MARIA AFZAL | CHRISTIE'S INTERNATIONAL REAL ESTATE SERENO

SUNNYVALE

REAL ESTATE MARKET REPORT

NOVEMBER 2026 | OCTOBER SALES AND CURRENT INVENTORY

Sunnyvale is a strong seller's market heading into winter. In October 2026, 79 homes sold in Sunnyvale, CA at a median price of $1,920,000. The typical home closed at 106% of its list price after just 8 days on market, and with only 1.9 months of inventory, buyers are competing for a limited supply.

$1.92M	106%	8 Days	60%	1.9
MEDIAN PRICE	OF LIST PRICE	ON MARKET	SOLD OVER ASKING	MONTHS INVENTORY



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SCAN FOR THE LIVE REPORT

AT A GLANCE

SUNNYVALE HOUSING MARKET

October 2026 closed sales, all residential property types, with inventory as of November 23, 2026.

$1,920,000 MEDIAN SALE PRICE 6% above Oct 2025	**106%** SALE TO LIST PRICE Up from 105% a year ago	**8 Days** MEDIAN DAYS ON MARKET October 2026
60% SOLD OVER ASKING Down from 65% a year ago	**1.9** MONTHS OF INVENTORY Seller's market	**154** HOMES FOR SALE As of Nov 23, 2026

KEY TAKEAWAYS

- **Prices held above list.** Sunnyvale homes sold for a median 106% of list price in October.
- **Most homes sold over asking.** 60% of October sales closed above the original asking price, compared with 65% in October 2025.
- **Sales held steady.** 79 homes closed, up 1% from September and 14% below October 2025.
- **Larger homes lifted the median.** The median sale price rose 6% year over year to $1,920,000, while the median price per square foot was down 17% at $954.
- **Condos and townhomes were a big share of sales.** 40 of the 79 October sales were condos or townhomes; single family homes sold for a median $2,668,000.
- **The $1.25M to $1.75M range was the busiest.** It accounted for 19 October sales and has 3.8 months of inventory.

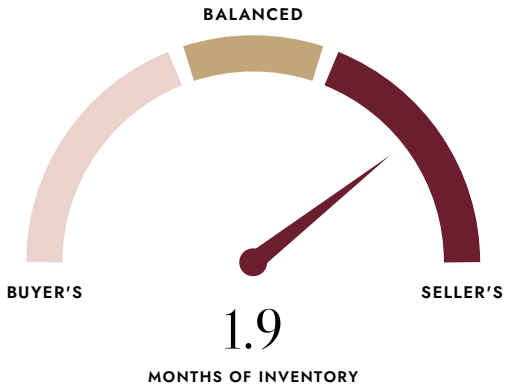


"Single family homes in Sunnyvale are still fiercely competitive. Four out of five sold over asking in October, at a median of 11% above list. Condos and townhomes are calmer, and for buyers who want a Sunnyvale address without a bidding war, that is where I would start looking this winter."

MARIA AFZAL, CHRISTIE'S INTERNATIONAL REAL ESTATE SERENO

MARKET CONDITIONS

BUYER'S OR SELLER'S MARKET?



SELLER'S MARKET

Sunnyvale is a seller's market, with 1.9 months of inventory as of November 23, 2026. At the recent pace of sales, every home listed today would sell in about eight weeks if no new listings came on.

Months of inventory compares homes for sale with the recent pace of sales. Under 4 months is a seller's market, 4 to 6 months is balanced, and over 6 months is a buyer's market.

WHAT THE MARKET MEANS FOR YOU

IF YOU'RE SELLING

SELLERS HOLD THE ADVANTAGE

60%	**Expect multiple offers** of October sales closed above the original asking price.
106%	**Strong pricing power** median sale to list ratio in October.
8 days	**Be ready to move quickly** median days on market for October sales.
154	**Little competition** homes for sale as of November 23, about 1.9 months of supply.

