Christine Schneider

Schneider Estates
(831) 600-6550
cs@schneiderestates.com
http://www.schneiderestates.com
CalBRE #01749537

The Real Estate Report

Home Prices Up, Sales Down in 2025

The median sales price for single-family, re-sale homes was $1,994,781 for the year, a gain of 4.4% from 2024. The average sales price gained 4.8% to $2,414,055.

Home sales were down last year. They fell 3.2% from the year before. There were 7,096 homes sold.

Home inventory was up 29.5% year-over-year. There were an average of 734 homes listed for sale each month in 2023.

The sales price to list price ratio for the year was 104.8%.

The median sales price for re-sale condominiums fell 1.2% last year to $987,667. The average price rose 0.3% to $1,082,030.

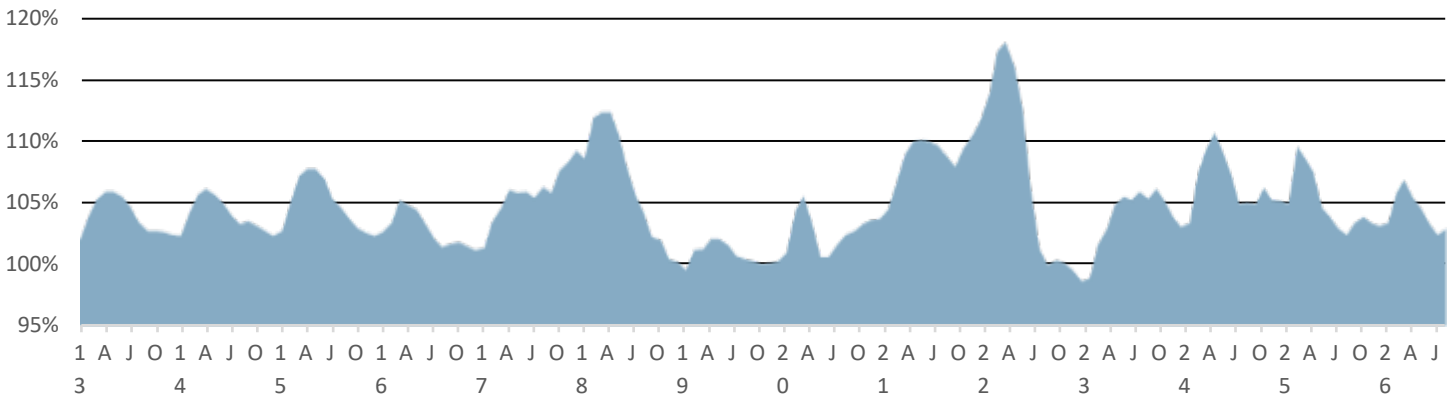
Condo sales were down 5.4% from 2024. There were 2,941 condos sold.

Condo inventory was up year-over-year by 60.5%. There were an average of 544 condos listed for sale each month. The average from 2003 to 2020 is 833.

For assistance in this market, do not hesitate to contact me. If you are thinking of selling, I can provide a free comparative market analysis. Also, if you go to my on-line report and click on Recent Sales & Listings, you will see what has sold, what is for sale and what is pending in your neighborhood.

The on-line report is at: https://schneider.rereport.com

Santa Clara County Homes: Sales Price/Listing Price Ratio



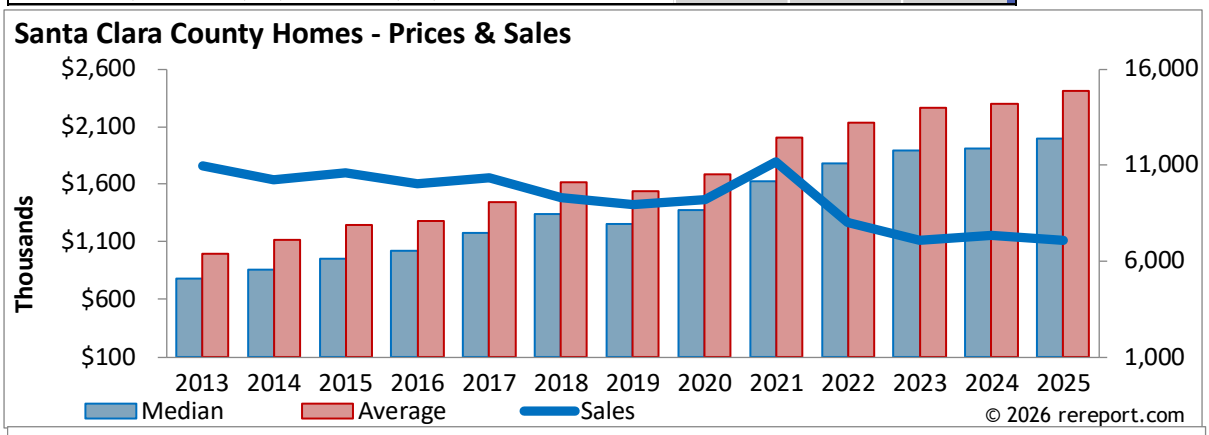
© 2026 rereport.com

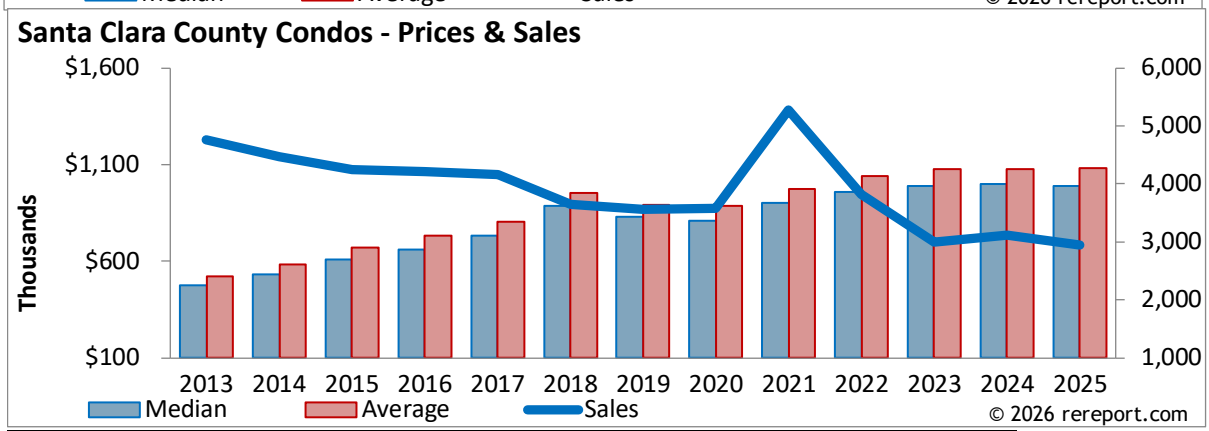
2025 Santa Clara County Annual Real Estate Report

Santa Clara County

SINGLE-FAMILY HOMES

Year	Sales	Median	Average	SP/LP	DOI	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2013	10,981	$ 780,000	$ 993,306	104.1%	32			
2014	10,230	$ 855,000	$ 1,120,710	104.1%	18	-6.8%	9.6%	12.8%
2015	10,574	$ 950,000	$ 1,246,600	105.2%	21	3.4%	11.1%	11.2%
2016	10,001	$ 1,020,000	$ 1,284,700	102.8%	18	-5.4%	7.4%	3.1%
2017	10,327	$ 1,175,000	$ 1,446,320	106.0%	10	3.3%	15.2%	12.6%
2018	9,322	$ 1,337,500	$ 1,619,200	106.8%	27	-9.7%	13.8%	12.0%
2019	8,961	$ 1,258,000	$ 1,541,280	100.9%	23	-3.9%	-5.9%	-4.8%
2020	9,207	$ 1,380,000	$ 1,685,830	102.7%	17	2.7%	9.7%	9.4%
2021	11,158	$ 1,626,000	$ 2,004,100	109.1%	7	21.2%	17.8%	18.9%
2022	7,992	$ 1,780,000	$ 2,132,640	107.6%	22	-28.4%	9.5%	6.4%
2023	7,064	$ 1,890,000	$ 2,260,120	106.6%	36	-11.6%	6.2%	6.0%
2024	7,332	$ 1,911,398	$ 2,302,571	106.5%	27	3.8%	1.1%	1.9%
2025	7,096	$ 1,994,781	$ 2,414,055	104.8%	36	-3.2%	4.4%	4.8%





Santa Clara County

Condominiums

Year	Sales	Median	Average	SP/LP	DOI	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2013	4,754	$ 477,000	$ 520,910	104.8%	24			
2014	4,462	$ 530,000	$ 583,557	103.3%	8	-6.1%	11.1%	12.0%
2015	4,240	$ 610,000	$ 668,555	105.8%	12	-5.0%	15.1%	14.6%
2016	4,218	$ 660,000	$ 730,128	103.6%	14	-0.5%	8.2%	9.2%
2017	4,156	$ 730,000	$ 802,880	105.8%	2	-1.5%	10.6%	10.0%
2018	3,653	$ 887,000	$ 954,689	108.7%	29	-12.1%	21.5%	18.9%
2019	3,554	$ 827,750	$ 893,232	100.4%	33	-2.7%	-6.7%	-6.4%
2020	3,578	$ 811,000	$ 887,438	100.8%	39	0.7%	-2.0%	-0.6%
2021	5,277	$ 899,000	$ 975,099	103.8%	7	47.5%	10.9%	9.9%
2022	3,818	$ 960,000	$ 1,042,230	105.9%	21	-27.6%	6.8%	6.9%
2023	3,003	$ 990,000	$ 1,076,260	103.7%	48	-21.3%	3.1%	3.3%
2024	3,109	$ 999,635	$ 1,078,575	103.4%	39	3.5%	1.0%	0.2%
2025	2,941	$ 987,667	$ 1,082,030	101.5%	65	-5.4%	-1.2%	0.3%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

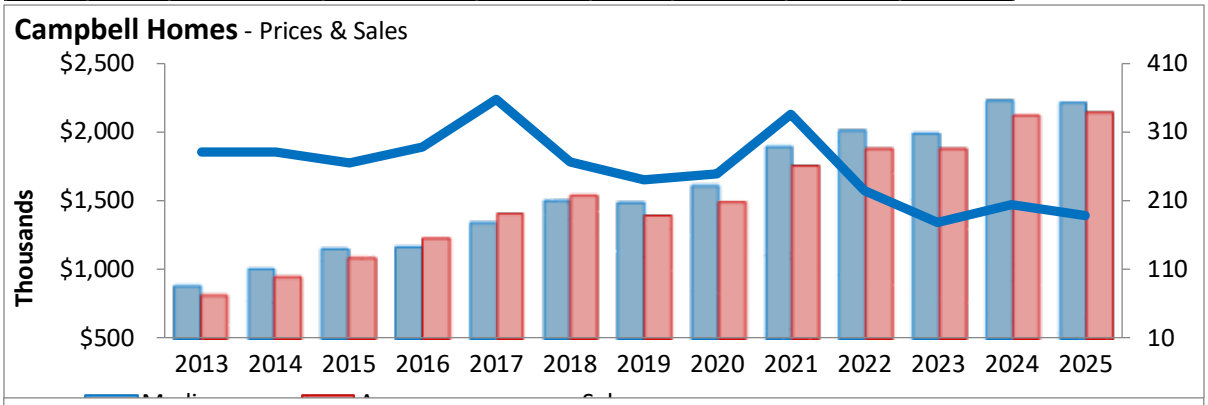
Data maintained by the MLS may not reflect all real estate activity in the market.

