inventory

$4.5M
Median Sale Price

105.2%
Median Sale vs List

15
Avg Days on Market

CONDO

Condo & Townhomes

7
New Listings

5
Sold Listings

3.8
Months of Inventory

$1.6M
Median Sale Price

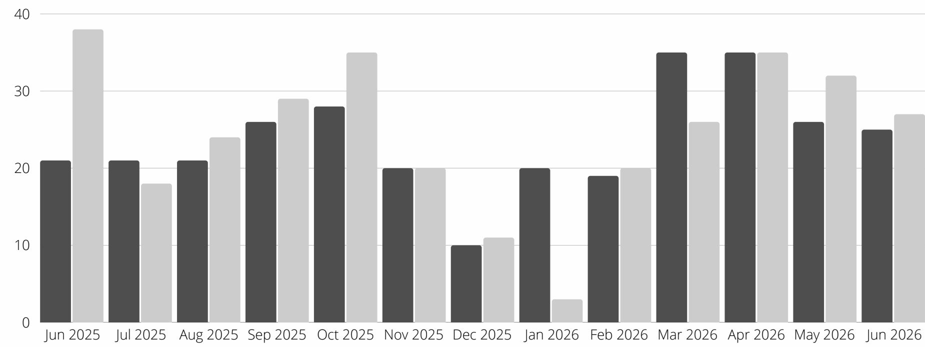
97.5%
Median Sale vs List

51
Avg Days on Market

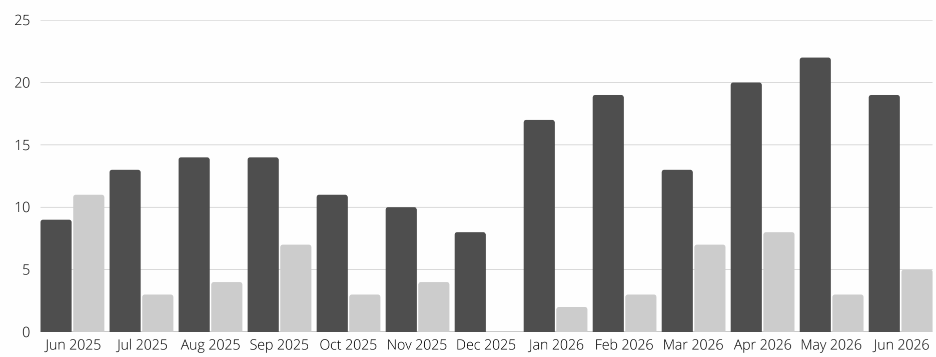
Los Altos

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE   SOLD LISTINGS

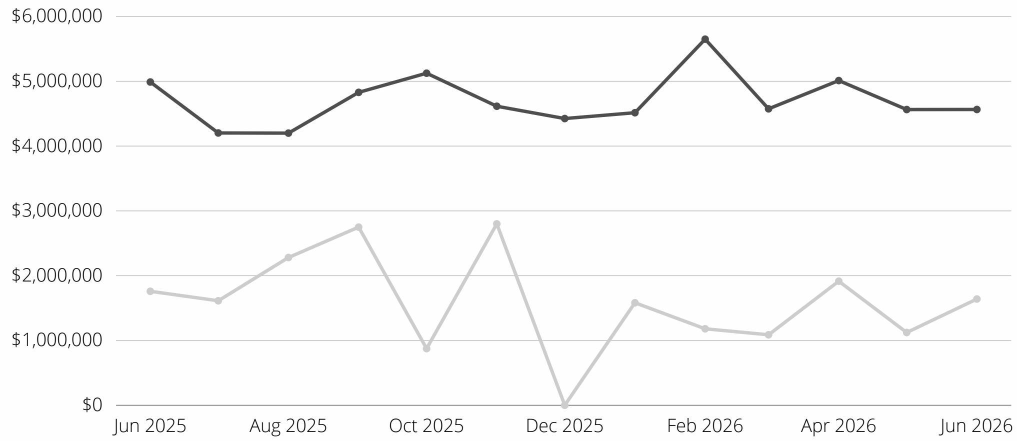


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



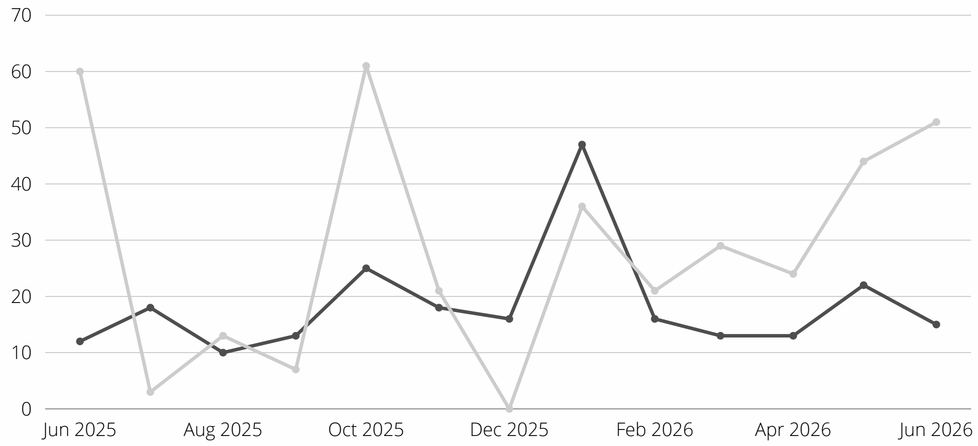
Single-Family Homes

The median sale price has decreased from $4.9m last June 2025, to $4.5m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $1.7m last June 2025, to $1.6m as of June 2026.

AVG Days On the Market



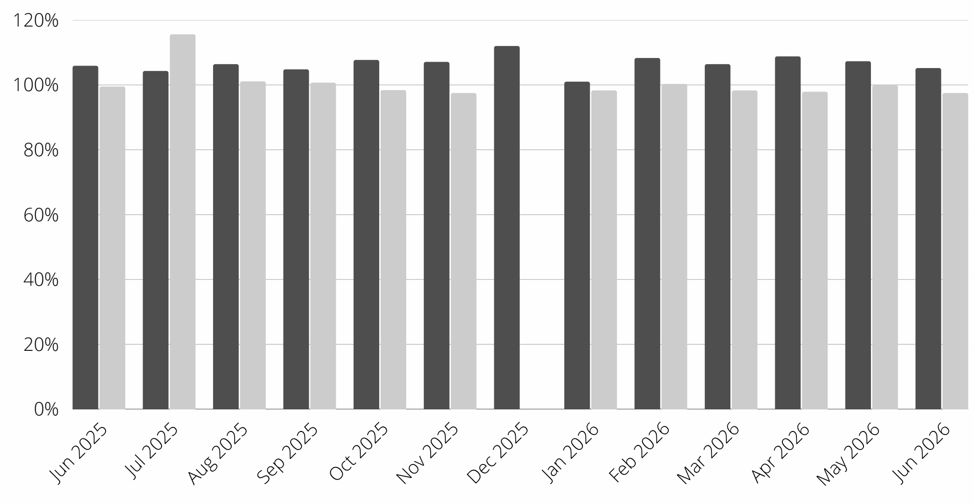
Single-Family Homes

The average time spent on the market went up from 12 days last June 2025, to 15 days as of June 2026.

Condos & Townhomes

The average time spent on the market went down from 60 days in June 2025, to 51 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 105.9% last June 2025, to 105.2% a year later.

Condos & Townhomes

The overbid percentage has decreased from 99.5% last June 2025, to 97.5% a year later.

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San Jose

What's in the San Jose data?

There were 522 single-family homes for sale, providing 1.5 months of inventory. There were 402 new listings, and 357 homes sold at a median price of $1.6m. The median overbid percentage was at 103%, with an average of 19 days on the market.

There were 457 condo and townhome units for sale, providing 3.7 months of inventory. There were 204 new listings and 125 units sold at a median sale price of $735k. The median overbid percentage was at 99.7%, with an average of 38 days on the market.

SFH

Single-Family Homes

402
New Listings

357
Sold Listings

1.5
Months of Inventory

$1.6M
Median Sale Price

103%
Median Sale vs List

19
Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from June 2025 to June 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642.