IF YOU'RE BUYING

COME PREPARED TO COMPETE

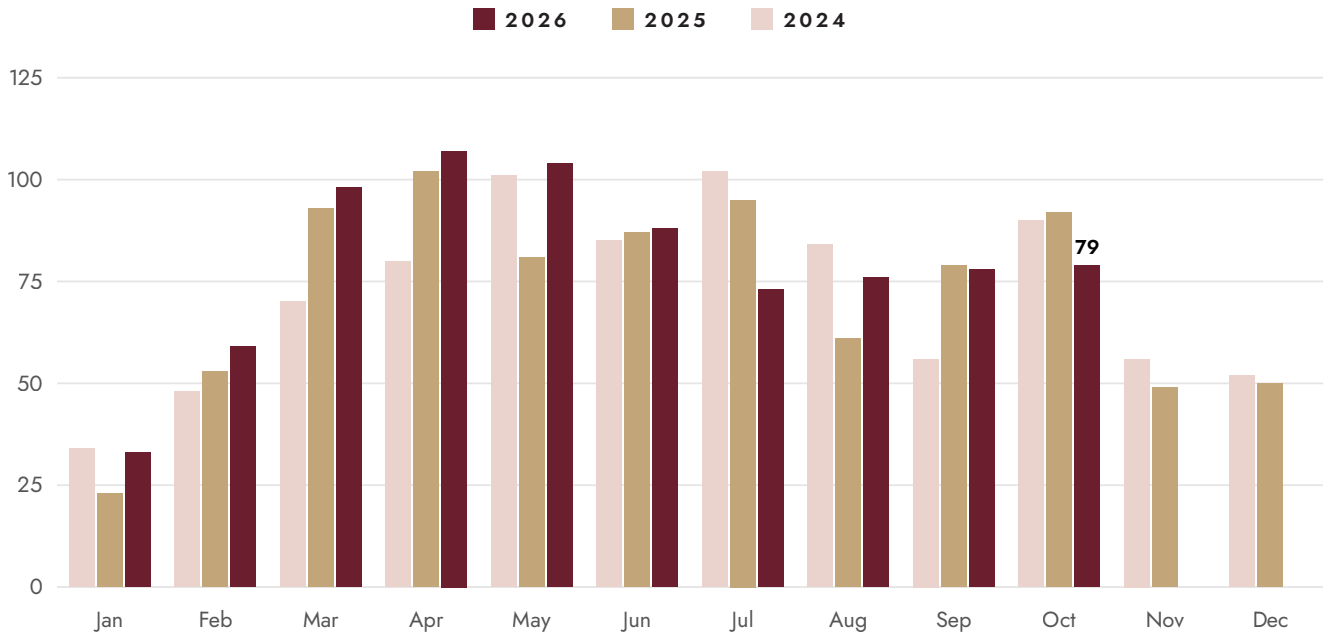
111%	**Budget above list price** median sale to list ratio for single family homes in October.
8 days	**Have approval in hand** median days on market for single family homes.
69 days	**Look at homes that have sat** median days listed for current active listings; these sellers may negotiate.
4.0	**$2.25M to $2.5M is balanced** months of supply for homes from $2.25M to $2.5M, a balanced market.