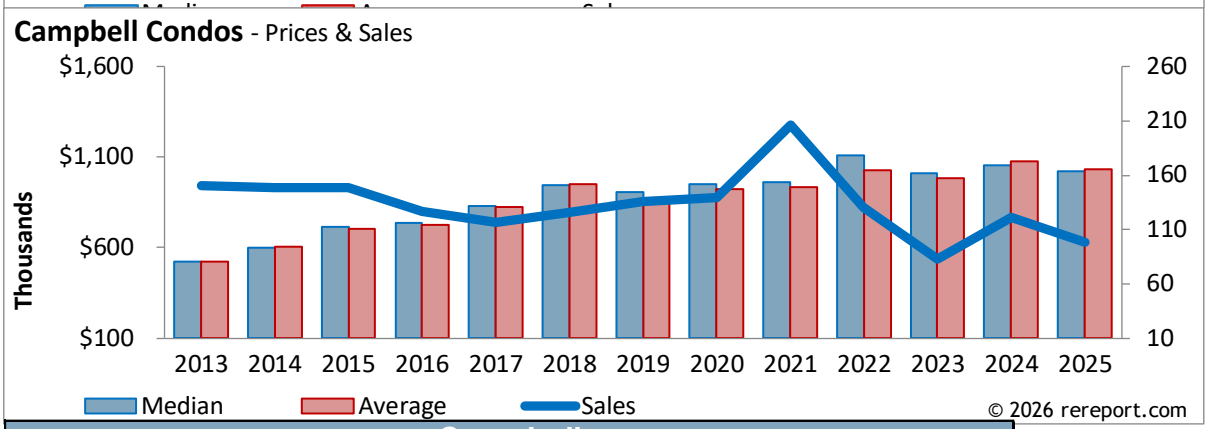
2025 Santa Clara County Annual Real Estate Report

Campbell

SINGLE-FAMILY HOMES

Year	Sales	Average Prices	Median Prices	SP/LP	DOM	% Change from Year Before Sales	Ave Prices	Med Prices
2013	282	$ 816,500	$ 881,456	103.6%	25			
2014	281	$ 945,000	$ 1,008,610	105.3%	19	-0.4%	15.7%	14.4%
2015	266	$ 1,082,250	$ 1,149,520	106.4%	18	-5.3%	14.5%	14.0%
2016	288	$ 1,231,430	$ 1,162,500	102.8%	25	8.3%	13.8%	1.1%
2017	358	$ 1,404,510	$ 1,337,400	107.5%	19	24.3%	14.1%	15.0%
2018	267	$ 1,532,790	$ 1,500,000	106.1%	18	-25.4%	9.1%	12.2%
2019	241	$ 1,386,000	$ 1,484,770	101.0%	30	-9.7%	-9.6%	-1.0%
2020	249	$ 1,493,000	$ 1,608,270	102.9%	24	3.3%	7.7%	8.3%
2021	337	$ 1,750,000	$ 1,891,390	110.0%	17	35.3%	17.2%	17.6%
2022	225	$ 1,875,000	$ 2,007,410	107.3%	17	-33.2%	7.1%	6.1%
2023	178	$ 1,872,440	$ 1,984,674	104.9%	15	-20.9%	-0.1%	-1.1%
2024	205	$ 2,111,883	$ 2,221,512	106.9%	21	15.2%	12.8%	11.9%
2025	188	$ 2,133,208	$ 2,211,137	105.8%	18	-8.3%	1.0%	-0.5%





Campbell

Condominiums

Year	Sales	Average Prices	Median Prices	SP/LP	DOM	% Change from Year Before Sales	Ave Prices	Med Prices
2013	150	$ 520,709	$ 523,000	105.0%	19			
2014	149	$ 604,606	$ 600,000	103.0%	23	-0.7%	16.1%	14.7%
2015	149	$ 703,147	$ 716,000	106.0%	16	0.0%	16.3%	19.3%
2016	127	$ 724,280	$ 735,000	103.3%	21	-14.8%	3.0%	2.7%
2017	117	$ 822,156	$ 830,000	106.1%	15	-7.9%	13.5%	12.9%
2018	126	$ 949,454	$ 944,000	108.3%	13	7.7%	15.5%	13.7%
2019	136	$ 862,500	$ 905,075	100.1%	37	7.9%	-9.2%	-4.1%
2020	139	$ 921,800	$ 950,985	101.3%	25	2.2%	6.9%	5.1%
2021	206	$ 936,000	$ 962,930	104.3%	22	48.2%	1.5%	1.3%
2022	130	$ 1,025,000	$ 1,111,720	108.0%	13	-36.9%	9.5%	15.5%
2023	83	$ 981,125	$ 1,012,998	101.4%	17	-36.2%	-4.3%	-8.9%
2024	121	$ 1,076,195	$ 1,057,019	104.2%	25	45.8%	9.7%	4.3%
2025	98	$ 1,033,976	$ 1,022,757	101.1%	24	-19.0%	-3.9%	-3.2%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

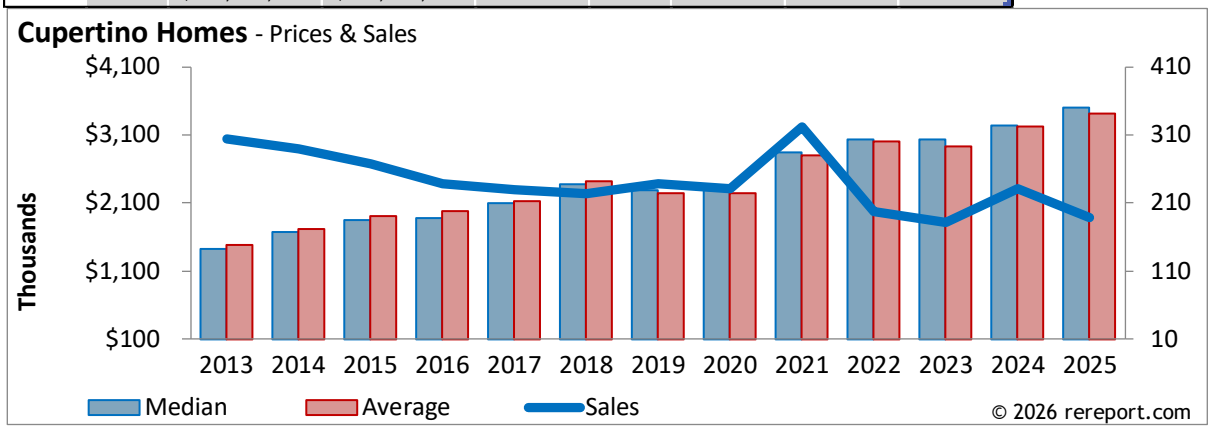
Data maintained by the MLS may not reflect all real estate activity in the market.

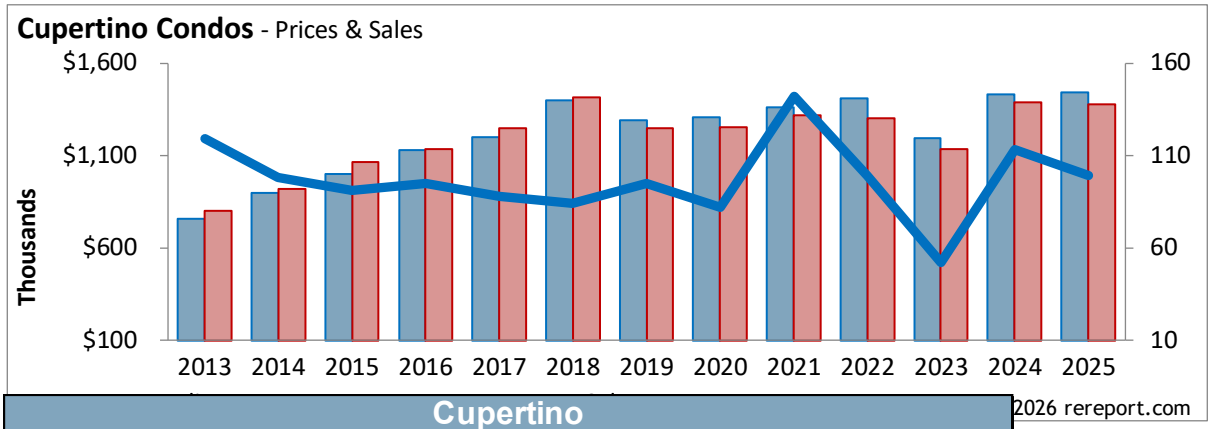
2025 Santa Clara County Annual Real Estate Report

Cupertino

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	305	$ 1,488,657	$ 1,425,000	106.1%	18			
2014	289	$ 1,725,888	$ 1,680,000	109.0%	19	-5.2%	15.9%	17.9%
2015	268	$ 1,907,468	$ 1,845,000	109.0%	21	-7.3%	10.5%	9.8%
2016	238	$ 1,981,640	$ 1,880,000	104.6%	19	-11.2%	3.9%	1.9%
2017	230	$ 2,127,260	$ 2,100,000	109.9%	16	-3.4%	7.3%	11.7%
2018	224	$ 2,426,770	$ 2,384,940	110.3%	16	-2.6%	14.1%	13.6%
2019	239	$ 2,250,000	$ 2,297,190	102.2%	23	6.7%	-7.3%	-3.7%
2020	231	$ 2,250,000	$ 2,337,060	103.3%	19	-3.3%	0.0%	1.7%
2021	322	$ 2,800,000	$ 2,852,100	113.0%	13	39.4%	24.4%	22.0%
2022	198	$ 3,000,000	$ 3,039,550	108.9%	17	-38.5%	7.1%	6.6%
2023	181	$ 2,938,599	$ 3,042,382	105.4%	17	-8.6%	-2.0%	0.1%
2024	231	$ 3,219,000	$ 3,247,613	107.3%	15	27.6%	9.5%	6.7%
2025	189	$ 3,418,684	$ 3,497,517	108.1%	17	-18.2%	6.2%	7.7%





Cupertino

Condominiums

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	119	$ 799,890	$ 760,000	107.1%	16			
2014	98	$ 920,699	$ 895,500	107.0%	18	-17.6%	15.1%	17.8%
2015	91	$ 1,064,333	$ 998,888	111.0%	16	-7.1%	15.6%	11.5%
2016	95	$ 1,135,590	$ 1,128,000	105.0%	26	4.4%	6.7%	12.9%
2017	88	$ 1,246,710	$ 1,200,000	109.9%	14	-7.4%	9.8%	6.4%
2018	84	$ 1,412,010	$ 1,400,000	111.1%	15	-4.5%	13.3%	16.7%
2019	95	$ 1,248,000	$ 1,289,000	101.7%	26	13.1%	-11.6%	-7.9%
2020	82	$ 1,252,500	$ 1,305,150	102.0%	23	-13.7%	0.4%	1.3%
2021	142	$ 1,317,500	$ 1,359,560	105.2%	25	73.2%	5.2%	4.2%
2022	99	$ 1,300,000	$ 1,406,700	104.7%	23	-30.3%	-1.3%	3.5%
2023	52	$ 1,134,206	$ 1,191,603	94.4%	15	-47.5%	-12.8%	-15.3%
2024	113	$ 1,389,350	$ 1,432,360	105.8%	19	117.3%	22.5%	20.2%
2025	99	$ 1,377,188	$ 1,440,536	101.7%	25	-12.4%	-0.9%	0.6%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

Data maintained by the MLS may not reflect all real estate activity in the market.

2025 Santa Clara County Annual Real Estate Report

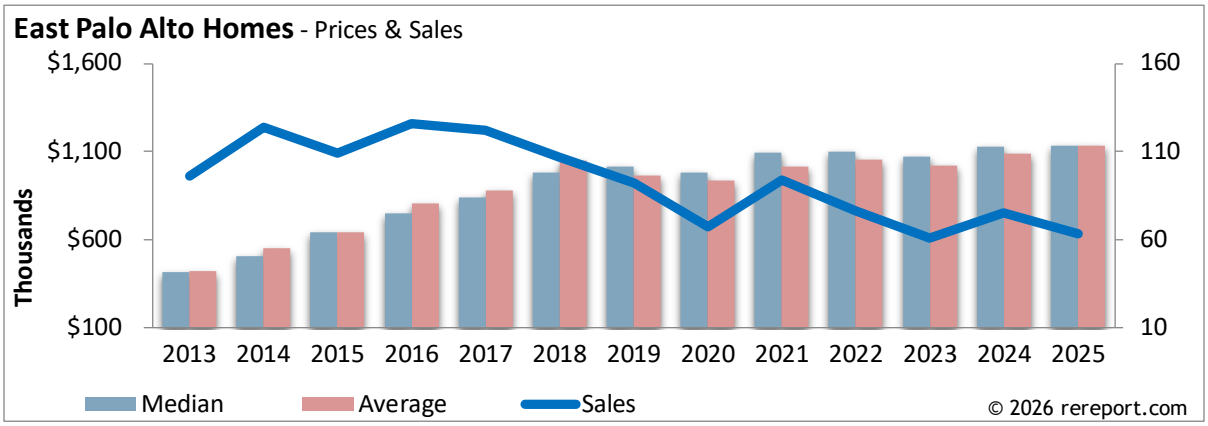
This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

East Palo Alto

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	96	$ 420,397	$ 417,500	104.6%	27			
2014	124	$ 551,350	$ 503,000	102.6%	26	29.2%	31.1%	20.5%
2015	109	$ 642,177	$ 640,000	106.7%	22	-12.1%	16.5%	27.2%
2016	126	$ 805,798	$ 750,000	104.5%	27	15.6%	25.5%	17.2%
2017	122	$ 876,498	$ 840,694	105.6%	18	-3.2%	8.8%	12.1%
2018	107	$ 1,050,910	$ 980,000	109.3%	19	-12.3%	19.9%	16.6%
2019	92	$ 962,500	$ 1,013,530	101.6%	37	-14.0%	-8.4%	3.4%
2020	67	$ 935,000	$ 982,891	99.4%	36	-27.2%	-2.9%	-3.0%
2021	94	$ 1,015,000	$ 1,094,440	103.2%	28	40.3%	8.6%	11.3%
2022	76	$ 1,055,000	$ 1,101,580	104.6%	28	-19.1%	3.9%	0.7%
2023	61	$ 1,017,583	$ 1,068,967	103.1%	29	-19.7%	-3.5%	-3.0%
2024	75	$ 1,085,521	$ 1,124,708	104.3%	18	23.0%	6.7%	5.2%
2025	63	$ 1,132,754	$ 1,130,430	99.8%	34	-16.0%	4.4%	0.5%