CONDO

Condo & Townhomes

204
New Listings

125
Sold Listings

3.7
Months of Inventory

$735K
Median Sale Price

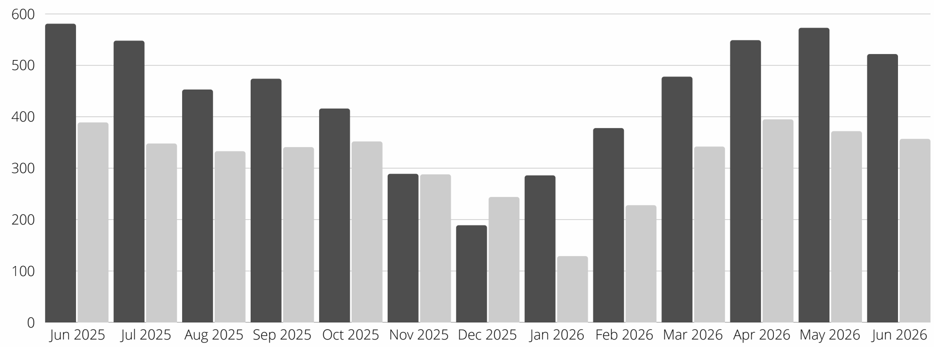
99.7%
Median Sale vs List

38
Avg Days on Market

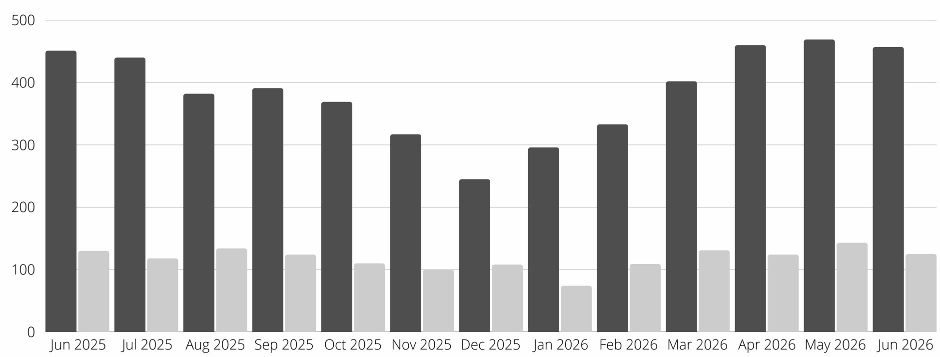
San Jose

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE SOLD LISTINGS

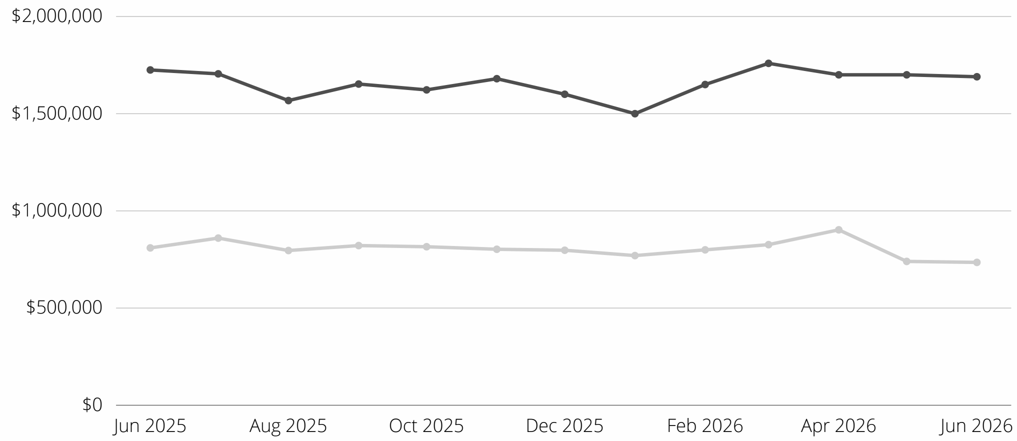


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



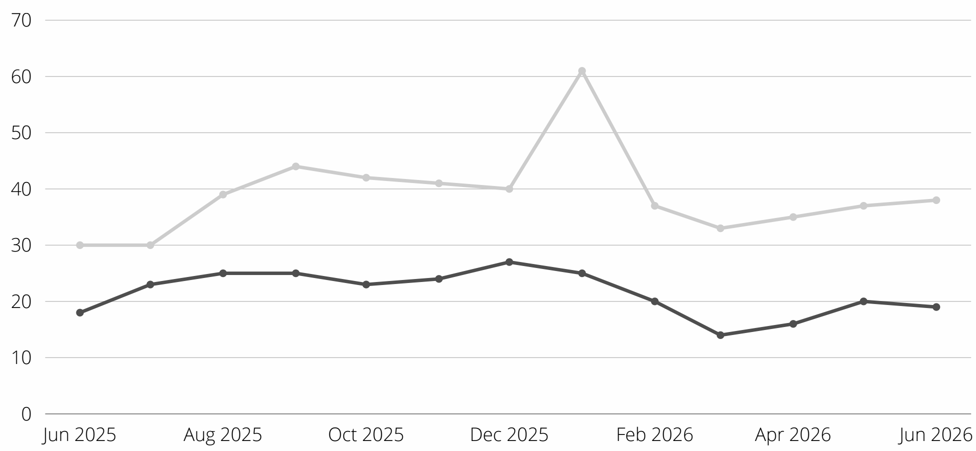
Single-Family Homes

The median sale price has decreased from $1.7m last June 2025, to $1.6m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $809k last June 2025, to $735k as of June 2026.

AVG Days On the Market



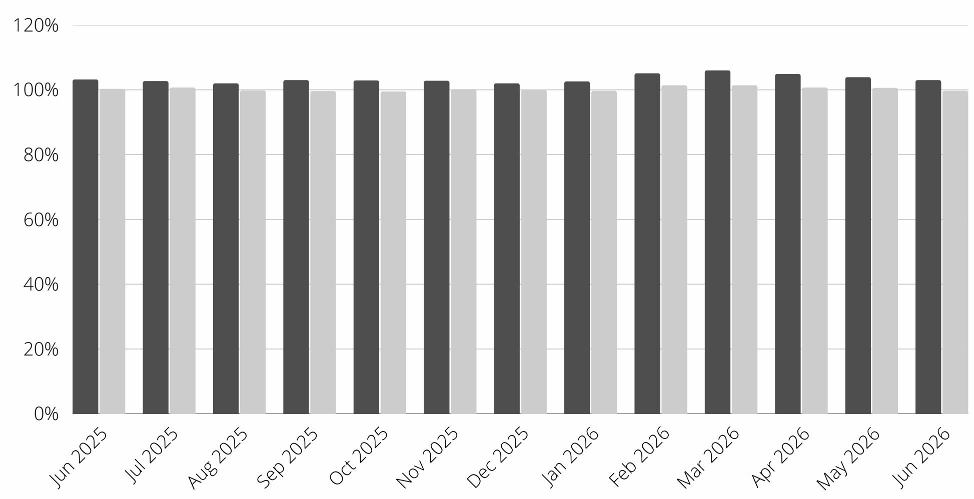
Single-Family Homes

The average time spent on the market went up from 18 days last June 2025, to 19 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 30 days in June 2025, to 38 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 103.2% last June 2025, to 103% a year later.

Condos & Townhomes

The overbid percentage has decreased from 100.3% last June 2025, to 99.7% a year later.

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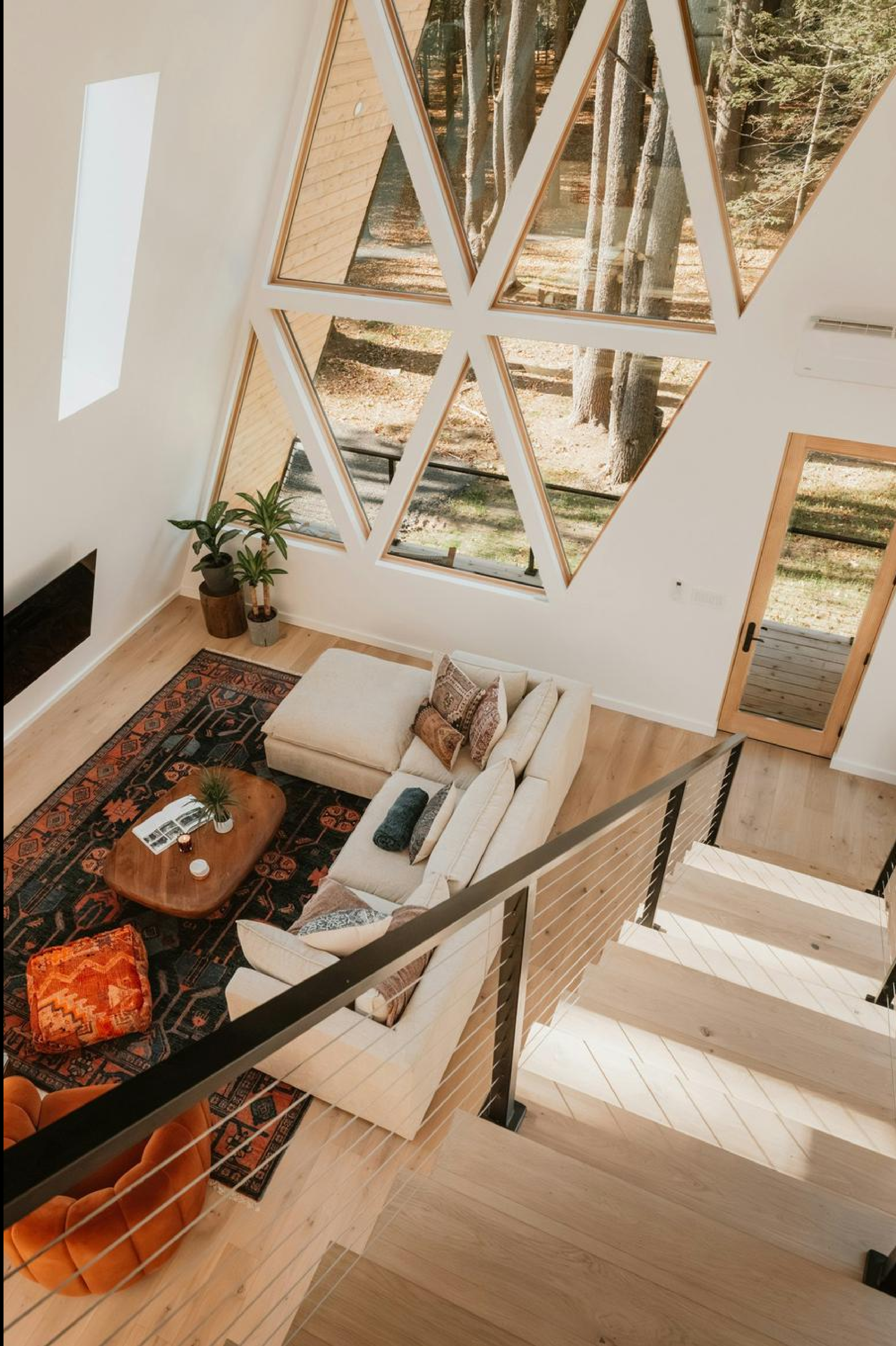


Mountain View

What's in the Mountain View data?

There were 19 single-family homes for sale, providing 1.3 months of inventory. There were 15 new listings, and 15 homes sold at a median price of $3m. The median overbid percentage was at 105.6%, with an average of 22 days on the market.

There were 63 condo and townhome units for sale, providing 2.9 months of inventory. There were 30 new listings and 22 units sold at a median sale price of $1.4m. The median overbid percentage was at 102.5%, with an average of 25 days on the market.

SFH

Single-Family Homes

15
New Listings

15
Sold Listings

1.3
Months of Inventory

$3M
Median Sale Price

105.6%
Median Sale vs List

22
Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from June 2025 to June 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642.