If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

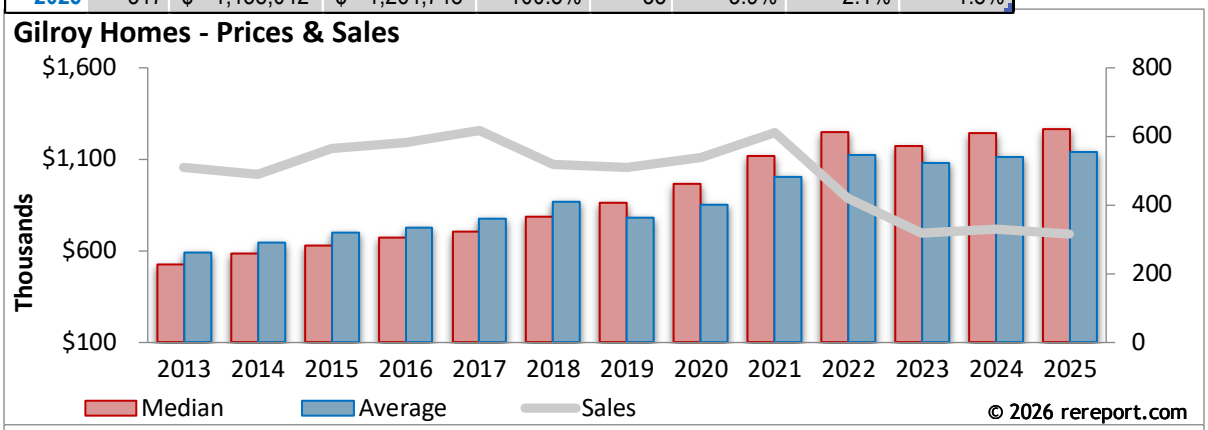
Data maintained by the MLS may not reflect all real estate activity in the market.

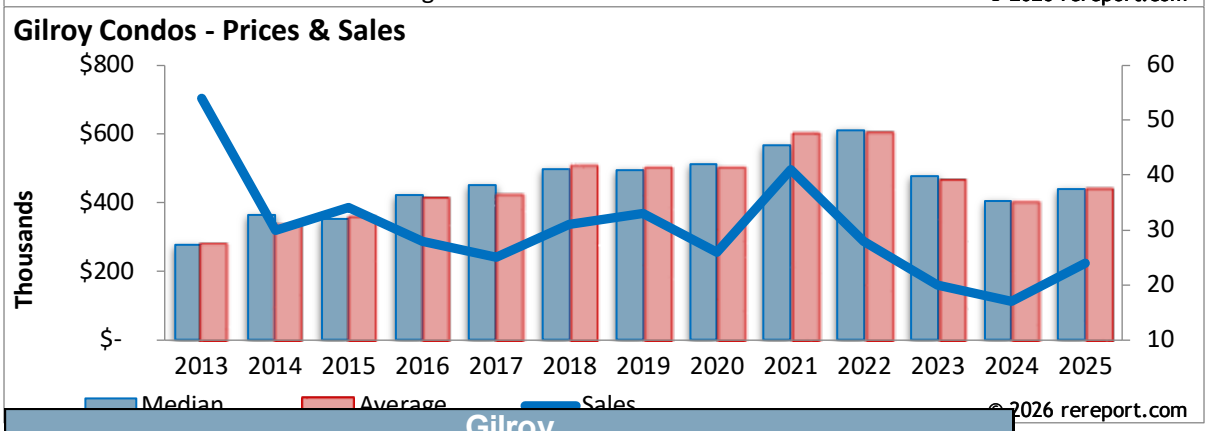
2025 Santa Clara County Annual Real Estate Report

Gilroy

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	510	$ 592,251	$ 525,000	99.7%	45			
2014	489	$ 644,788	$ 585,000	99.0%	47	-4.1%	8.9%	11.4%
2015	565	$ 700,857	$ 631,000	100.0%	41	15.5%	8.7%	7.9%
2016	581	$ 728,507	$ 669,800	99.8%	42	2.8%	3.9%	6.1%
2017	618	$ 776,103	$ 705,000	100.4%	33	6.4%	6.5%	5.3%
2018	517	$ 867,348	$ 785,000	101.2%	25	-16.3%	11.8%	11.3%
2019	509	$ 780,000	$ 862,973	99.3%	38	-1.5%	-10.1%	9.9%
2020	538	$ 850,000	$ 965,616	100.7%	32	5.7%	9.0%	11.9%
2021	611	$ 1,005,000	$ 1,119,950	104.9%	16	13.6%	18.2%	16.0%
2022	421	$ 1,125,000	$ 1,250,490	103.7%	23	-31.1%	11.9%	11.7%
2023	318	$ 1,080,010	$ 1,170,451	100.8%	28	-24.5%	-4.0%	-6.4%
2024	330	$ 1,114,819	$ 1,241,947	100.8%	28	3.8%	3.2%	6.1%
2025	317	$ 1,138,042	$ 1,264,748	100.3%	35	-3.9%	2.1%	1.8%





Gilroy

Condominiums

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	54	$ 280,488	$ 275,250	102.1%	88			
2014	30	$ 335,100	$ 363,500	100.0%	27	-44.4%	19.5%	32.1%
2015	34	$ 357,452	$ 352,500	100.0%	32	13.3%	6.7%	-3.0%
2016	28	$ 411,689	$ 422,750	102.1%	31	-17.6%	15.2%	19.9%
2017	25	$ 420,824	$ 449,600	101.3%	37	-10.7%	2.2%	6.4%
2018	31	$ 504,094	$ 498,000	101.4%	23	24.0%	19.8%	10.8%
2019	33	$ 500,000	$ 494,438	98.9%	49	6.5%	-0.8%	-0.7%
2020	26	$ 499,500	$ 510,746	100.6%	36	-21.2%	-0.1%	3.3%
2021	41	$ 597,000	$ 567,192	104.0%	20	57.7%	19.5%	11.1%
2022	28	$ 602,000	$ 611,268	103.7%	23	-31.7%	0.8%	7.8%
2023	20	$ 463,899	$ 476,981	75.0%	24	-28.6%	-22.9%	-22.0%
2024	17	$ 402,000	$ 404,653	66.6%	17	-15.0%	-13.3%	-15.2%
2025	24	$ 437,443	$ 438,141	74.1%	32	41.2%	8.8%	8.3%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

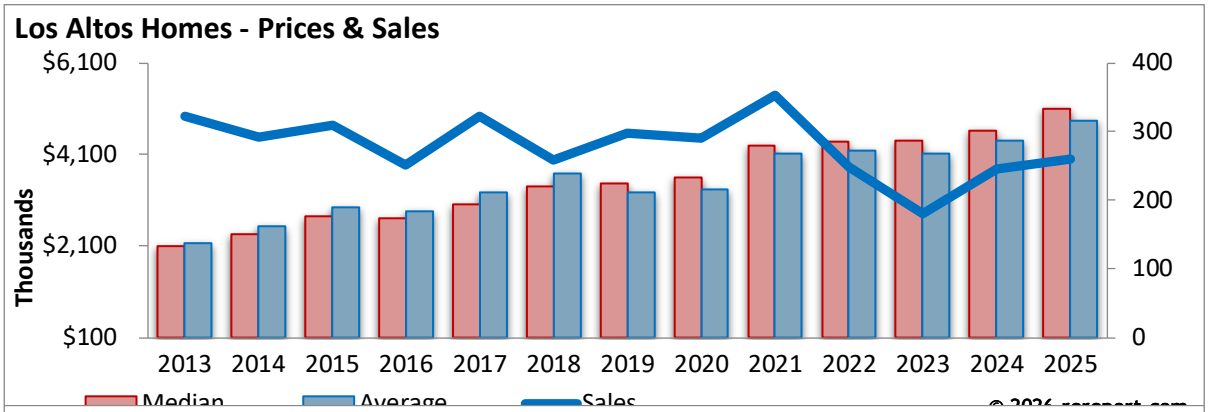
Data maintained by the MLS may not reflect all real estate activity in the market.

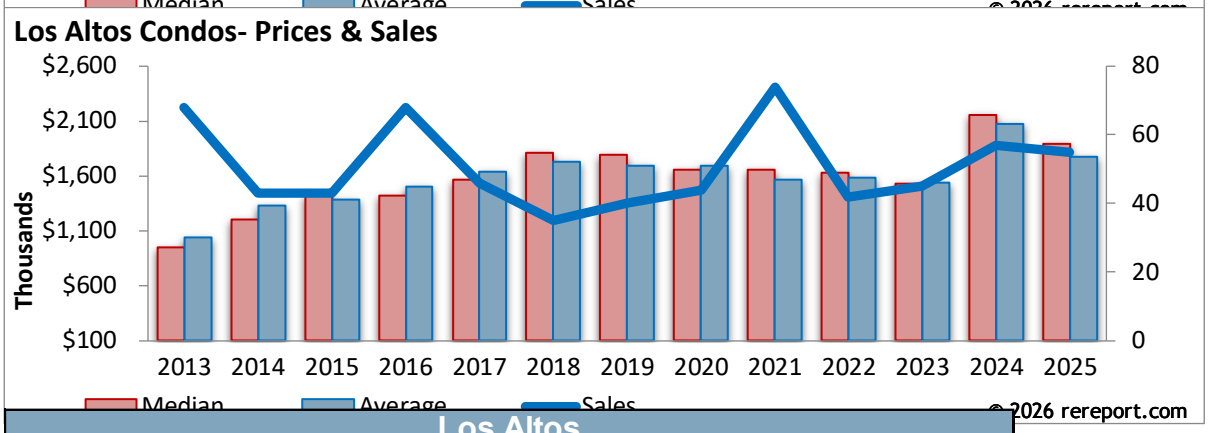
2025 Santa Clara County Annual Real Estate Report

Los Altos

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	323	$ 2,161,519	$ 2,100,000	105.6%	22			
2014	292	$ 2,536,402	$ 2,370,000	111.0%	16	-9.6%	17.3%	12.9%
2015	309	$ 2,952,859	$ 2,750,000	110.0%	16	5.8%	16.4%	16.0%
2016	252	$ 2,852,110	$ 2,705,000	104.5%	21	-18.4%	-3.4%	-1.6%
2017	323	$ 3,262,470	$ 3,010,000	107.2%	17	28.2%	14.4%	11.3%
2018	258	$ 3,677,630	$ 3,400,000	107.7%	14	-20.1%	12.7%	13.0%
2019	298	$ 3,277,500	$ 3,462,850	101.0%	24	15.5%	-10.9%	1.8%
2020	291	$ 3,330,000	$ 3,601,970	101.6%	21	-2.3%	1.6%	4.0%
2021	353	$ 4,125,000	$ 4,292,840	110.2%	18	21.3%	23.9%	19.2%
2022	249	$ 4,195,000	$ 4,370,450	106.0%	17	-29.5%	1.7%	1.8%
2023	181	$ 4,125,554	$ 4,403,043	101.9%	22	-27.3%	-1.7%	0.7%
2024	246	$ 4,409,935	$ 4,622,954	106.4%	16	35.9%	6.9%	5.0%
2025	260	$ 4,840,400	$ 5,104,356	108.0%	16	5.7%	9.8%	10.4%





Los Altos

Condominiums

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	68	$ 1,044,142	$ 952,000	105.4%	14			
2014	43	$ 1,329,290	$ 1,200,000	106.0%	21	-36.8%	27.3%	26.1%
2015	43	$ 1,386,967	$ 1,421,000	107.0%	21	0.0%	4.3%	18.4%
2016	68	$ 1,503,050	$ 1,425,500	101.7%	17	58.1%	8.4%	0.3%
2017	46	$ 1,640,840	$ 1,565,000	105.0%	20	-32.4%	9.2%	9.8%
2018	35	$ 1,726,690	$ 1,810,000	106.8%		-23.9%	5.2%	15.7%
2019	40	$ 1,694,440	$ 1,790,160	102.4%	19	14.3%	-1.9%	-1.1%
2020	44	$ 1,691,500	$ 1,653,320	100.7%	30	10.0%	-0.2%	-7.6%
2021	74	$ 1,569,000	$ 1,655,900	100.1%	42	68.2%	-7.2%	0.2%
2022	42	$ 1,583,000	$ 1,634,380	102.7%	31	-43.2%	0.9%	-1.3%
2023	45	$ 1,536,650	$ 1,530,950	92.5%	35	7.1%	-2.9%	-6.3%
2024	57	$ 2,073,167	$ 2,152,939	99.4%	31	26.7%	34.9%	40.6%
2025	55	$ 1,774,646	$ 1,890,375	92.9%	22	-3.5%	-14.4%	-12.2%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

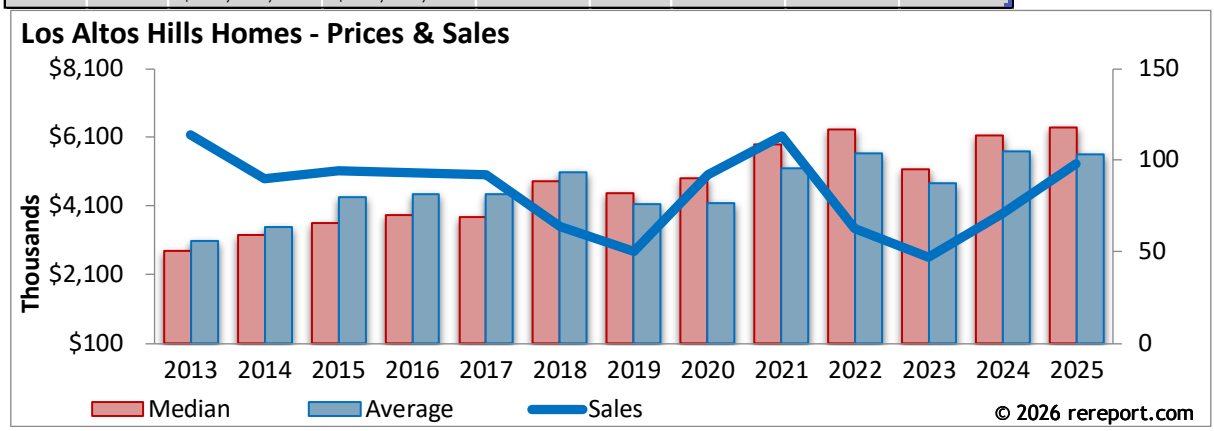
Data maintained by the MLS may not reflect all real estate activity in the market.