CONDO

Condo & Townhomes

30
New Listings

22
Sold Listings

2.9
Months of Inventory

$1.4M
Median Sale Price

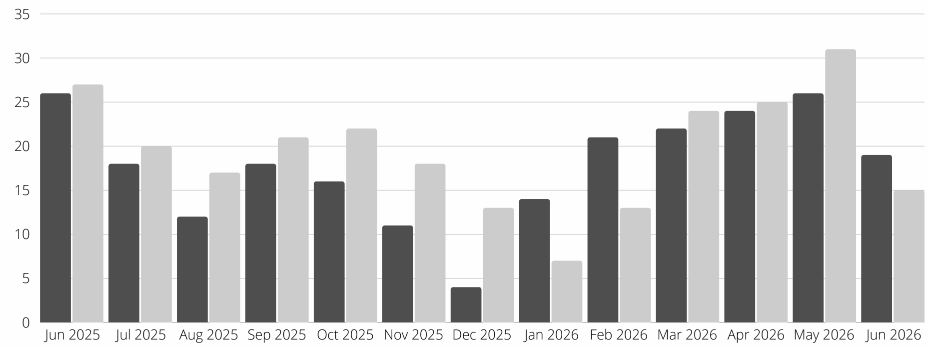
102.5%
Median Sale vs List

25
Avg Days on Market

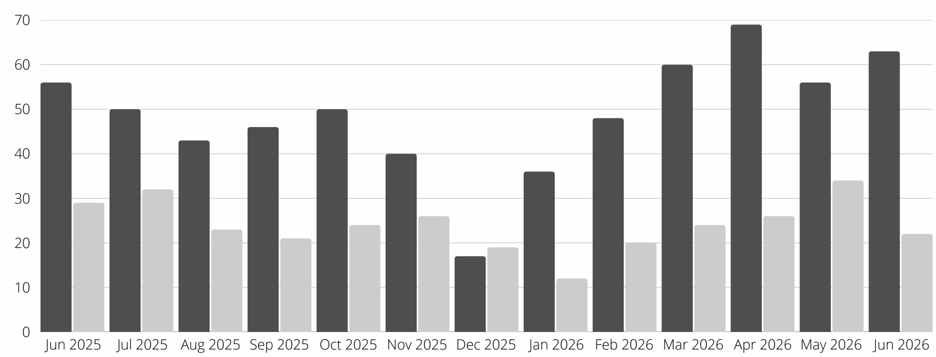
Mountain View

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE SOLD LISTINGS

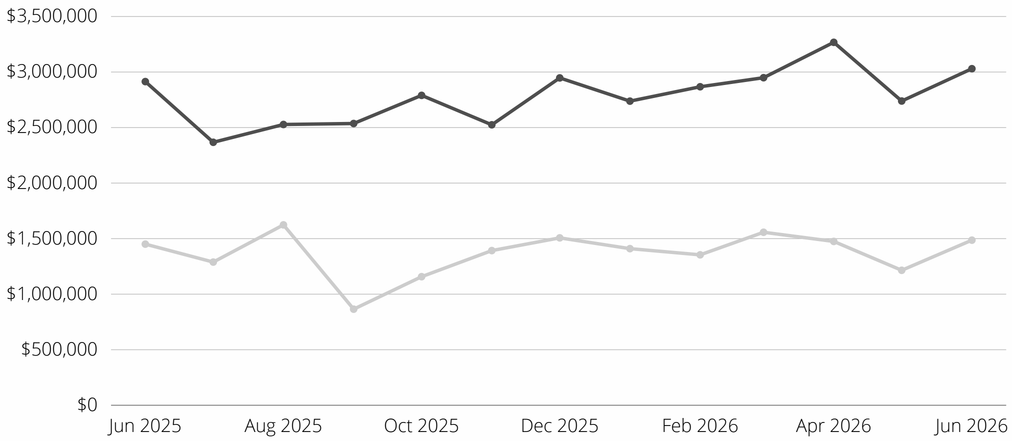


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



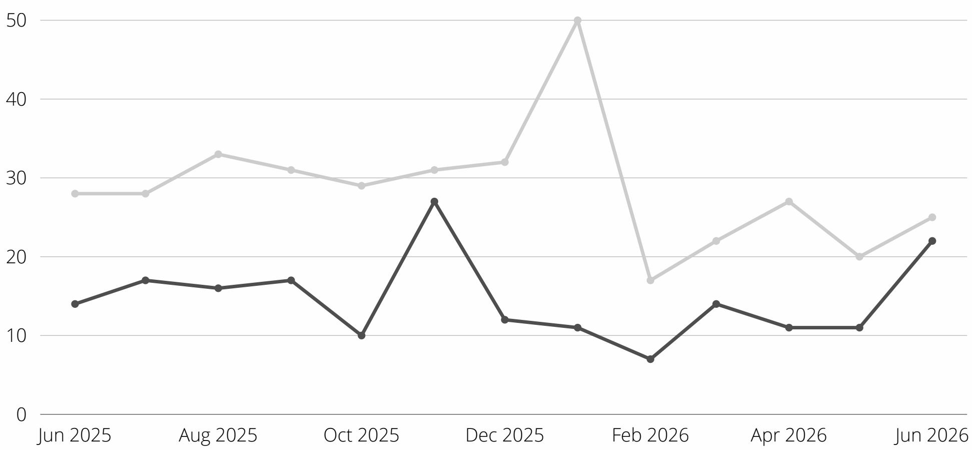
Single-Family Homes

The median sale price has increased from $2.9m last June 2025, to $3m as of June 2026.

Condos & Townhomes

The median price has increased from $1.45m last June 2025, to $1.48m as of June 2026.

AVG Days On the Market



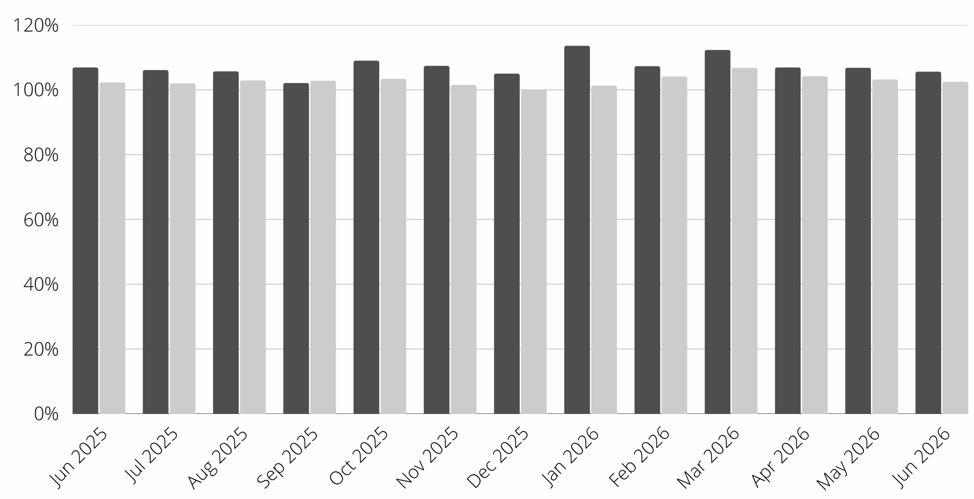
Single-Family Homes

The average time spent on the market went up from 14 days last June 2025, to 22 days as of June 2026.

Condos & Townhomes

The average time spent on the market went down from 28 days in June 2025, to 25 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 106.9% last June 2025, to 105.6% a year later.

Condos & Townhomes

The overbid percentage has increased from 102.3% last June 2025, to 102.5% a year later.

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COISAS BOAS
LEVAM TEMPO

San Mateo County

What's in the San Mateo County data?

There were 397 single-family homes for sale, providing 1.1 months of inventory. There were 343 new listings, and 349 homes sold at a median price of $2.3m. The median overbid percentage was at 106.4%, with an average of 21 days on the market.

There were 211 condo and townhome units for sale, providing 3 months of inventory. There were 98 new listings and 71 units sold at a median sale price of $982k. The median overbid percentage was at 99.4%, with an average of 35 days on the market.

SFH

Single-Family Homes

343
New Listings

349
Sold Listings

1.1
Months of Inventory

$2.3M
Median Sale Price

106.4%
Median Sale vs List

21
Avg Days on Market

CONDO

Condo & Townhomes

98
New Listings

71
Sold Listings

3
Months of Inventory

$982K
Median Sale Price

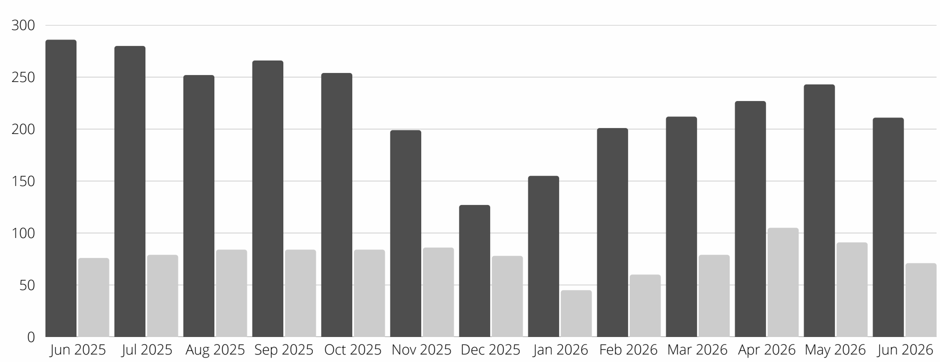
99.4%
Median Sale vs List

35
Avg Days on Market

San Mateo

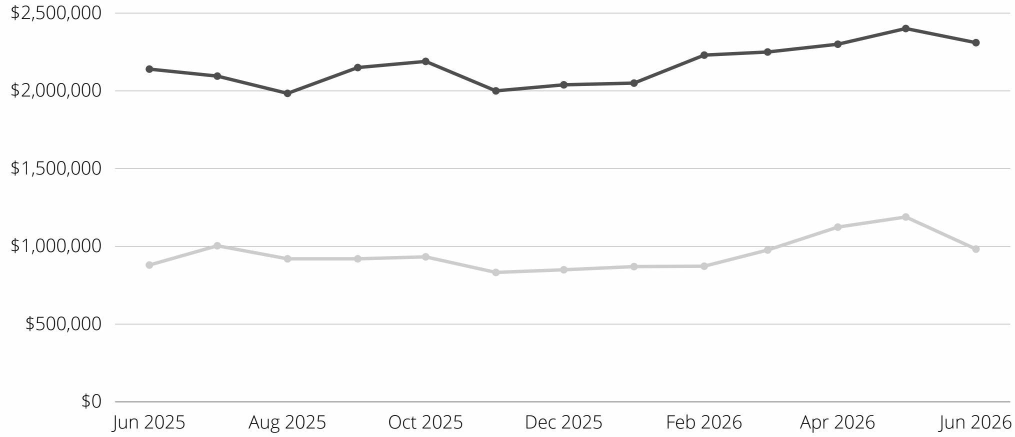
JUNE 2025 TO JUNE 2026

Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



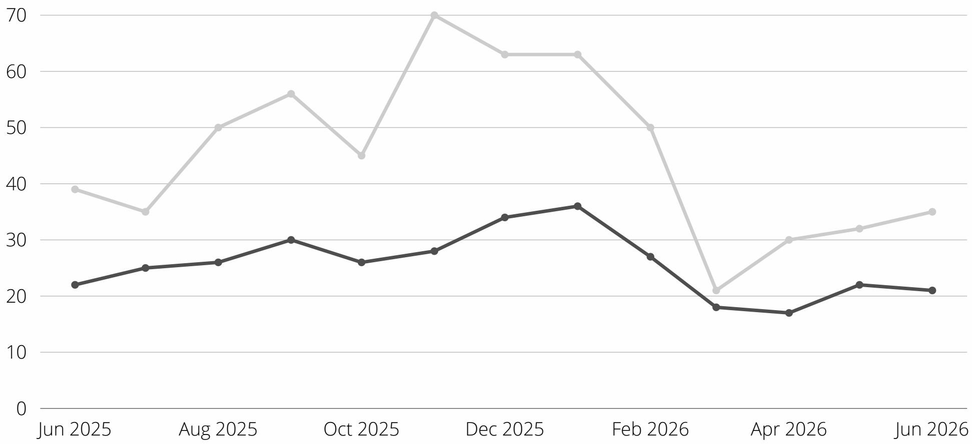
Single-Family Homes

The median sale price has increased from $2.1m last June 2025, to $2.3m as of June 2026.

Condos & Townhomes

The median sale price has increased from $880k last June 2025, to $982k as of June 2026.

AVG Days On the Market



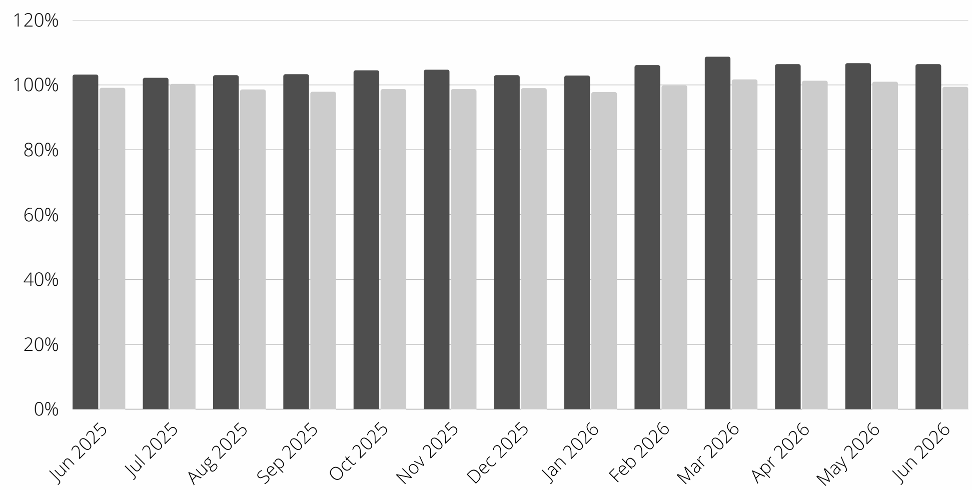
Single-Family Homes

The average time spent on the market went down from 22 days last June 2025, to 21 days as of June 2026.

Condos & Townhomes

The average time spent on the market went down from 39 days in June 2025, to 35 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has increased from 103.2% last June 2025, to 106.4% a year later.

Condos & Townhomes

The overbid percentage has increased from 99.1% last June 2025, to 99.4% a year later.

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Santa Clara County

What's in the Santa Clara County data?

There were 1,039 single-family homes for sale, providing 1.5 months of inventory. There were 755 new listings, and 711 homes sold at a median price of $1.9m. The median overbid percentage was at 103.2%, with an average of 22 days on the market.

There were 843 condo and townhome units for sale, providing 3.3 months of inventory. There were 380 new listings and 255 units sold at a median sale price of $910k. The median overbid percentage was at 100.2%, with an average of 37 days on the market.

SFH

Single-Family Homes

755
New Listings

711
Sold Listings

1.5
Months of Inventory

$1.9M
Median Sale Price

103.2%
Median Sale vs List

22
Avg Days on Market

CONDO

Condo & Townhomes

380
New Listings

255
Sold Listings

3.3
Months of Inventory

$910K
Median Sale Price

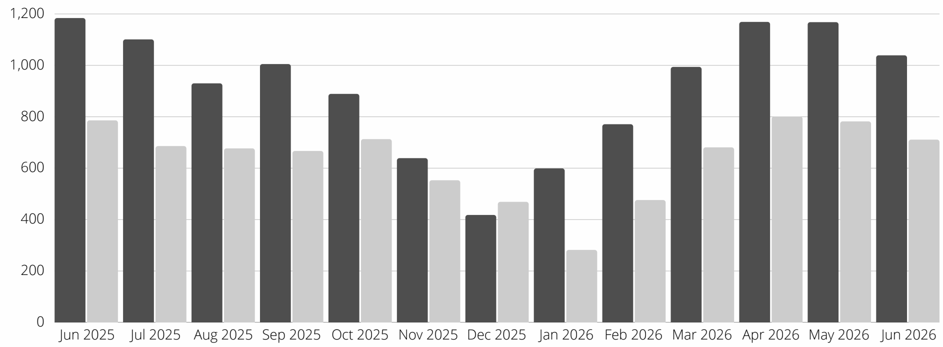
100.2%
Median Sale vs List

37
Avg Days on Market

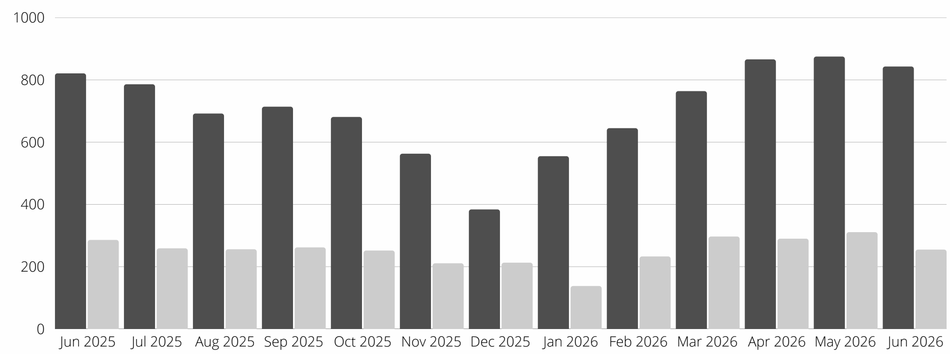
Santa Clara County

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE SOLD LISTINGS

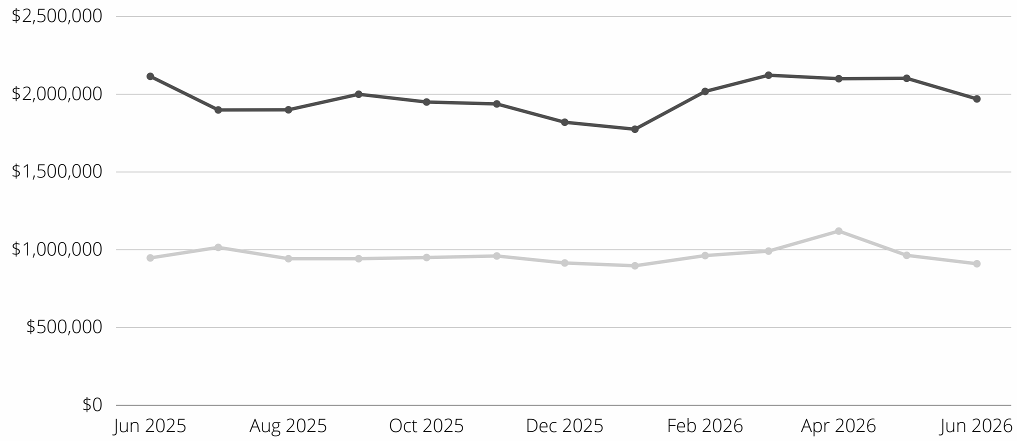


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



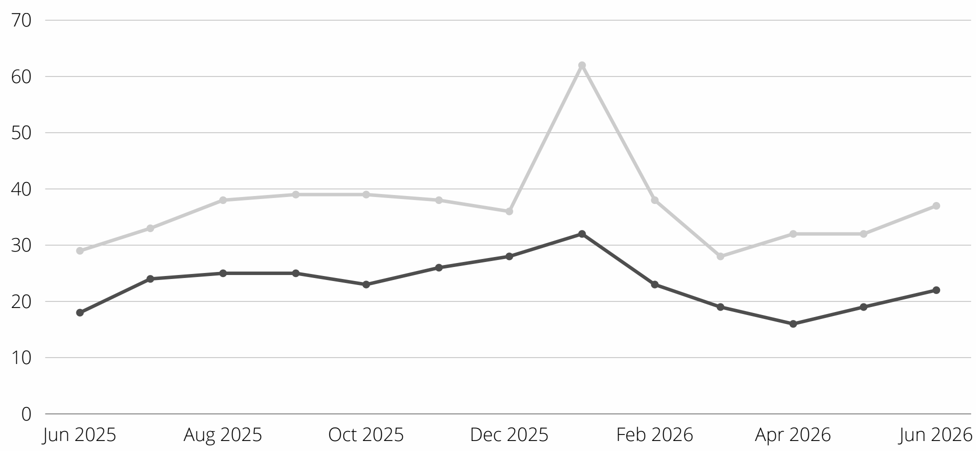
Single-Family Homes

The median sale price has decreased from $2.1m last June 2025, to $1.9m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $947k last June 2025, to $910k as of June 2026.

AVG Days On the Market



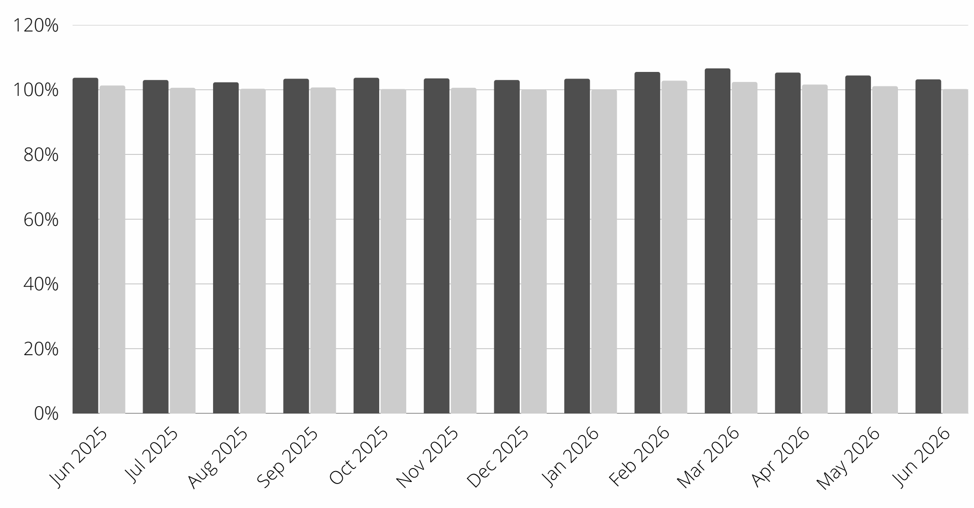
Single-Family Homes

The average time spent on the market went up from 18 days last June 2025, to 22 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 29 days in June 2025, to 37 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 103.7% last June 2025, to 103.2% a year later.

Condos & Townhomes

The overbid percentage has decreased from 101.3% last June 2025, to 100.2% a year later.

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YAMAHA

Monterey County

What's in the Monterey County data?

There were 480 single-family homes for sale, providing 3.4 months of inventory. There were 228 new listings, and 142 homes sold at a median price of $971k. The median overbid percentage was at 98.6%, with an average of 42 days on the market.

There were 86 condo and townhome units for sale, providing 3.3 months of inventory. There were 23 new listings and 26 units sold at a median sale price of $675k. The median overbid percentage was at 98.5%, with an average of 40 days on the market.

SFH

Single-Family Homes

228
New Listings

142
Sold Listings

3.4
Months of Inventory

$971K
Median Sale Price

98.6%
Median Sale vs List

42
Avg Days on Market

CONDO

Condo & Townhomes

23
New Listings

26
Sold Listings

3.3
Months of Inventory

$675K
Median Sale Price

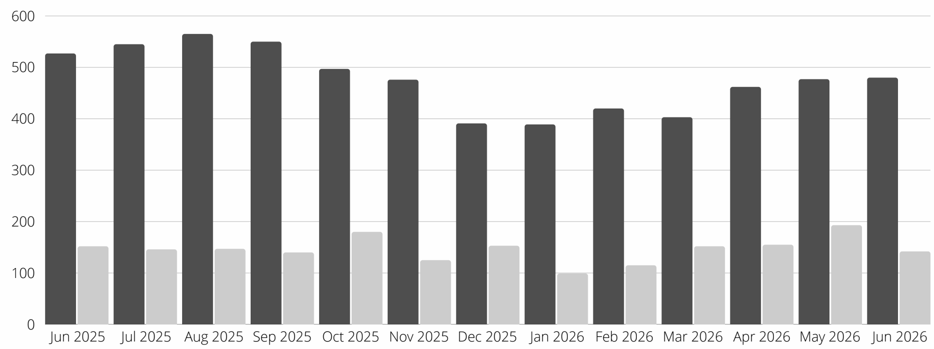
98.5%
Median Sale vs List

40
Avg Days on Market

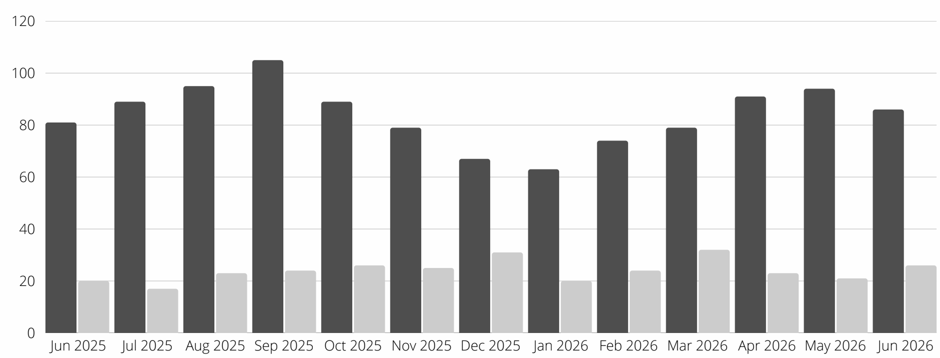
Monterey County

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE   SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.