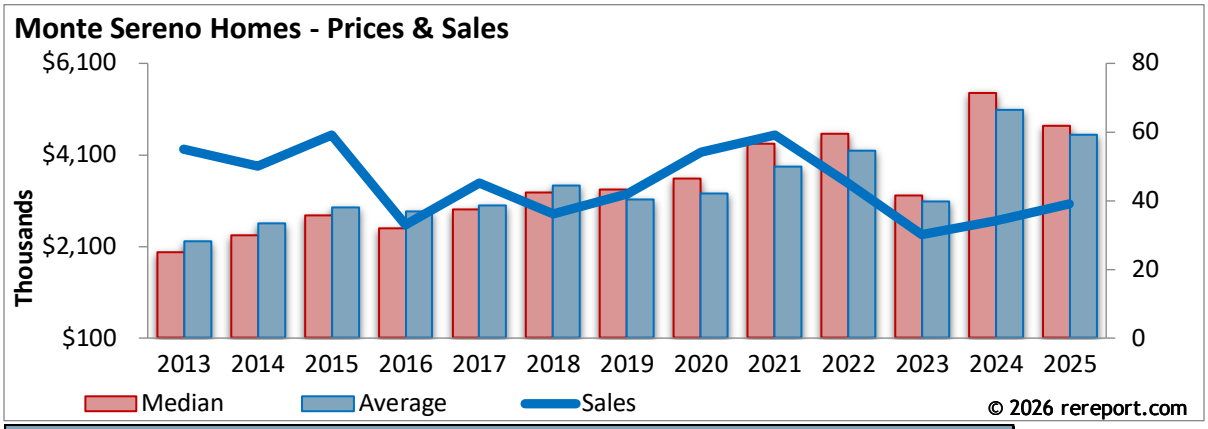
2025 Santa Clara County Annual Real Estate Report

Los Altos Hills

SINGLE-FAMILY HOMES — % Change from Year Before

Year	Sales	Prices Average	Prices Median	SP/LP	DOM	Sales	Prices Ave	Prices Med
2012	113	$ 2,916,770	$ 2,600,000	97.1%	81			
2013	114	$ 3,069,500	$ 2,796,500	98.4%	63	0.9%	5.2%	7.6%
2014	90	$ 3,498,817	$ 3,250,000	103.0%	42	-21.1%	14.0%	16.2%
2015	94	$ 4,370,163	$ 3,612,500	105.0%	32	4.4%	24.9%	11.2%
2016	93	$ 4,434,090	$ 3,850,000	98.3%	47	-1.1%	1.5%	6.6%
2017	92	$ 4,449,680	$ 3,790,000	102.0%	34	-1.1%	0.4%	-1.6%
2018	64	$ 5,077,660	$ 4,825,000	101.1%	47	-30.4%	14.1%	27.3%
2019	50	$ 4,170,000	$ 4,477,660	99.3%	48	-21.9%	-17.9%	-7.2%
2020	92	$ 4,184,500	$ 4,920,710	97.1%	52	84.0%	0.3%	9.9%
2021	113	$ 5,200,000	$ 5,892,890	105.7%	41	22.8%	24.3%	19.8%
2022	63	$ 5,630,900	$ 6,326,140	104.2%	34	-44.2%	8.3%	7.4%
2023	47	$ 4,769,000	$ 5,180,541	90.8%	31	-25.4%	-15.3%	-18.1%
2024	71	$ 5,685,292	$ 6,152,512	99.4%	30	51.1%	19.2%	18.8%





Monte Sereno

SINGLE-FAMILY HOMES — % Change from Year Before

Year	Sales	Prices Average	Prices Median	SP/LP	DOM	Sales	Prices Ave	Prices Med
2013	55	$ 2,220,216	$ 1,980,000	98.8%	29			
2014	50	$ 2,611,569	$ 2,345,732	100.0%	33	-9.1%	17.6%	18.5%
2015	59	$ 2,953,563	$ 2,775,000	100.0%	49	18.0%	13.1%	18.3%
2016	33	$ 2,860,730	$ 2,500,000	98.2%	38	-44.1%	-3.1%	-9.9%
2017	45	$ 2,989,530	$ 2,917,500	97.9%	46	36.4%	4.5%	16.7%
2018	36	$ 3,436,060	$ 3,275,000	99.1%	20	-20.0%	14.9%	12.3%
2019	42	$ 3,125,000	$ 3,349,920	99.0%	35	16.7%	-9.1%	2.3%
2020	54	$ 3,262,500	$ 3,584,570	100.0%	29	28.6%	4.4%	7.0%
2021	59	$ 3,850,000	$ 4,334,590	105.1%	23	9.3%	18.0%	20.9%
2022	45	$ 4,200,000	$ 4,558,810	105.9%	32	-23.7%	9.1%	5.2%
2023	30	$ 3,077,375	$ 3,210,330	83.8%	28	-33.3%	-26.7%	-29.6%
2024	34	$ 5,079,908	$ 5,444,869	103.2%	30	13.3%	65.1%	69.6%
2025	39	$ 4,537,000	$ 4,731,531	102.6%	32	14.7%	-10.7%	-13.1%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

Data maintained by the MLS may not reflect all real estate activity in the market.

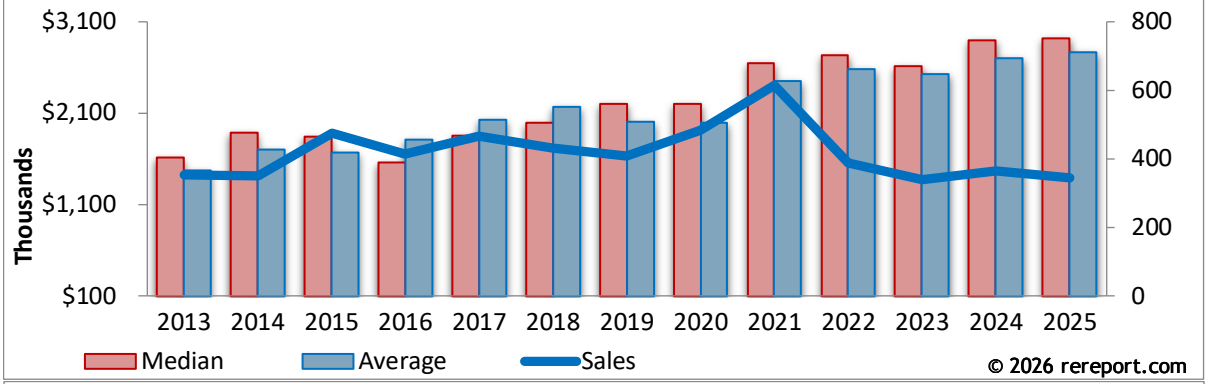
2025 Santa Clara County Annual Real Estate Report

Los Gatos

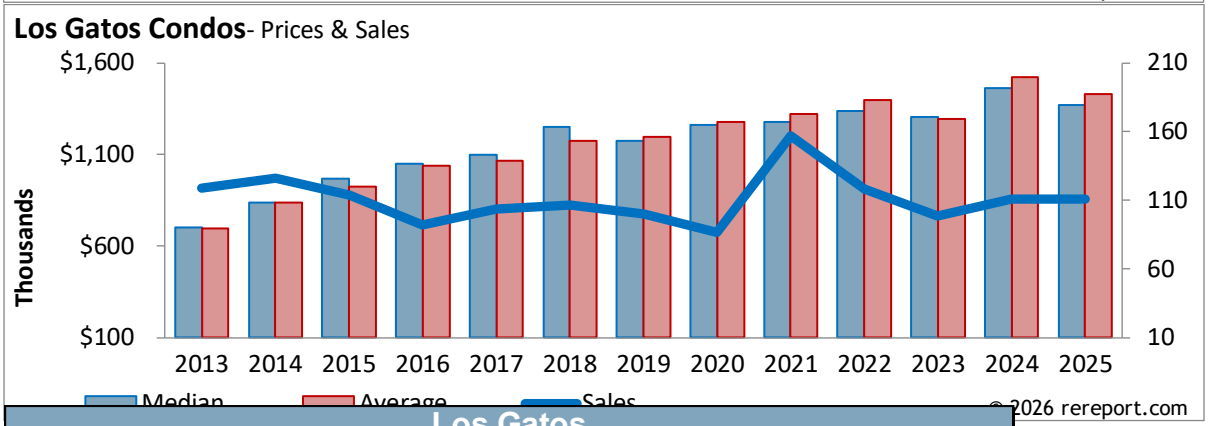
SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	354	$ 1,480,000	$ 1,621,650	100.6%	35			
2014	352	$ 1,702,500	$ 1,886,900	101.0%	40	-0.6%	15.0%	16.4%
2015	476	$ 1,672,500	$ 1,844,050	100.7%	32	35.2%	-1.8%	-2.3%
2016	416	$ 1,809,630	$ 1,566,500	99.4%	45	-12.6%	8.2%	-15.1%
2017	468	$ 2,030,880	$ 1,857,500	101.2%	34	12.5%	12.2%	18.6%
2018	431	$ 2,166,300	$ 2,000,000	102.1%	39	-7.9%	6.7%	7.7%
2019	410	$ 2,003,000	$ 2,200,600	98.9%	43	-4.9%	-7.5%	10.0%
2020	483	$ 2,000,000	$ 2,200,600	100.5%	38	17.8%	-0.1%	0.0%
2021	614	$ 2,450,000	$ 2,647,490	104.9%	31	27.1%	22.5%	20.3%
2022	389	$ 2,580,000	$ 2,735,760	105.7%	28	-36.6%	5.3%	3.3%
2023	340	$ 2,525,048	$ 2,611,184	101.6%	36	-12.6%	-2.1%	-4.6%
2024	364	$ 2,703,375	$ 2,901,772	102.2%	35	7.1%	7.1%	11.1%
2025	346	$ 2,769,042	$ 2,920,957	100.1%	41	-4.9%	2.4%	0.7%

Los Gatos Homes - Prices & Sales



Los Gatos Condos- Prices & Sales



Los Gatos

Condominiums

		Prices				% Change from Year Before Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	119	$ 696,637	$ 705,000	102.1%	23			
2014	126	$ 839,580	$ 840,000	102.0%	24	5.9%	20.5%	19.1%
2015	114	$ 925,283	$ 967,500	104.0%	18	-9.5%	10.2%	15.2%
2016	92	$ 1,042,140	$ 1,048,500	102.2%	23	-19.3%	12.6%	8.4%
2017	104	$ 1,066,290	$ 1,100,750	103.6%	22	13.0%	2.3%	5.0%
2018	107	$ 1,172,950	$ 1,250,000	106.8%	19	2.9%	10.0%	13.6%
2019	100	$ 1,200,000	$ 1,177,120	99.6%	30	-6.5%	2.3%	-5.8%
2020	87	$ 1,280,000	$ 1,264,210	99.5%	29	-13.0%	6.7%	7.4%
2021	157	$ 1,320,000	$ 1,280,670	102.5%	24	80.5%	3.1%	1.3%
2022	118	$ 1,400,000	$ 1,336,840	104.5%	25	-24.8%	6.1%	4.4%
2023	99	$ 1,294,667	$ 1,306,756	101.4%	28	-16.1%	-7.5%	-2.3%
2024	111	$ 1,523,983	$ 1,461,605	102.3%	22	12.1%	17.7%	11.8%
2025	111	$ 1,432,386	$ 1,369,883	100.6%	34	0.0%	-6.0%	-6.3%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

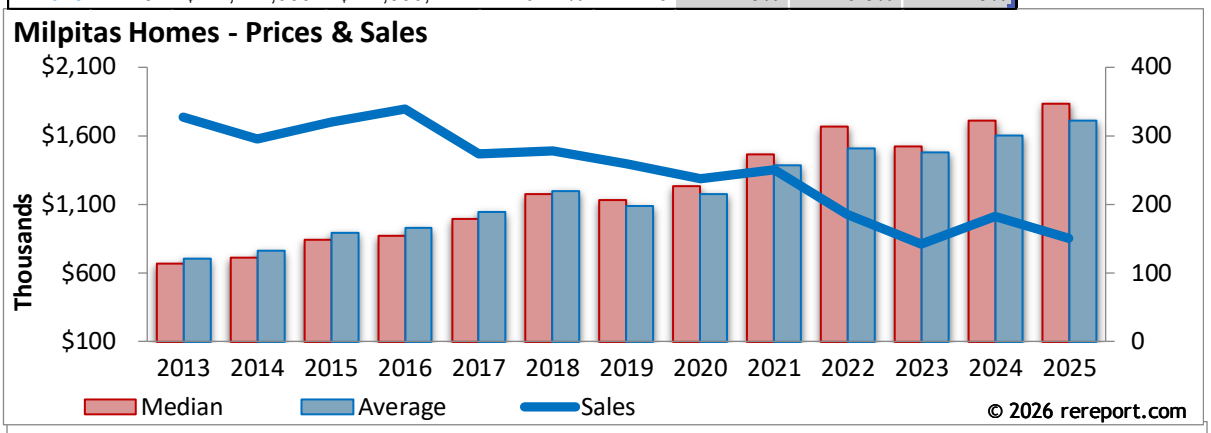
Data maintained by the MLS may not reflect all real estate activity in the market.

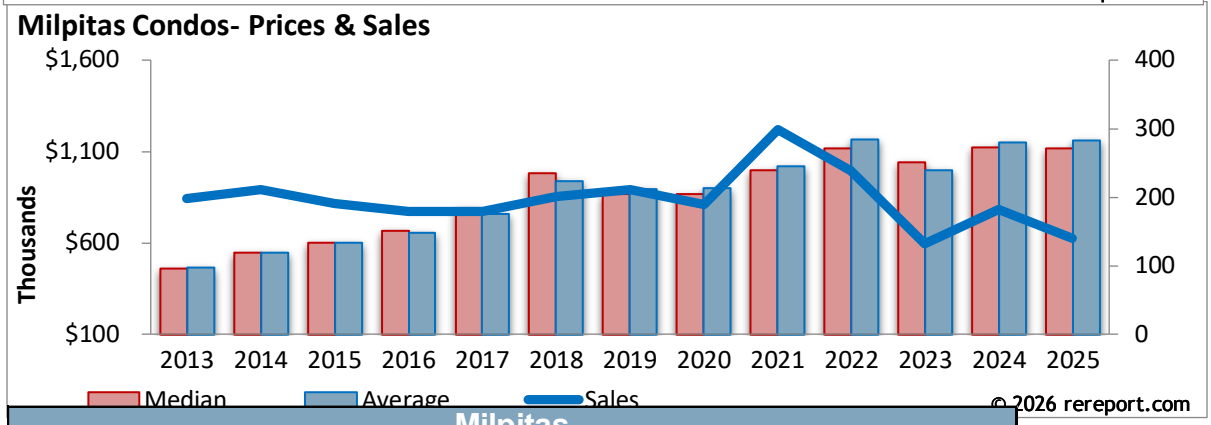
2025 Santa Clara County Annual Real Estate Report

Milpitas

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	327	$ 702,359	$ 672,000	103.2%	28			
2014	295	$ 763,531	$ 715,000	103.0%	25	-9.8%	8.7%	6.4%
2015	321	$ 893,851	$ 842,000	105.0%	29	8.8%	17.1%	17.8%
2016	339	$ 932,295	$ 873,000	103.5%	22	5.6%	4.3%	3.7%
2017	274	$ 1,044,260	$ 995,000	108.2%	17	-19.2%	12.0%	14.0%
2018	278	$ 1,197,780	$ 1,175,000	108.5%	17	1.5%	14.7%	18.1%
2019	260	$ 1,090,000	$ 1,132,430	101.1%	27	-6.5%	-9.0%	-3.6%
2020	238	$ 1,180,000	$ 1,232,860	102.3%	21	-8.5%	8.3%	8.9%
2021	251	$ 1,388,000	$ 1,468,020	108.4%	15	5.5%	17.6%	19.1%
2022	186	$ 1,510,000	$ 1,667,070	107.0%	18	-25.9%	8.8%	13.6%
2023	143	$ 1,478,195	$ 1,525,502	103.9%	16	-23.1%	-2.1%	-8.5%
2024	183	$ 1,604,505	$ 1,711,752	107.5%	15	28.0%	8.5%	12.2%
2025	151	$ 1,714,383	$ 1,836,424	104.7%	19	-17.5%	6.8%	7.3%





Milpitas

Condominiums

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	198	$ 467,492	$ 460,000	104.4%	26			
2014	211	$ 547,478	$ 550,000	102.0%	28	6.6%	17.1%	19.6%
2015	191	$ 604,116	$ 600,000	104.0%	22	-9.5%	10.3%	9.1%
2016	180	$ 654,751	$ 665,750	104.0%	21	-5.8%	8.4%	11.0%
2017	180	$ 758,487	$ 790,000	104.8%	19	0.0%	15.8%	18.7%
2018	201	$ 938,141	$ 983,000	108.7%	17	11.7%	23.7%	24.4%
2019	212	$ 897,500	$ 869,391	99.8%	33	5.5%	-4.3%	-11.6%
2020	189	$ 900,000	$ 870,304	101.0%	27	-10.8%	0.3%	0.1%
2021	299	$ 1,020,000	$ 1,000,280	104.9%	15	58.2%	13.3%	14.9%
2022	239	$ 1,166,000	$ 1,119,760	108.3%	14	-20.1%	14.3%	11.9%
2023	132	$ 1,000,250	$ 1,044,360	102.8%	21	-44.8%	-14.2%	-6.7%
2024	182	$ 1,147,875	$ 1,124,159	105.0%	19	37.9%	14.8%	7.6%
2025	141	$ 1,161,250	$ 1,117,274	102.5%	24	-22.5%	1.2%	-0.6%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

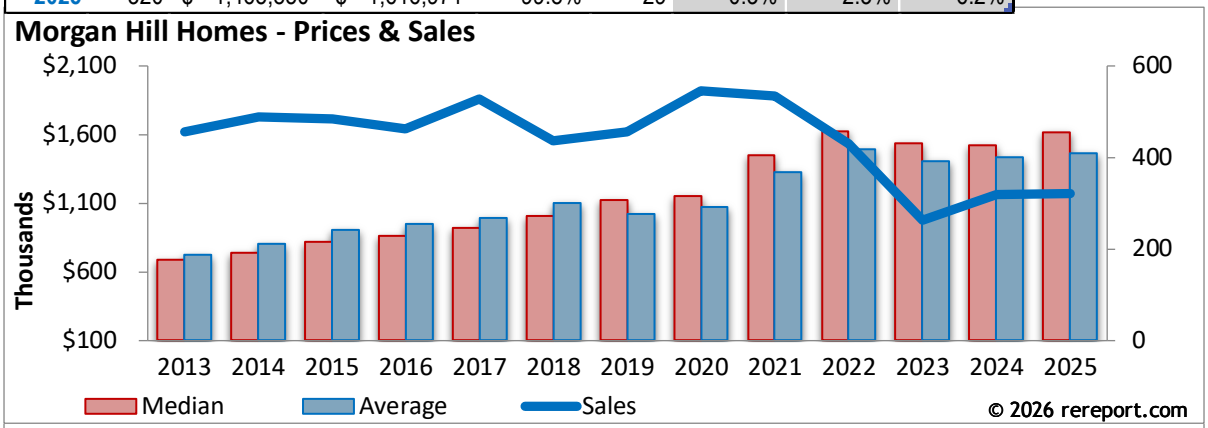
Data maintained by the MLS may not reflect all real estate activity in the market.

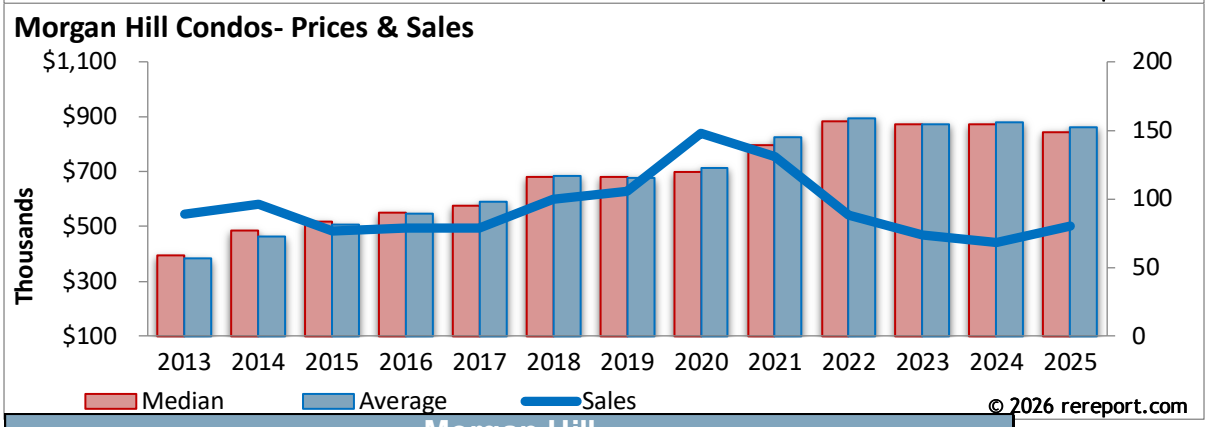
2025 Santa Clara County Annual Real Estate Report

Morgan Hill

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	456	$ 722,419	$ 689,950	100.0%	50			
2014	489	$ 805,346	$ 742,000	99.0%	44	7.2%	11.5%	7.5%
2015	484	$ 908,329	$ 820,000	100.0%	40	-1.0%	12.8%	10.5%
2016	462	$ 949,615	$ 859,000	99.7%	39	-4.5%	4.5%	4.8%
2017	527	$ 992,465	$ 920,000	100.5%	33	14.1%	4.5%	7.1%
2018	437	$ 1,103,260	$ 1,010,000	102.2%	30	-17.1%	11.2%	9.8%
2019	455	$ 1,025,000	$ 1,124,730	99.0%	35	4.1%	-7.1%	11.4%
2020	545	$ 1,075,000	$ 1,152,820	100.6%	29	19.8%	4.9%	2.5%
2021	535	$ 1,325,000	$ 1,449,720	105.5%	19	-1.8%	23.3%	25.8%
2022	429	$ 1,495,000	$ 1,621,930	104.0%	23	-19.8%	12.8%	11.9%
2023	262	$ 1,405,778	$ 1,532,445	100.3%	27	-38.9%	-6.0%	-5.5%
2024	319	$ 1,432,896	$ 1,523,205	101.3%	27	21.8%	1.9%	-0.6%
2025	320	$ 1,465,850	$ 1,616,971	99.8%	29	0.3%	2.3%	6.2%





Morgan Hill

Condominiums

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	89	$ 384,975	$ 394,939	102.1%	42			
2014	96	$ 464,625	$ 485,000	100.0%	36	7.9%	20.7%	22.8%
2015	77	$ 507,112	$ 516,753	101.0%	27	-19.8%	9.1%	6.5%
2016	79	$ 547,103	$ 550,000	100.7%	25	2.6%	7.9%	6.4%
2017	79	$ 588,584	$ 575,000	101.5%	25	0.0%	7.6%	4.5%
2018	100	$ 684,439	$ 679,000	102.5%	21	26.6%	16.3%	18.1%
2019	106	$ 678,731	$ 680,486	99.1%	45	6.0%	-0.8%	0.2%
2020	148	$ 715,000	$ 697,379	100.7%	37	39.6%	5.3%	2.5%
2021	131	$ 825,000	$ 797,005	103.8%	17	-11.5%	15.4%	14.3%
2022	88	$ 894,488	$ 881,903	103.9%	20	-32.8%	8.4%	10.7%
2023	74	$ 873,063	$ 871,495	100.5%	23	-15.9%	-2.4%	-1.2%
2024	68	$ 878,174	$ 872,648	101.7%	18	-8.1%	0.6%	0.1%
2025	80	$ 860,364	$ 845,496	99.6%	46	17.6%	-2.0%	-3.1%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

Data maintained by the MLS may not reflect all real estate activity in the market.