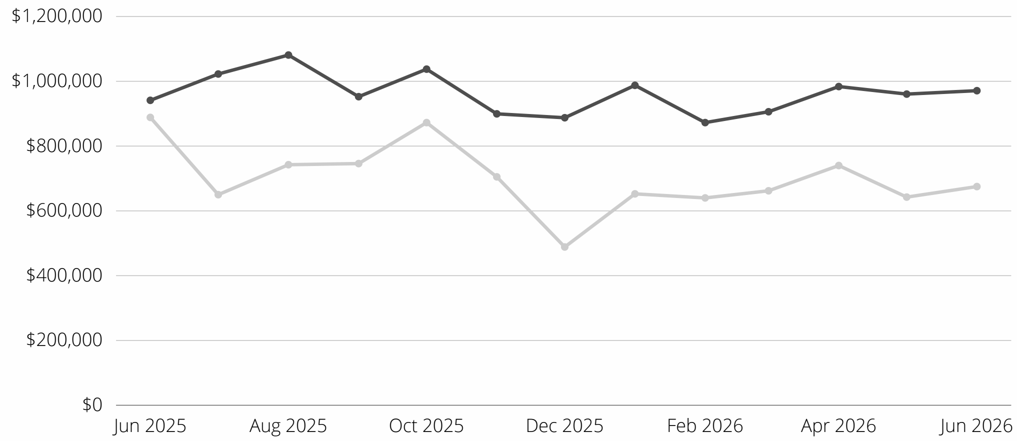


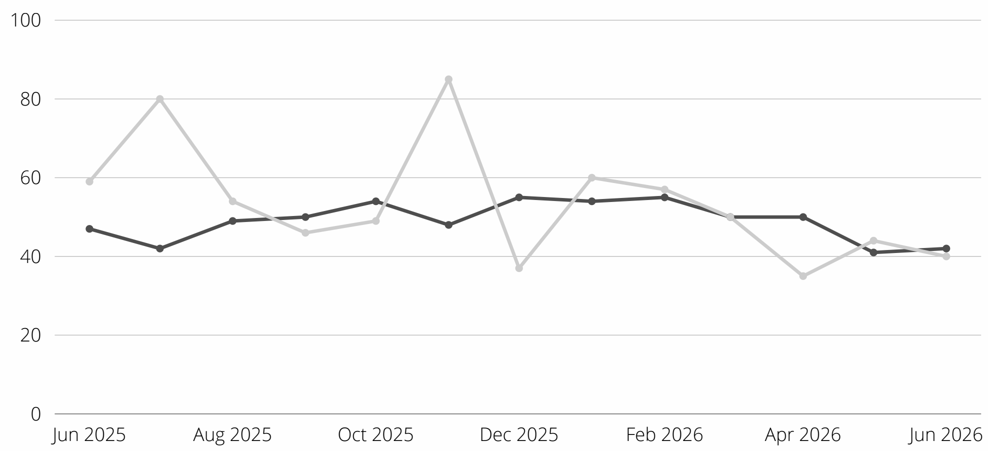
Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price

Single-Family Homes
The median sale price has increased from $941k last June 2025, to $971k as of June 2026.

Condos & Townhomes
The median sale price has decreased from $888k last June 2025, to $675k as of June 2026.





AVG Days On the Market

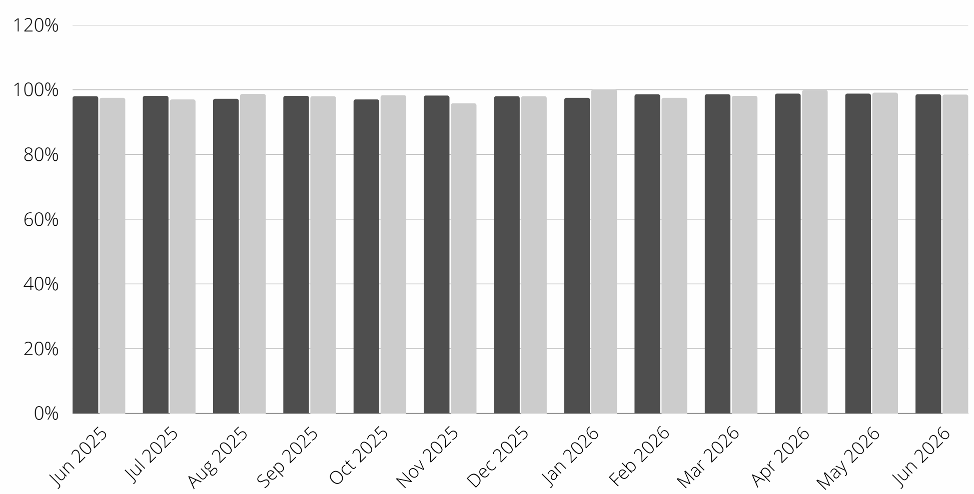
Single-Family Homes
The average time spent on the market went down from 47 days last June 2025, to 42 days as of June 2026.

Condos & Townhomes
The average time spent on the market went down from 59 days in June 2025, to 40 days as of June 2026.

Overbids

Single-Family Homes
The overbid percentage has increased from 98% last June 2025, to 98.6% a year later.

Condos & Townhomes
The overbid percentage has increased from 97.5% last June 2025, to 98.5% a year later.



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Santa Cruz County

What's in the Santa Cruz County data?

There were 363 single-family homes for sale, providing 2.5 months of inventory. There were 173 new listings, and 145 homes sold at a median price of $1.3m. The median overbid percentage was at 100.8%, with an average of 34 days on the market.

There were 107 condo and townhome units for sale, providing 2.1 months of inventory. There were 45 new listings and 52 units sold at a median sale price of $787k. The median overbid percentage was at 98.5%, with an average of 45 days on the market.

SFH

Single-Family Homes

173

New Listings

145

Sold Listings

2.5

Months of Inventory

$1.3M

Median Sale Price

100.8%

Median Sale vs List

34

Avg Days on Market

CONDO

Condo & Townhomes

45
New Listings

52
Sold Listings

2.1
Months of Inventory

$787K
Median Sale Price

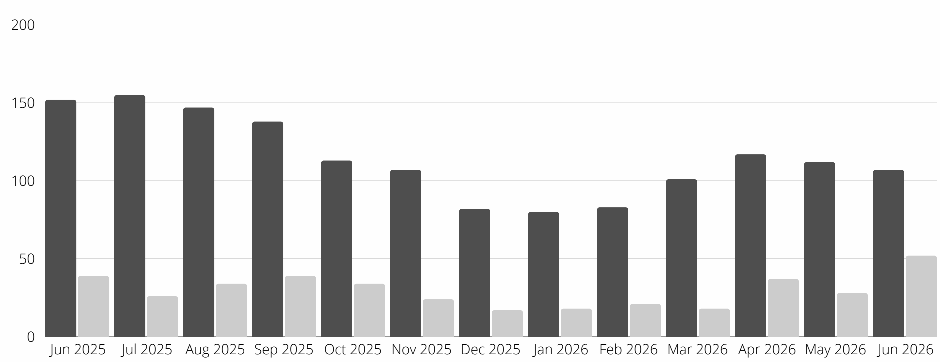
98.5%
Median Sale vs List

45
Avg Days on Market

Santa Cruz County

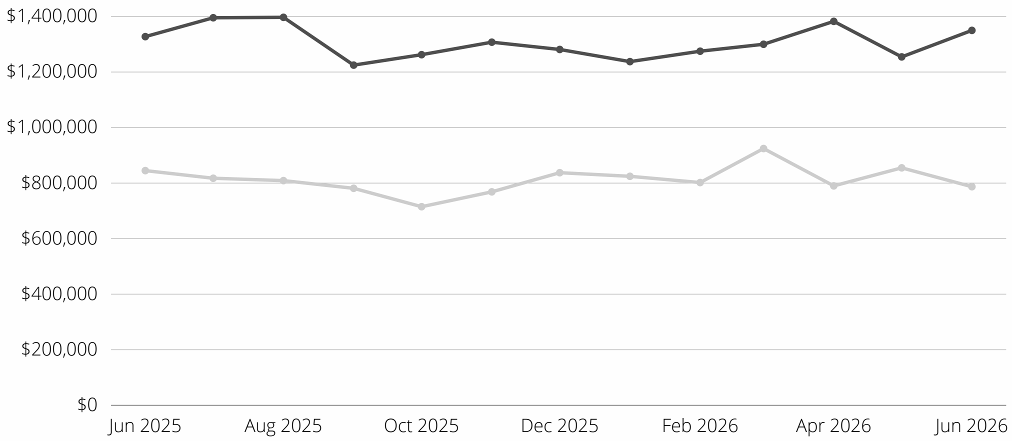
JUNE 2025 TO JUNE 2026

Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



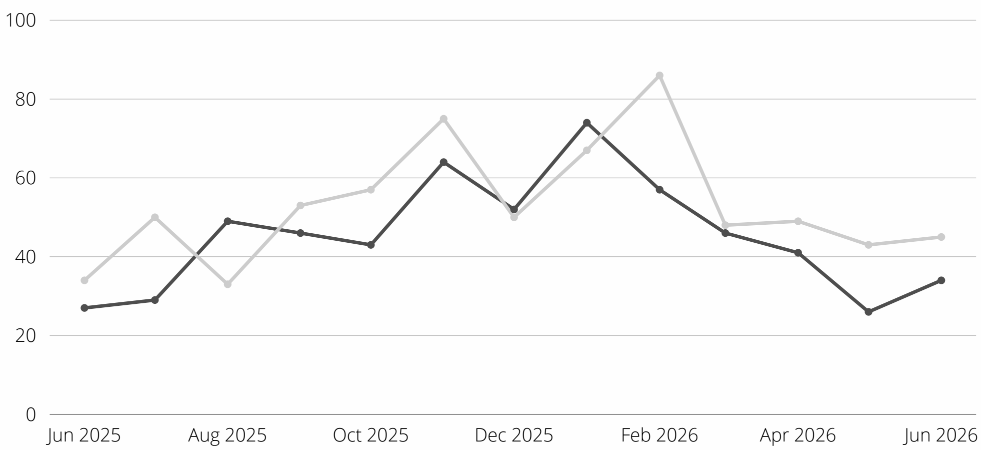
Single-Family Homes

The median sale price has increased from $1.32m last June 2025, to $1.35m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $845k last June 2025, to $787k as of June 2026.

AVG Days On the Market



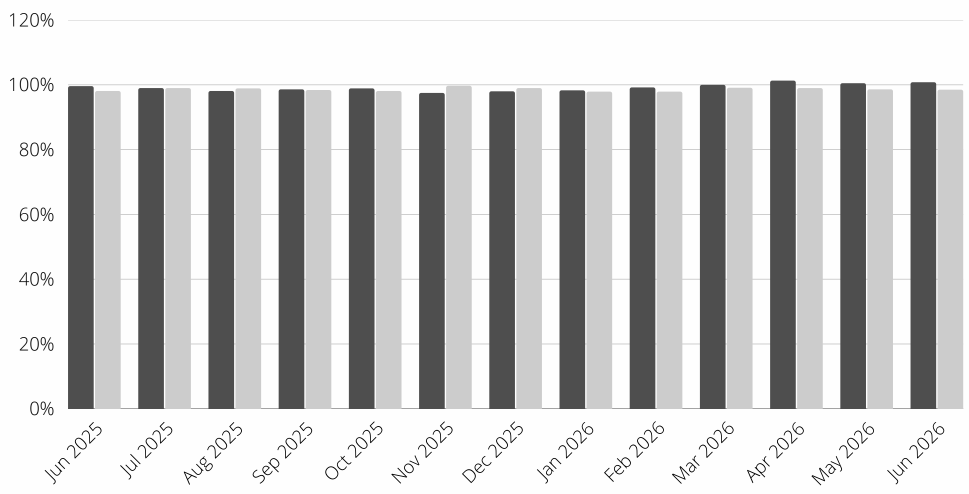
Single-Family Homes

The average time spent on the market went up from 27 days last June 2025, to 34 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 34 days in June 2025, to 45 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has increased from 99.6% last June 2025, to 100.8% a year later.

Condos & Townhomes

The overbid percentage has increased from 98.1% last June 2025, to 98.5% a year later.

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NAP
QUEEN

East Palo Alto

What's in the East Palo Alto data?

There were 16 single-family homes for sale, providing 2.7 months of inventory. There were 8 new listings, and 6 homes sold at a median price of $1.1m. The median overbid percentage was at 99.1%, with an average of 45 days on the market.

There were 5 condo and townhome units for sale, providing 5 months of inventory. There were 3 new listings and 1 unit sold at a median sale price of $735k. The median overbid percentage was at 98.7%, with an average of 27 days on the market.

SFH

Single-Family Homes

8
New Listings

6
Sold Listings

2.7
Months of Inventory

$1.1M
Median Sale Price

99.1%
Median Sale vs List

45
Avg Days on Market

CONDO

Condo & Townhomes

3
New Listings

1
Sold Listing

5
Months of Inventory

$735K
Median Sale Price

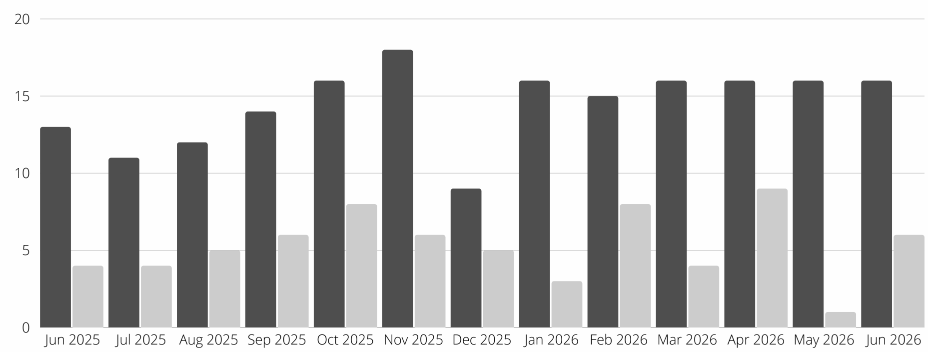
98.7%
Median Sale vs List

27
Avg Days on Market

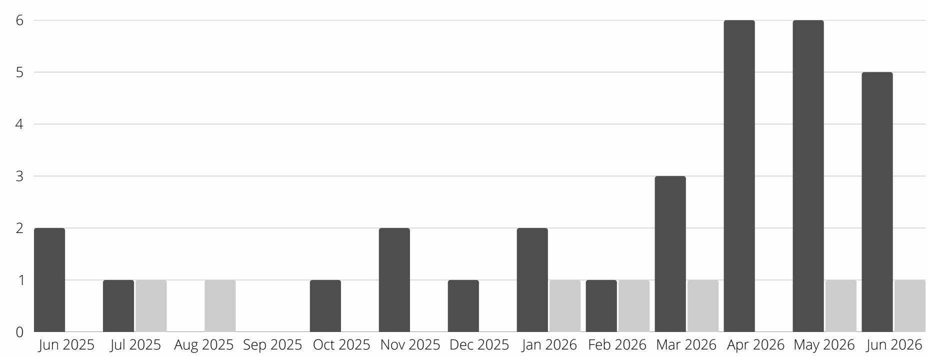
East Palo Alto

JUNE 2025 TO JUNE 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS

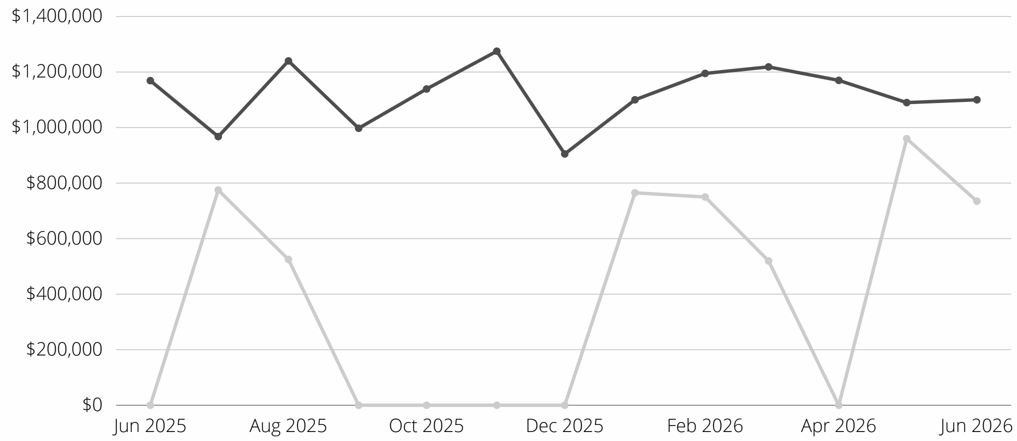


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



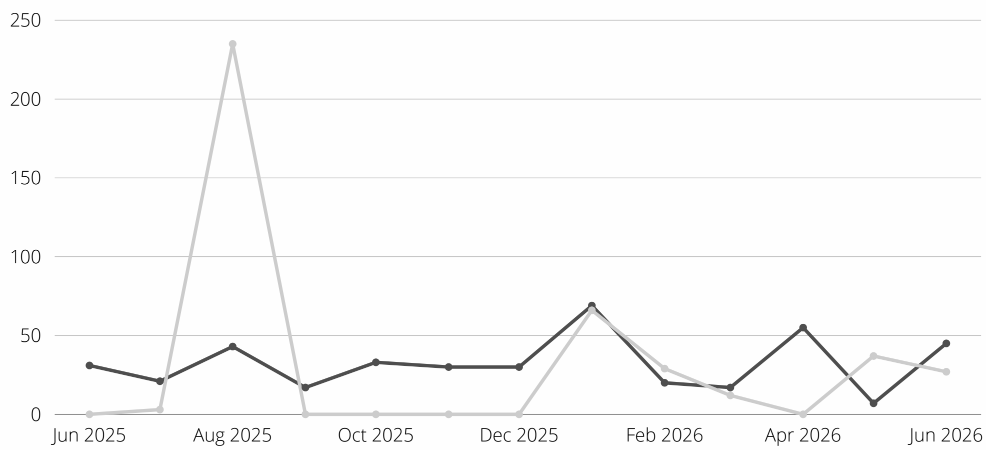
Single-Family Homes

The median sale price has decreased from $1.16m last June 2025, to $1.1m as of June 2026.

Condos & Townhomes

The median sale price has increased from $0 last June 2025, to $735k as of June 2026.

AVG Days On the Market



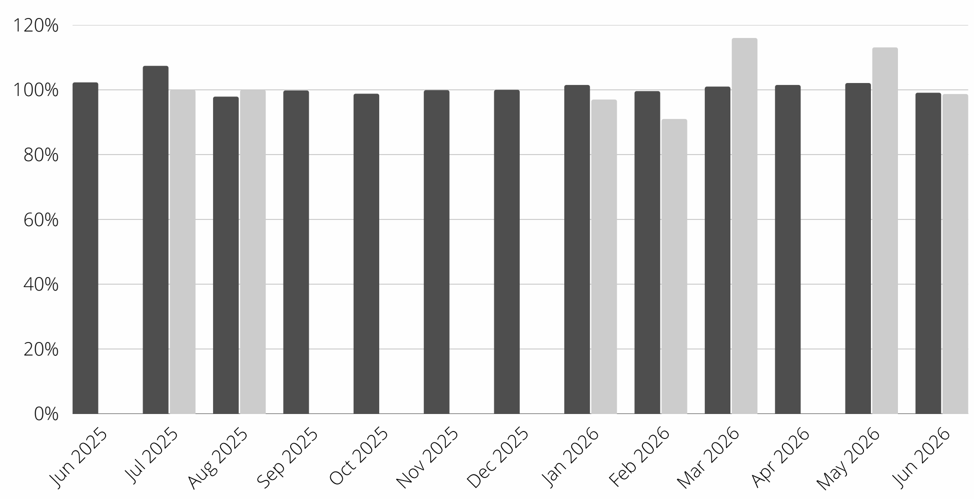
Single-Family Homes

The average time spent on the market went up from 31 days last June 2025, to 45 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 0 days in June 2025, to 27 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 102.3% last June 2025, to 99.1% a year later.

Condos & Townhomes

The overbid percentage has increased from 0% last June 2025, to 98.7% a year later.

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Sunnyvale

What's in the Sunnyvale data?

There were 31 single-family homes for sale, providing 0.6 months of inventory. There were 39 new listings, and 49 homes sold at a median price of $2.7m. The median overbid percentage was at 108%, with an average of 15 days on the market.

There were 59 condo and townhome units for sale, providing 2 months of inventory. There were 27 new listings and 29 units sold at a median sale price of $1.2m. The median overbid percentage was at 102.1%, with an average of 36 days on the market.

SFH

Single-Family Homes

39
New Listings

49
Sold Listings

0.6
Months of Inventory

$2.7M
Median Sale Price

108%
Median Sale vs List

15
Avg Days on Market

CONDO

Condo & Townhomes

27
New Listings

29
Sold Listings

2
Months of Inventory

$1.2M
Median Sale Price

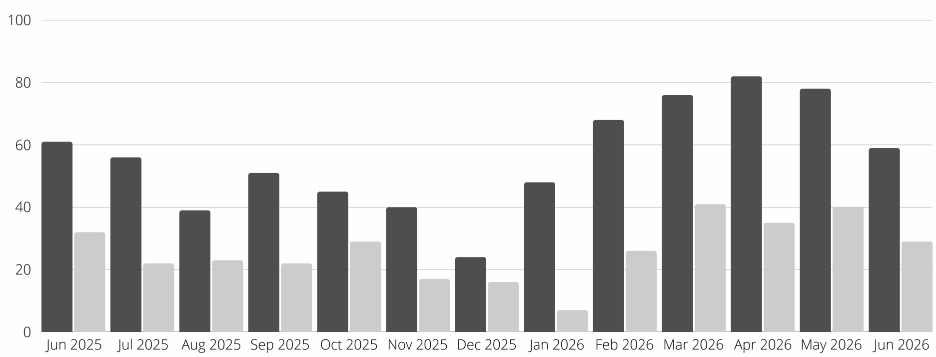
102.1%
Median Sale vs List

36
Avg Days on Market

Sunnyvale

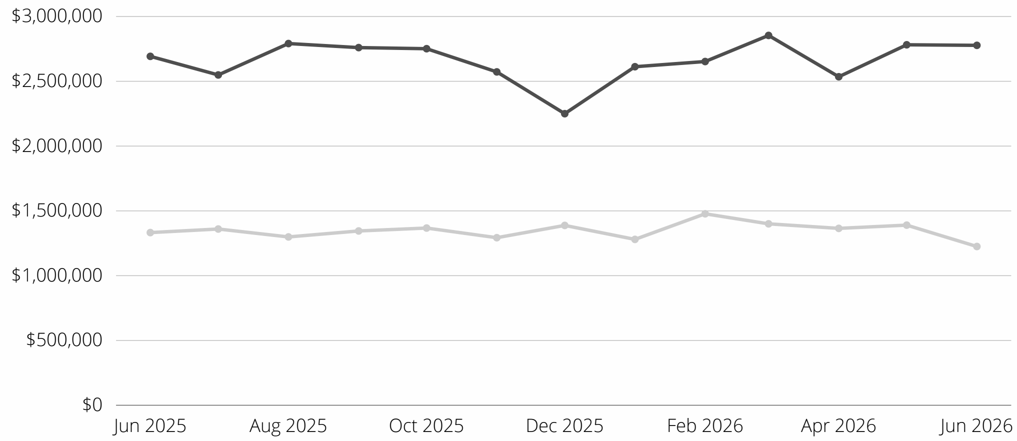
JUNE 2025 TO JUNE 2026

Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price

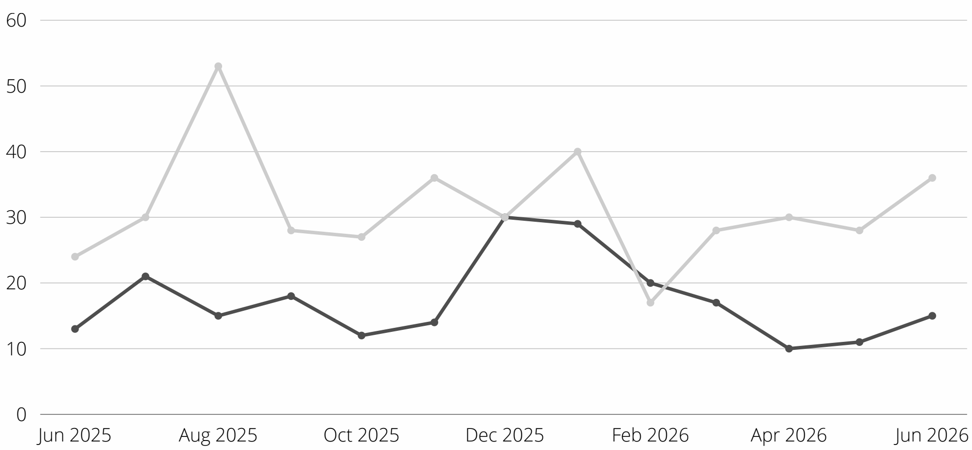


Single-Family Homes

The median sale price has increased from $2.6m last June 2025, to $2.7m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $1.3m last June 2025, to $1.2m as of June 2026.