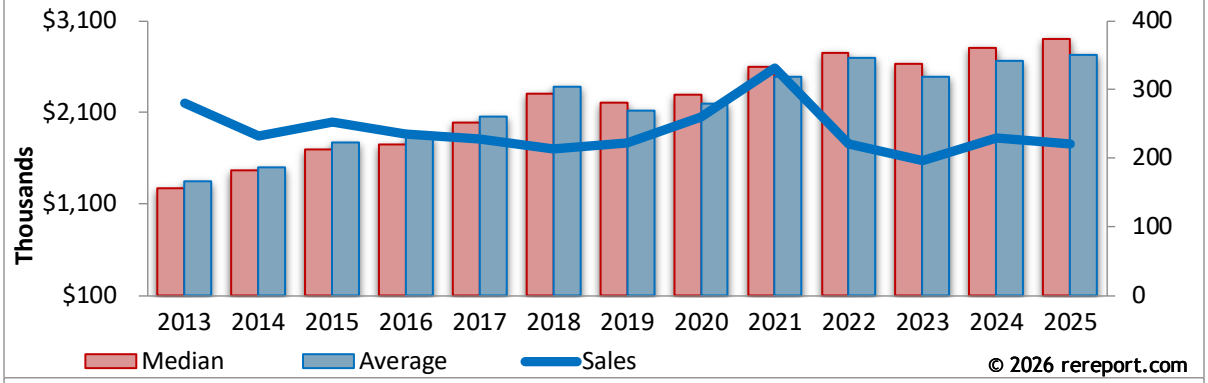
2025 Santa Clara County Annual Real Estate Report

Mountain View

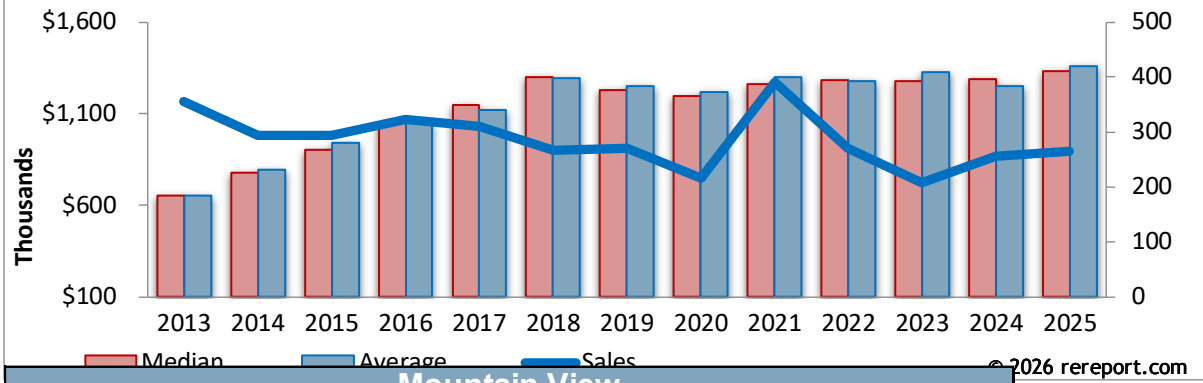
SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	280	$ 1,346,474	$ 1,275,000	107.9%	18			
2014	232	$ 1,504,320	$ 1,467,500	111.0%	20	-17.1%	11.7%	15.1%
2015	253	$ 1,774,932	$ 1,700,000	112.0%	17	9.1%	18.0%	15.8%
2016	235	$ 1,840,330	$ 1,745,000	106.7%	18	-7.1%	3.7%	2.6%
2017	228	$ 2,057,470	$ 1,989,940	110.5%	15	-3.0%	11.8%	14.0%
2018	213	$ 2,376,610	$ 2,301,000	110.4%	14	-6.6%	15.5%	15.6%
2019	222	$ 2,122,500	$ 2,207,950	102.3%	21	4.2%	-10.7%	-4.0%
2020	260	$ 2,195,000	$ 2,294,010	102.5%	19	17.1%	3.4%	3.9%
2021	331	$ 2,488,000	$ 2,592,160	109.5%	17	27.3%	13.3%	13.0%
2022	221	$ 2,700,000	$ 2,749,830	109.0%	18	-33.2%	8.5%	6.1%
2023	196	$ 2,486,500	$ 2,626,879	106.1%	15	-11.3%	-7.9%	-4.5%
2024	230	$ 2,663,075	$ 2,800,664	108.5%	15	17.3%	7.1%	6.6%
2025	221	$ 2,732,267	$ 2,902,268	107.4%	15	-3.9%	2.6%	3.6%

Mountain View Homes - Prices & Sales



Mountain View Condos- Prices & Sales



Mountain View

Condominiums

		Prices				% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	356	$ 653,350	$ 650,000	108.1%	15			
2014	293	$ 792,429	$ 779,100	108.0%	15	-17.7%	21.3%	19.9%
2015	294	$ 942,612	$ 905,000	115.0%	14	0.3%	19.0%	16.2%
2016	322	$ 1,046,710	$ 1,050,000	107.3%	19	9.5%	11.0%	16.0%
2017	310	$ 1,119,690	$ 1,148,000	110.0%	13	-3.7%	7.0%	9.3%
2018	267	$ 1,291,540	$ 1,300,000	114.3%	14	-13.9%	15.3%	13.2%
2019	271	$ 1,250,000	$ 1,227,170	103.7%	29	1.5%	-3.2%	-5.6%
2020	216	$ 1,218,000	$ 1,194,810	100.8%	25	-20.3%	-2.6%	-2.6%
2021	391	$ 1,298,000	$ 1,258,640	103.0%	24	81.0%	6.6%	5.3%
2022	271	$ 1,280,000	$ 1,280,140	105.5%	20	-30.7%	-1.4%	1.7%
2023	208	$ 1,327,358	$ 1,280,009	102.7%	23	-23.2%	3.7%	0.0%
2024	255	$ 1,249,458	$ 1,288,467	103.7%	24	22.6%	-5.9%	0.7%
2025	264	$ 1,359,866	$ 1,331,088	103.2%	22	3.5%	8.8%	3.3%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

Data maintained by the MLS may not reflect all real estate activity in the market.

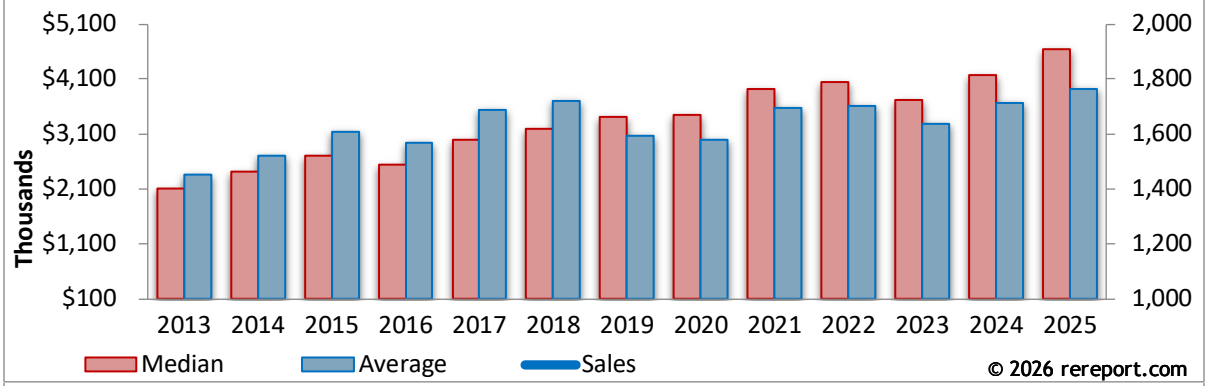
2025 Santa Clara County Annual Real Estate Report

Palo Alto

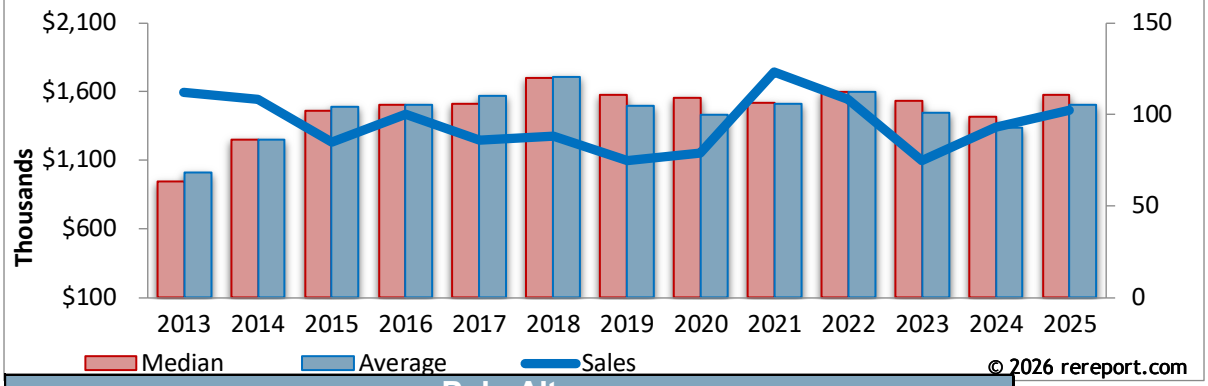
SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	406	$ 2,362,424	$ 2,100,000	108.6%	17			
2014	357	$ 2,705,599	$ 2,410,000	114.0%	16	-12.1%	14.5%	14.8%
2015	325	$ 3,137,741	$ 2,699,000	112.0%	18	-9.0%	16.0%	12.0%
2016	354	$ 2,941,710	$ 2,540,000	104.2%	23	8.9%	-6.2%	-5.9%
2017	337	$ 3,543,770	$ 3,000,000	107.9%	20	-4.8%	20.5%	18.1%
2018	320	$ 3,694,430	$ 3,200,000	108.8%	17	-5.0%	4.3%	6.7%
2019	320	$ 3,062,500	$ 3,404,320	102.3%	29	0.0%	-17.1%	6.4%
2020	331	$ 3,000,000	$ 3,453,700	100.7%	31	3.4%	-2.0%	1.5%
2021	468	$ 3,580,000	$ 3,924,130	107.4%	23	41.4%	19.3%	13.6%
2022	327	$ 3,610,000	$ 4,040,990	106.7%	18	-30.1%	0.8%	3.0%
2023	284	$ 3,290,000	$ 3,718,116	102.1%	28	-13.1%	-8.9%	-8.0%
2024	339	$ 3,661,375	$ 4,165,633	105.7%	18	19.4%	11.3%	12.0%
2025	359	$ 3,918,479	$ 4,643,242	106.1%	24	5.9%	7.0%	11.5%

Palo Alto Homes - Prices & Sales



Palo Alto Condos- Prices & Sales



Palo Alto

Condominiums

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	112	$ 1,011,236	$ 947,500	105.9%	23			
2014	108	$ 1,248,082	$ 1,250,000	112.0%	15	-3.6%	23.4%	31.9%
2015	85	$ 1,490,334	$ 1,458,888	109.0%	20	-21.3%	19.4%	16.7%
2016	100	$ 1,502,320	$ 1,505,000	104.5%	23	17.6%	0.8%	3.2%
2017	86	$ 1,571,420	$ 1,510,000	109.0%	18	-14.0%	4.6%	0.3%
2018	88	$ 1,706,500	$ 1,701,000	109.4%	16	2.3%	8.6%	12.6%
2019	75	$ 1,498,000	$ 1,574,030	103.0%	29	-14.8%	-12.2%	-7.5%
2020	79	$ 1,430,000	$ 1,551,880	100.0%	43	5.3%	-4.5%	-1.4%
2021	123	$ 1,509,000	$ 1,518,800	102.6%	33	55.7%	5.5%	-2.1%
2022	108	$ 1,600,000	$ 1,594,330	102.8%	32	-12.2%	6.0%	5.0%
2023	75	$ 1,442,563	$ 1,531,262	92.4%	30	-30.6%	-9.8%	-4.0%
2024	93	$ 1,336,380	$ 1,416,960	102.1%	30	24.0%	-7.4%	-7.5%
2025	102	$ 1,504,703	$ 1,572,930	102.8%	35	9.7%	12.6%	11.0%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

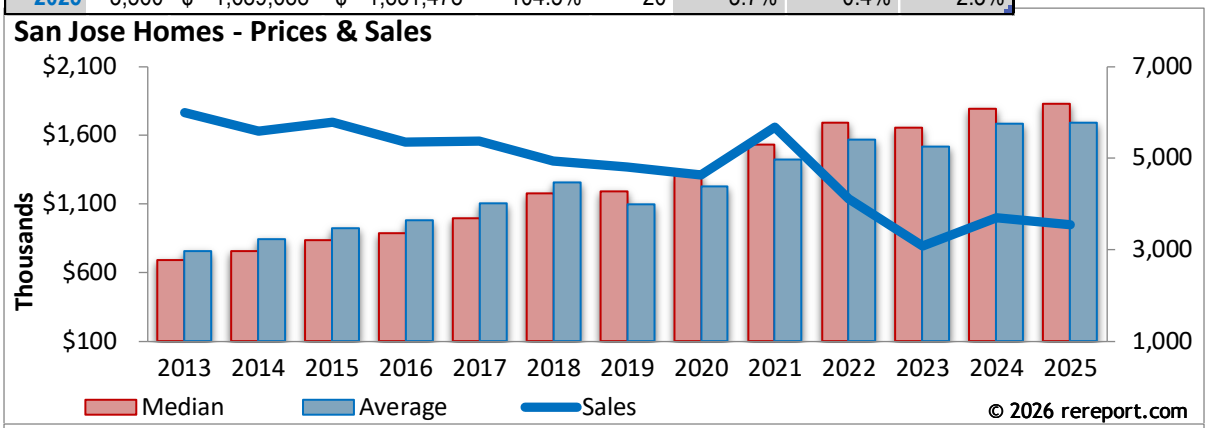
Data maintained by the MLS may not reflect all real estate activity in the market.