AVG Days On the Market

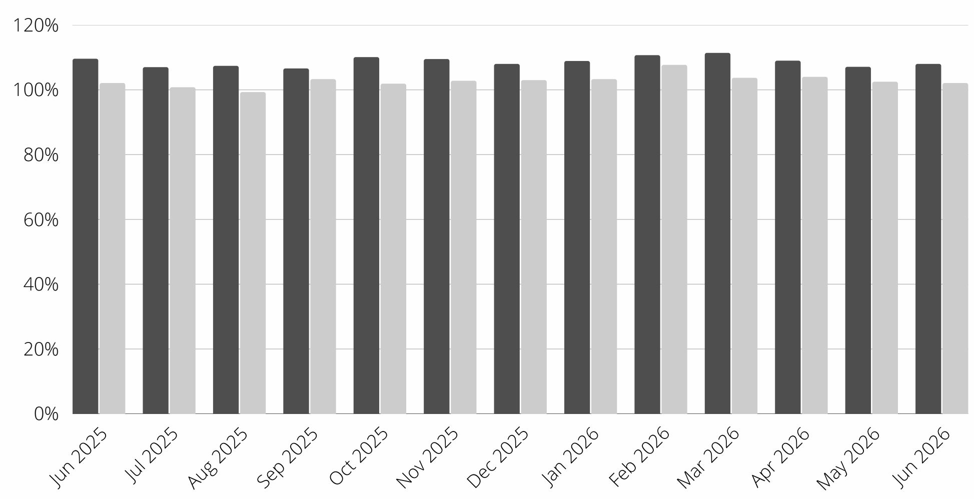
Single-Family Homes

The average time spent on the market went up from 13 days last June 2025, to 15 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 24 days in June 2025, to 36 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 109.6% last June 2025, to 108% a year later.

Condos & Townhomes

The overbid percentage has remained the same from 102.1% last June 2025, to 102.1% a year later.

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Santa Clara City

What's in the Santa Clara City data?

There were 52 single-family homes for sale, providing 1.2 months of inventory. There were 44 new listings, and 44 homes sold at a median price of $1.8m. The median overbid percentage was at 104.6%, with an average of 22 days on the market.

There were 55 condo and townhome units for sale, providing 3.9 months of inventory. There were 28 new listings and 14 units sold at a median sale price of $1.1m. The median overbid percentage was at 101.8%, with an average of 30 days on the market.

SFH

Single-Family Homes

44
New Listings

44
Sold Listings

1.2
Months of Inventory

$1.8M
Median Sale Price

104.6%
Median Sale vs List

22
Avg Days on Market

CONDO

Condo & Townhomes

28
New Listings

14
Sold Listings

3.9
Months of Inventory

$1.1M
Median Sale Price

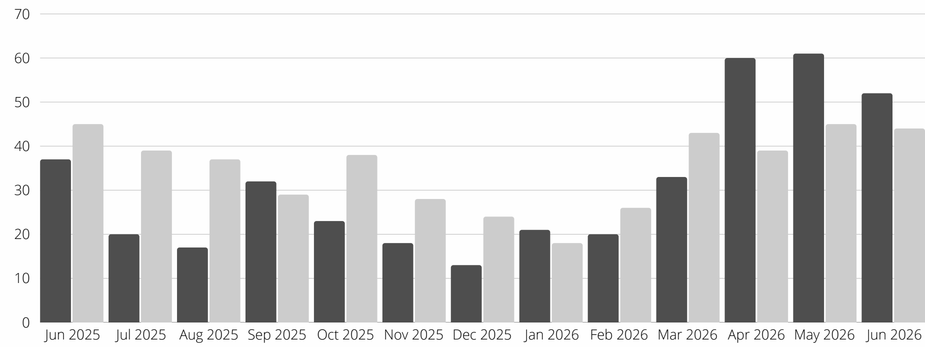
101.8%
Median Sale vs List

30
Avg Days on Market

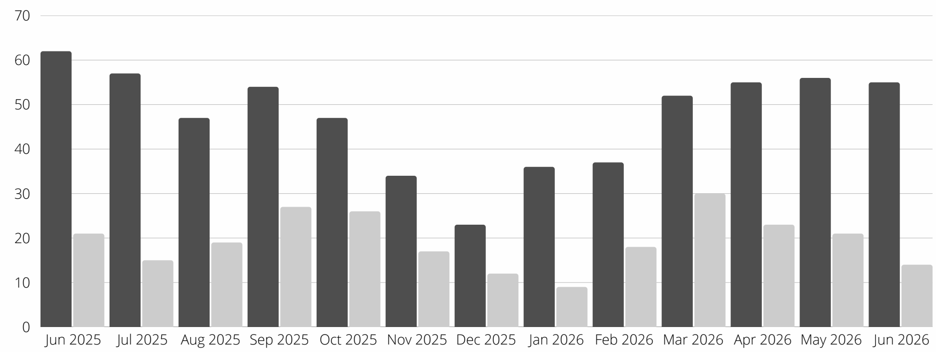
Santa Clara City

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE   SOLD LISTINGS

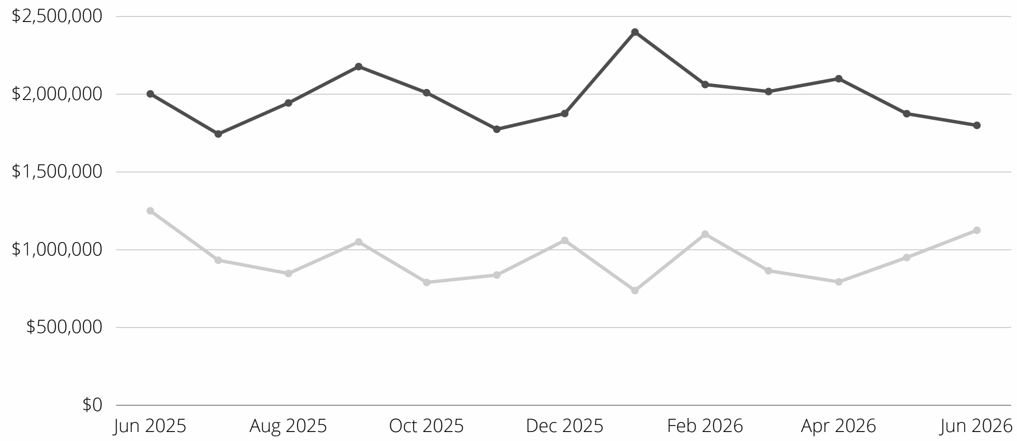


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



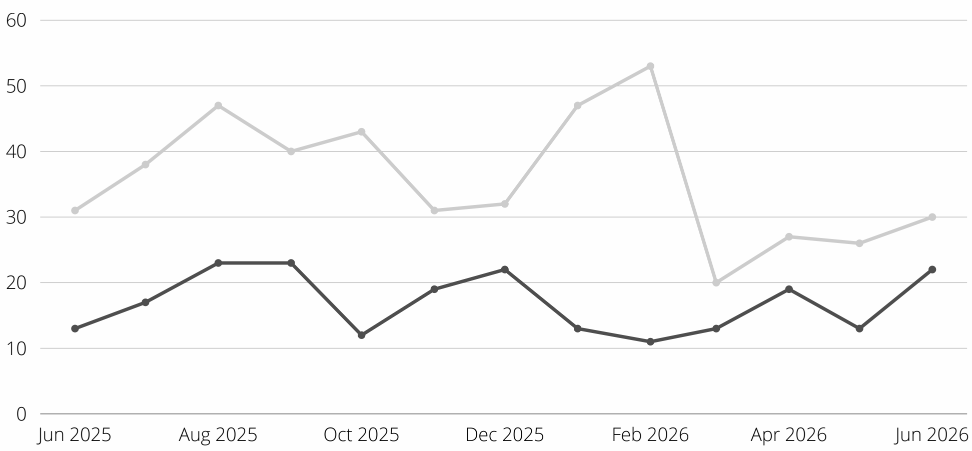
Single-Family Homes

The median sale price has decreased from $2m last June 2025, to $1.8m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $1.2m last June 2025, to $1.1m as of June 2026.

AVG Days On the Market



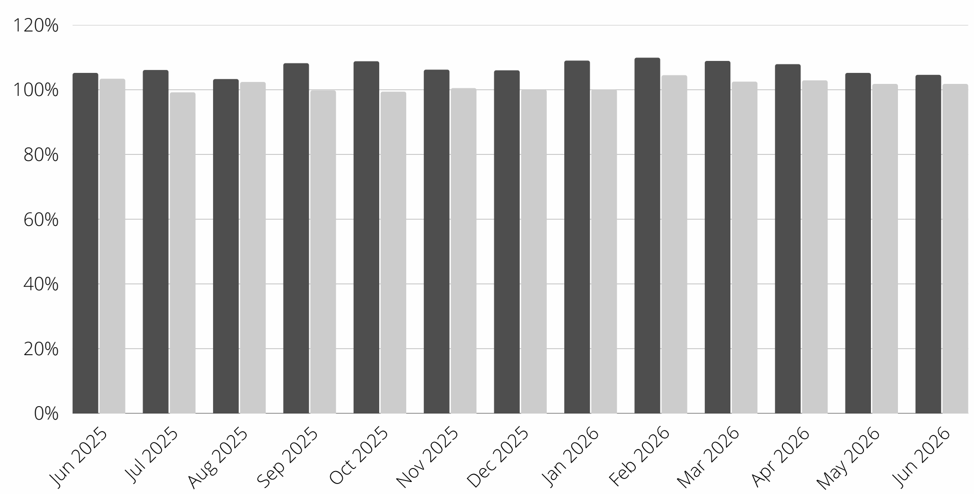
Single-Family Homes

The average time spent on the market went up from 13 days last June 2025, to 22 days as of June 2026.

Condos & Townhomes

The average time spent on the market went down from 31 days in June 2025, to 30 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 105.2% last June 2025, to 104.6% a year later.

Condos & Townhomes

The overbid percentage has decreased from 103.4% last June 2025, to 101.8% a year later.

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Saratoga

What's in the Saratoga data?

There were 36 single-family homes for sale, providing 1.4 months of inventory. There were 22 new listings, and 26 homes sold at a median price of $4.7m. The median overbid percentage was at 101.7%, with an average of 34 days on the market.

There were 11 condo and townhome units for sale, providing 3.7 months of inventory. There were 4 new listings and 3 units sold at a median sale price of $774k. The median overbid percentage was at 98%, with an average of 54 days on the market.