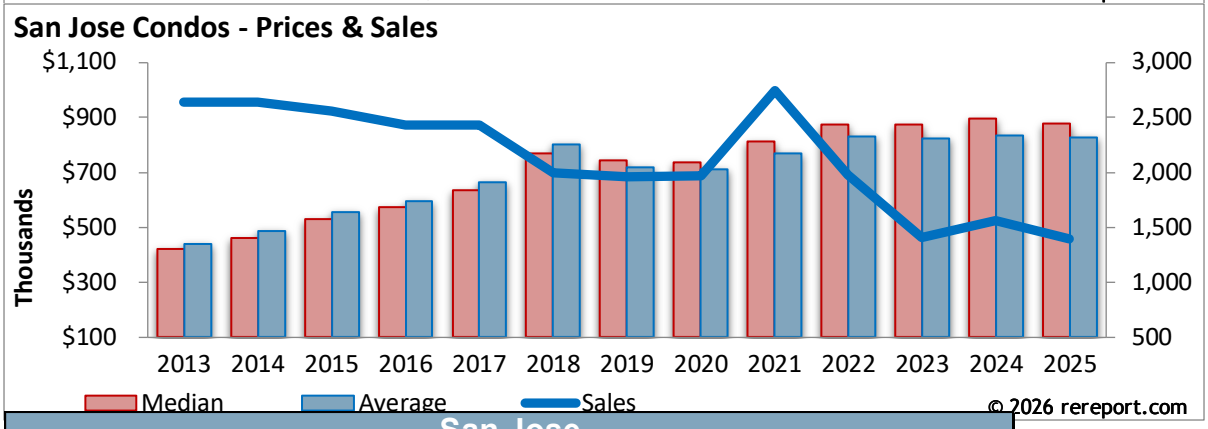
2025 Santa Clara County Annual Real Estate Report

San Jose

SINGLE-FAMILY HOMES

	Prices					% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	5,990	$ 755,144	$ 693,000	102.9%	30			
2014	5,583	$ 842,228	$ 755,000	103.0%	30	-6.8%	11.5%	8.9%
2015	5,797	$ 926,699	$ 835,000	104.0%	26	3.8%	10.0%	10.6%
2016	5,355	$ 984,837	$ 890,000	102.7%	25	-7.6%	6.3%	6.6%
2017	5,386	$ 1,102,810	$ 1,000,000	105.8%	19	0.6%	12.0%	12.4%
2018	4,937	$ 1,259,530	$ 1,180,000	107.3%	19	-8.3%	14.2%	18.0%
2019	4,817	$ 1,100,000	$ 1,190,200	100.9%	29	-2.4%	-12.7%	0.9%
2020	4,629	$ 1,230,000	$ 1,322,650	103.4%	19	-3.9%	11.8%	11.1%
2021	5,672	$ 1,425,000	$ 1,535,290	109.7%	14	22.5%	15.9%	16.1%
2022	4,119	$ 1,570,000	$ 1,695,450	107.9%	17	-27.4%	10.2%	10.4%
2023	3,077	$ 1,521,597	$ 1,653,876	104.4%	20	-25.3%	-3.1%	-2.5%
2024	3,698	$ 1,683,745	$ 1,790,504	106.9%	17	20.2%	10.7%	8.3%
2025	3,560	$ 1,689,688	$ 1,831,478	104.5%	20	-3.7%	0.4%	2.3%





San Jose

Condominiums

	Prices					% Change from Year Before	Prices	
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	2,639	$ 441,193	$ 420,000	103.6%	28			
2014	2,636	$ 485,523	$ 460,000	102.0%	31	-0.1%	10.0%	9.5%
2015	2,557	$ 557,151	$ 530,000	104.0%	21	-3.0%	14.8%	15.2%
2016	2,436	$ 596,473	$ 575,000	102.8%	22	-4.7%	7.1%	8.5%
2017	2,434	$ 662,744	$ 635,000	104.4%	19	-0.1%	11.1%	10.4%
2018	1,997	$ 803,037	$ 770,000	107.5%	17	-18.0%	21.2%	21.3%
2019	1,960	$ 720,000	$ 745,053	99.9%	35	-1.9%	-10.3%	-3.2%
2020	1,974	$ 710,000	$ 737,032	100.8%	28	0.7%	-1.4%	-1.1%
2021	2,747	$ 770,000	$ 812,022	103.8%	21	39.2%	8.5%	10.2%
2022	1,979	$ 830,000	$ 875,846	105.9%	18	-28.0%	7.8%	7.9%
2023	1,407	$ 824,875	$ 874,481	102.3%	23	-28.9%	-0.6%	-0.2%
2024	1,564	$ 833,667	$ 894,932	102.7%	25	11.2%	1.1%	2.3%
2025	1,397	$ 827,417	$ 879,801	100.9%	33	-10.7%	-0.7%	-1.7%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

Data maintained by the MLS may not reflect all real estate activity in the market.

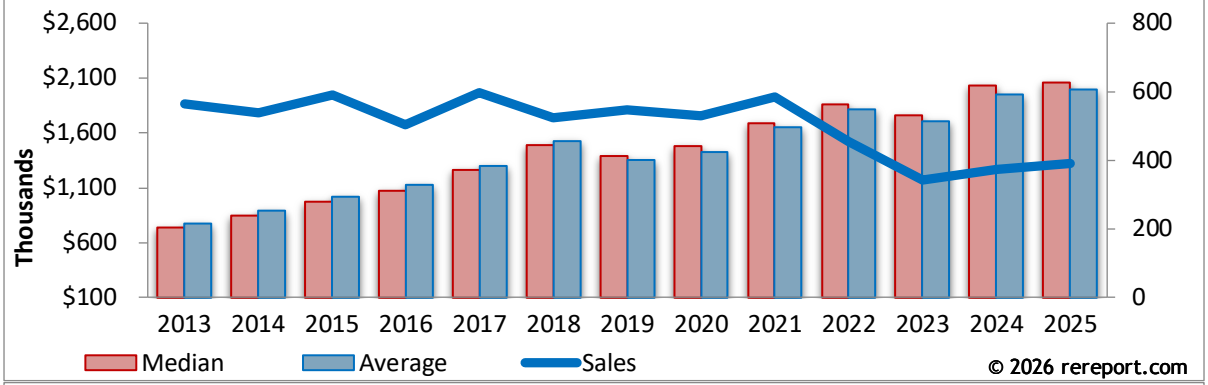
2025 Santa Clara County Annual Real Estate Report

Santa Clara

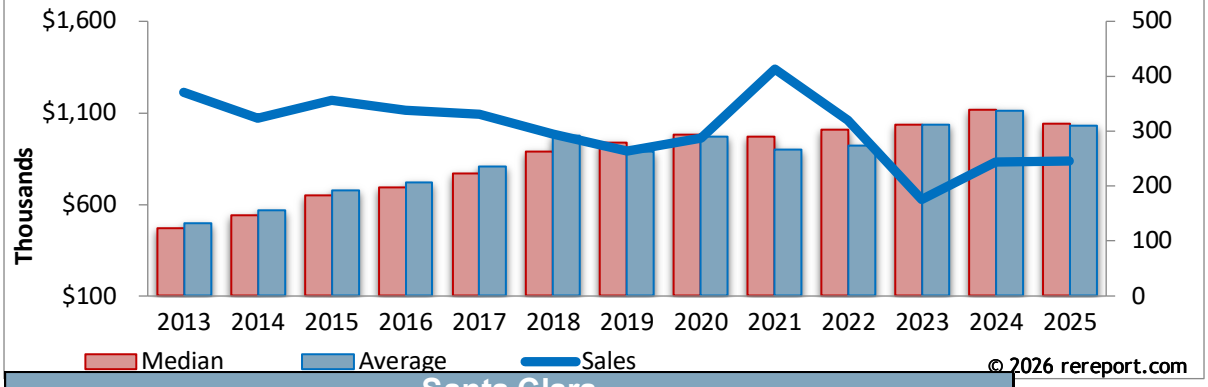
SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	566	$ 777,646	$ 739,425	105.1%	20			
2014	540	$ 893,559	$ 847,000	106.0%	19	-4.6%	14.9%	14.5%
2015	590	$ 1,019,237	$ 975,000	109.0%	18	9.3%	14.1%	15.1%
2016	505	$ 1,129,290	$ 1,075,000	105.5%	21	-14.4%	10.8%	10.3%
2017	599	$ 1,302,930	$ 1,260,000	110.7%	13	18.6%	15.4%	17.2%
2018	525	$ 1,522,920	$ 1,490,000	109.3%	17	-12.4%	16.9%	18.3%
2019	549	$ 1,355,000	$ 1,386,760	101.9%	24	4.6%	-11.0%	-6.9%
2020	529	$ 1,430,000	$ 1,476,710	104.5%	18	-3.6%	5.5%	6.5%
2021	585	$ 1,655,000	$ 1,692,500	110.1%	15	10.6%	15.7%	14.6%
2022	456	$ 1,815,000	$ 1,857,510	111.3%	14	-22.1%	9.7%	9.7%
2023	343	$ 1,710,695	$ 1,764,771	107.6%	15	-24.8%	-5.7%	-5.0%
2024	374	$ 1,954,304	$ 2,036,495	111.7%	15	9.0%	14.2%	15.4%
2025	391	$ 1,997,958	$ 2,056,182	108.4%	15	4.5%	2.2%	1.0%

Santa Clara Homes - Prices & Sales



Santa Clara Condos - Prices & Sales



Santa Clara

Condominiums

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	370	$ 498,896	$ 472,500	104.2%	22			
2014	323	$ 565,675	$ 538,000	104.0%	21	-12.7%	13.4%	13.9%
2015	356	$ 676,496	$ 650,000	108.0%	17	10.2%	19.6%	20.8%
2016	338	$ 721,081	$ 695,000	104.6%	17	-5.1%	6.6%	6.9%
2017	331	$ 809,360	$ 768,000	107.1%	14	-2.1%	12.2%	10.5%
2018	295	$ 975,483	$ 890,000	111.8%	14	114.3%	1382.0%	15.9%
2019	263	$ 890,000	$ 935,249	100.4%	30	-10.8%	-8.8%	5.1%
2020	288	$ 969,000	$ 981,990	101.0%	28	9.5%	8.9%	5.0%
2021	412	$ 899,000	$ 969,337	103.0%	24	43.1%	-7.2%	-1.3%
2022	319	$ 920,000	$ 1,009,140	105.8%	17	-22.6%	2.3%	4.1%
2023	176	$ 1,032,625	$ 1,034,931	103.2%	18	-44.8%	12.2%	2.6%
2024	244	$ 1,109,917	$ 1,114,280	104.6%	21	38.6%	7.5%	7.7%
2025	245	$ 1,030,000	$ 1,038,545	101.9%	33	0.4%	-7.2%	-6.8%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

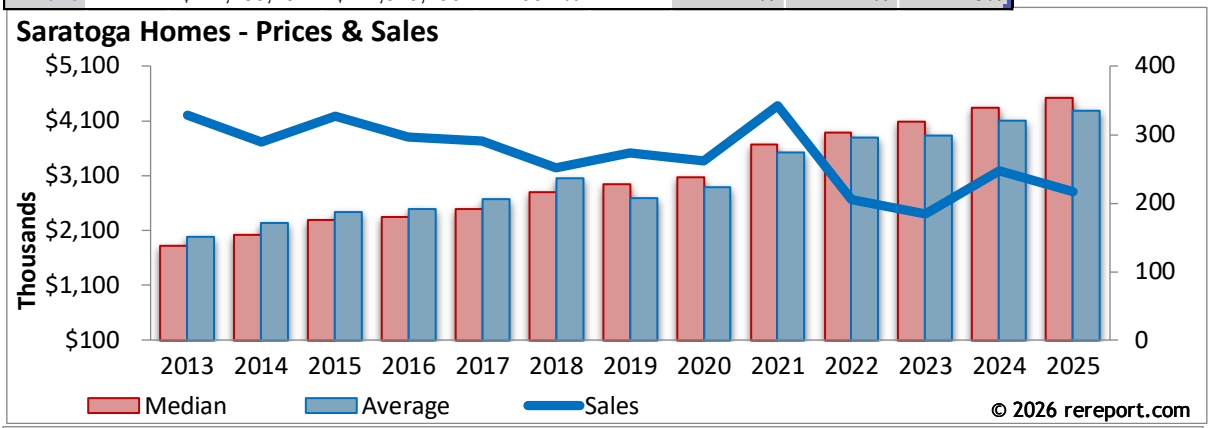
Data maintained by the MLS may not reflect all real estate activity in the market.

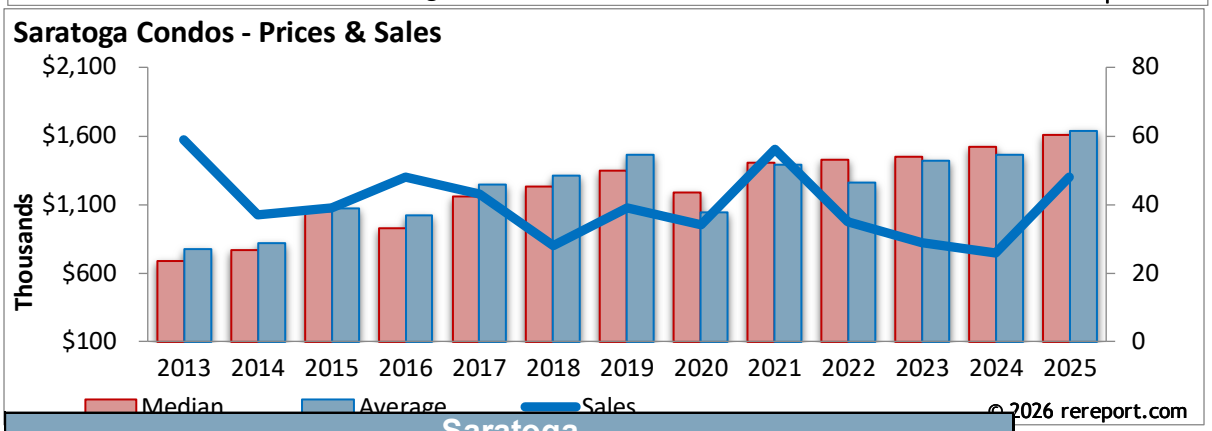
2025 Santa Clara County Annual Real Estate Report

Saratoga

SINGLE-FAMILY HOMES

Year	Sales	Average Prices	Median Prices	SP/LP	DOM	% Change from Year Before Sales	Ave Prices	Med Prices
2013	328	$ 1,984,635	$ 1,821,500	99.8%	42			
2014	290	$ 2,233,380	$ 2,017,500	105.0%	35	-11.6%	12.5%	10.8%
2015	327	$ 2,447,895	$ 2,300,000	104.0%	33	12.8%	9.6%	14.0%
2016	297	$ 2,500,330	$ 2,351,000	102.2%	37	-9.2%	2.1%	2.2%
2017	291	$ 2,678,360	$ 2,500,000	104.8%	29	-2.0%	7.1%	6.3%
2018	252	$ 3,061,760	$ 2,800,000	103.4%	32	-13.4%	14.3%	12.0%
2019	273	$ 2,700,000	$ 2,946,240	99.9%	39	8.3%	-11.8%	5.2%
2020	262	$ 2,900,000	$ 3,068,090	102.3%	30	-4.0%	7.4%	4.1%
2021	342	$ 3,517,500	$ 3,665,750	108.5%	15	30.5%	21.3%	19.5%
2022	205	$ 3,800,000	$ 3,891,960	106.1%	27	-40.1%	8.0%	6.2%
2023	185	$ 3,841,125	$ 4,083,355	103.0%	28	-9.8%	1.1%	4.9%
2024	247	$ 4,113,938	$ 4,332,446	104.9%	27	33.5%	7.1%	6.1%
2025	217	$ 4,285,157	$ 4,529,196	103.2%	24	-12.1%	4.2%	4.5%





Saratoga

Condominiums

Year	Sales	Average Prices	Median Prices	SP/LP	DOM	% Change from Year Before Sales	Ave Prices	Med Prices
2013	59	$ 774,969	$ 685,000	102.4%	27			
2014	37	$ 820,010	$ 768,000	105.0%	21	-37.3%	5.8%	12.1%
2015	39	$ 1,073,496	$ 1,050,000	104.0%	23	5.4%	30.9%	36.7%
2016	48	$ 1,021,720	$ 925,000	102.3%	28	23.1%	-4.8%	-11.9%
2017	43	$ 1,247,540	$ 1,160,000	105.5%	16	-10.4%	22.1%	25.4%
2018	28	$ 1,310,740	$ 1,235,000	103.8%	21	-34.9%	5.1%	6.5%
2019	39	$ 1,460,000	$ 1,344,980	100.3%	37	39.3%	11.4%	8.9%
2020	34	$ 1,045,000	$ 1,190,850	101.7%	29	-12.8%	-28.4%	-11.5%
2021	56	$ 1,389,000	$ 1,407,870	102.7%	24	64.7%	32.9%	18.2%
2022	35	$ 1,260,000	$ 1,424,110	104.0%	21	-37.5%	-9.3%	1.2%
2023	29	$ 1,420,001	$ 1,445,521	100.0%	22	-17.1%	12.7%	1.5%
2024	26	$ 1,461,792	$ 1,521,433	104.2%	12	-10.3%	2.9%	5.3%
2025	48	$ 1,639,267	$ 1,606,652	91.5%	40	84.6%	12.1%	5.6%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

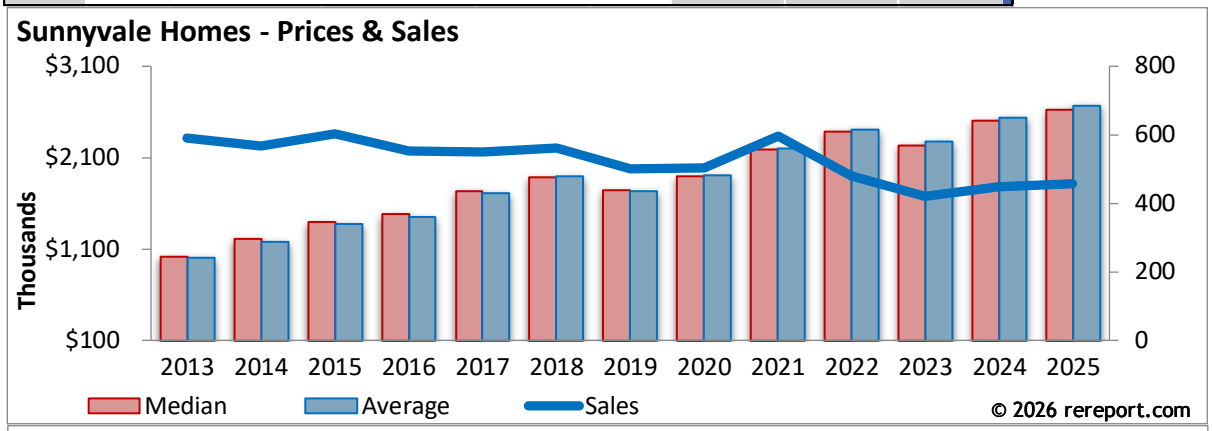
Data maintained by the MLS may not reflect all real estate activity in the market.

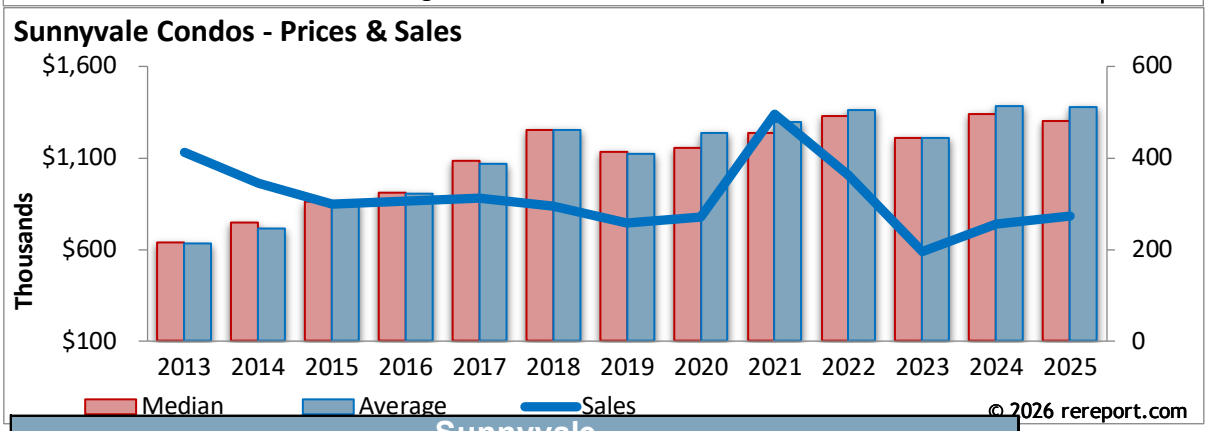
2025 Santa Clara County Annual Real Estate Report

Sunnyvale

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	591	$ 1,006,317	$ 1,022,500	109.1%	16			
2014	568	$ 1,176,188	$ 1,218,000	110.0%	16	-3.9%	16.9%	19.1%
2015	603	$ 1,374,763	$ 1,400,000	112.0%	16	6.2%	16.9%	14.9%
2016	553	$ 1,455,870	$ 1,480,000	106.8%	17	-8.3%	5.9%	5.7%
2017	551	$ 1,713,610	$ 1,735,000	113.8%	12	-0.4%	17.7%	17.2%
2018	563	$ 1,898,460	$ 1,888,890	110.8%	16	2.2%	10.8%	8.9%
2019	500	$ 1,730,000	$ 1,746,780	102.5%	23	-11.2%	-8.9%	-7.5%
2020	503	$ 1,910,000	$ 1,902,060	104.6%	19	0.6%	10.4%	8.9%
2021	597	$ 2,200,000	$ 2,188,970	114.3%	12	18.7%	15.2%	15.1%
2022	480	$ 2,411,000	$ 2,391,770	112.2%	14	-19.6%	9.6%	9.3%
2023	421	$ 2,280,382	$ 2,231,894	106.9%	16	-12.3%	-5.4%	-6.7%
2024	448	$ 2,539,863	$ 2,506,699	112.1%	14	6.4%	11.4%	12.3%
2025	459	$ 2,670,787	$ 2,627,391	111.4%	14	2.5%	5.2%	4.8%





Sunnyvale

Condominiums

		Prices				% Change from Year Before Prices		
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2013	413	$ 631,692	$ 640,000	105.9%	15			
2014	345	$ 714,757	$ 745,000	106.0%	16	-16.5%	13.1%	16.4%
2015	299	$ 859,280	$ 860,000	109.0%	15	-13.3%	20.2%	15.4%
2016	305	$ 905,182	$ 910,000	106.4%	18	2.0%	5.3%	5.8%
2017	313	$ 1,067,220	$ 1,086,100	111.6%	10	2.6%	17.9%	19.4%
2018	294	$ 1,250,040	$ 1,250,000	112.6%	13	-6.1%	17.1%	15.1%
2019	257	$ 1,120,000	$ 1,132,340	101.6%	26	-12.6%	-10.4%	-9.4%
2020	270	$ 1,237,500	$ 1,154,460	101.1%	25	5.1%	10.5%	2.0%
2021	495	$ 1,298,000	$ 1,238,410	104.7%	21	83.3%	4.9%	7.3%
2022	361	$ 1,360,000	$ 1,330,440	106.3%	17	-27.1%	4.8%	7.4%
2023	196	$ 1,211,407	$ 1,209,303	103.2%	20	-45.7%	-10.9%	-9.1%
2024	256	$ 1,380,599	$ 1,337,787	107.1%	22	30.6%	14.0%	10.6%
2025	272	$ 1,379,448	$ 1,302,527	103.3%	23	6.3%	-0.1%	-2.6%

This information is brought to you by:

Christine Schneider
Schneider Estates
cs@schneiderestates.com
CalBRE #01749537

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

Based on information from MLS Listings. Inc. Due to MLS reporting and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, we do not guarantee the data accuracy.

Data maintained by the MLS may not reflect all real estate activity in the market.