SFH

Single-Family Homes

22
New Listings

26
Sold Listings

1.4
Months of Inventory

$4.7M
Median Sale Price

101.7%
Median Sale vs List

34
Avg Days on Market

CONDO

Condo & Townhomes

4

New Listings

3

Sold Listings

3.7

Months of Inventory

$774K

Median Sale Price

98%

Median Sale vs List

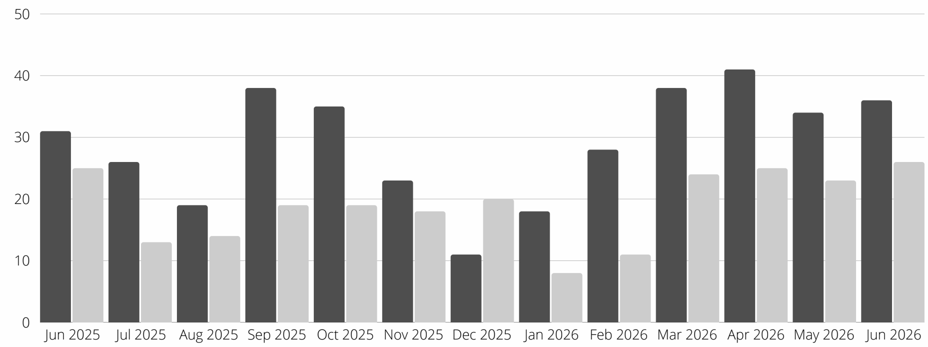
54

Avg Days on Market

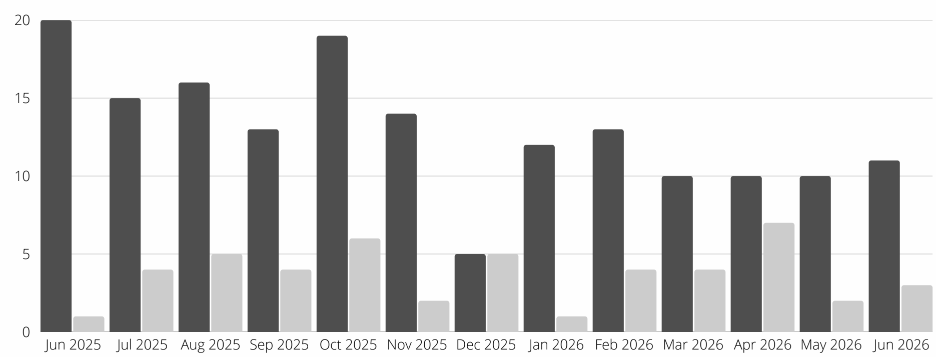
Saratoga

JUNE 2025 TO JUNE 2026

LISTINGS FOR SALE   SOLD LISTINGS

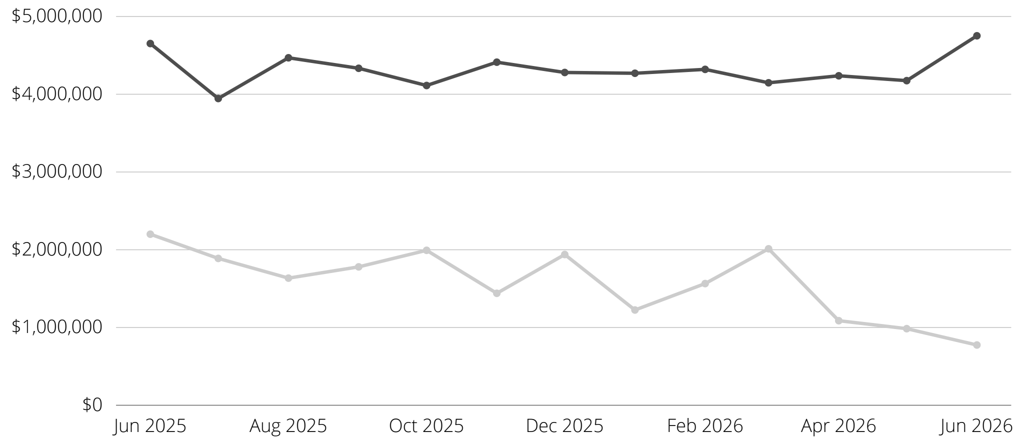


Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

Median Sales Price



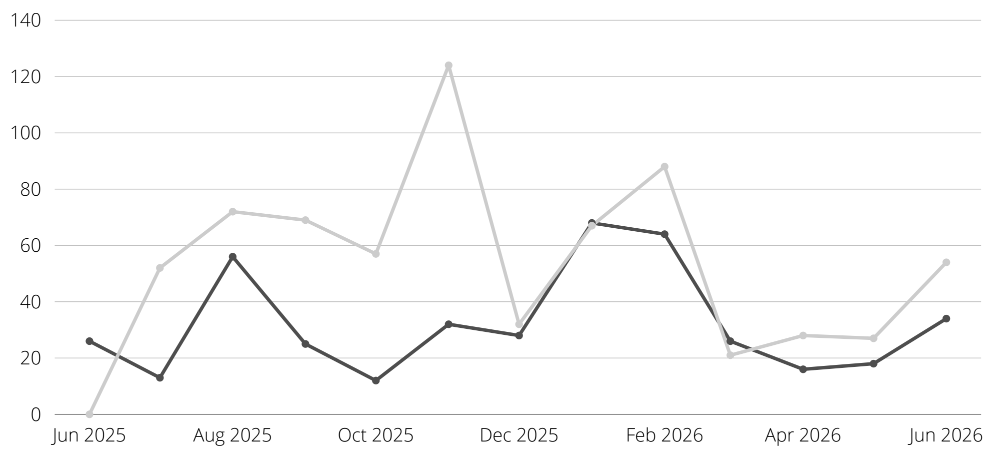
Single-Family Homes

The median sale price has increased from $4.6m last June 2025, to $4.7m as of June 2026.

Condos & Townhomes

The median sale price has decreased from $2.2m last June 2025, to $774k as of June 2026.

AVG Days On the Market



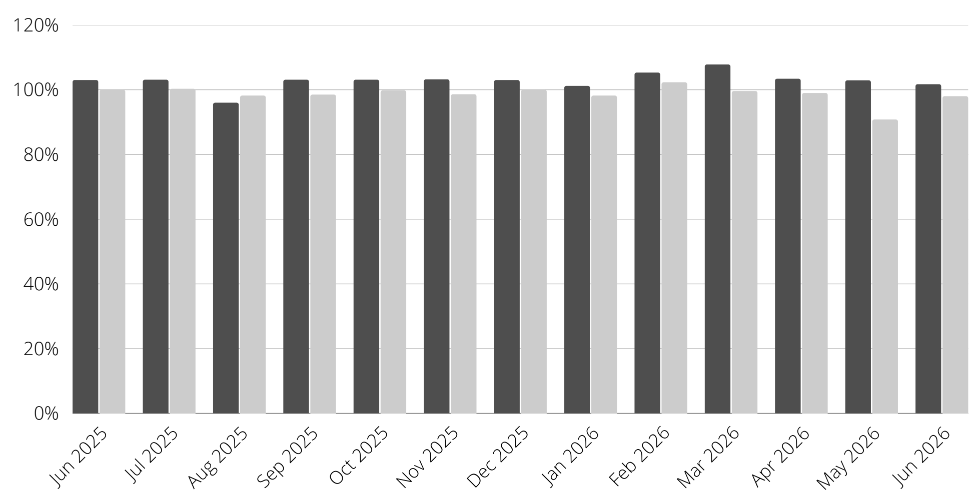
Single-Family Homes

The average time spent on the market went up from 26 days last June 2025, to 34 days as of June 2026.

Condos & Townhomes

The average time spent on the market went up from 0 days in June 2025, to 54 days as of June 2026.

Overbids



Single-Family Homes

The overbid percentage has decreased from 103% last June 2025, to 101.7% a year later.

Condos & Townhomes

The overbid percentage has decreased from 100% last June 2025, to 98% a year later.

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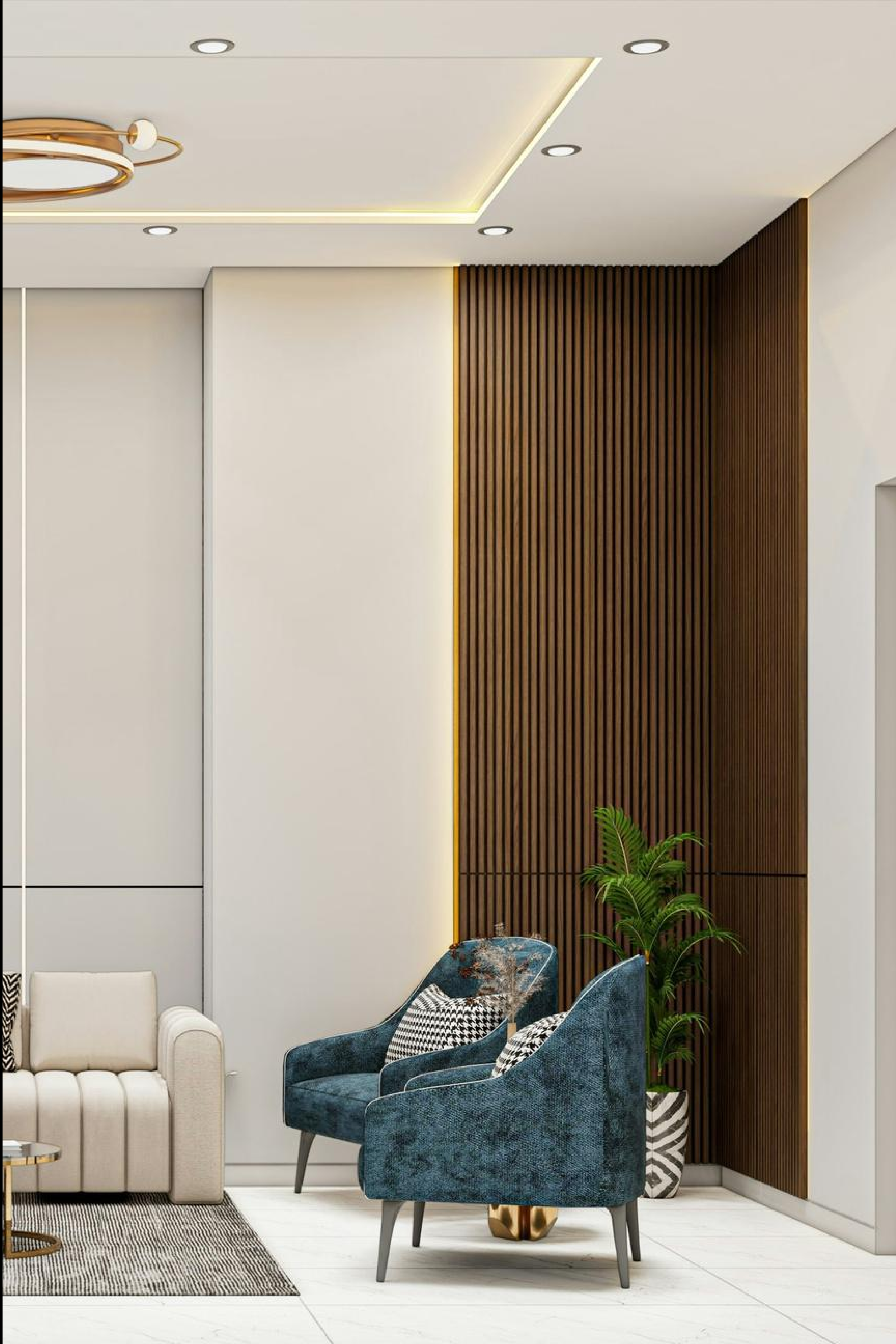

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