TRENDS

SUNNYVALE HOUSING MARKET TRENDS

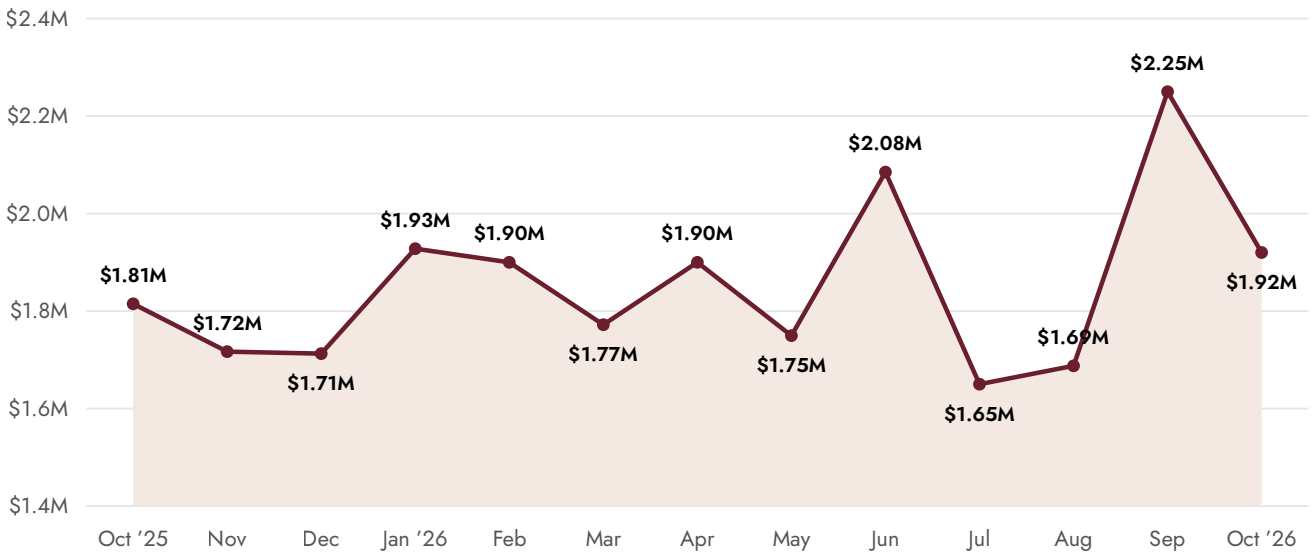
Through October, 795 homes sold in Sunnyvale in 2026, compared with 766 in the same period of 2025. April 2026 was the busiest month of the year with 107 sales, and October closed at a median 106% of list price.

HOMES SOLD PER MONTH: 2024 TO 2026



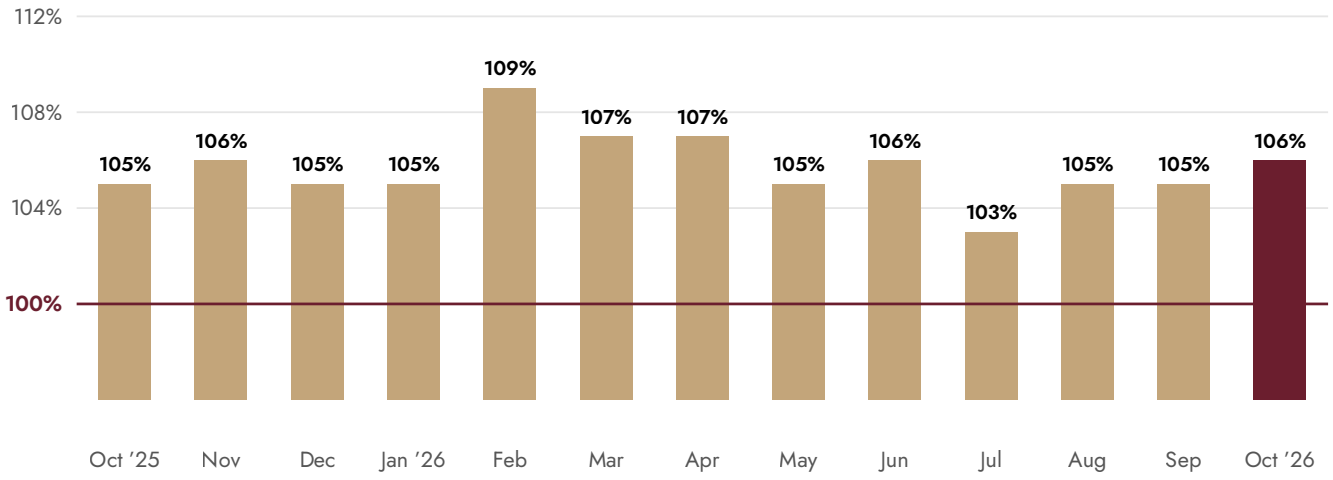
2024 totaled 858 sales and 2025 totaled 865.

MEDIAN SALE PRICE: LAST 13 MONTHS



Monthly medians move with the mix of homes that sell.

SALE TO LIST PRICE RATIO: LAST 13 MONTHS



Median sale price as a percent of list price.

MONTHLY DATA: LAST 13 MONTHS

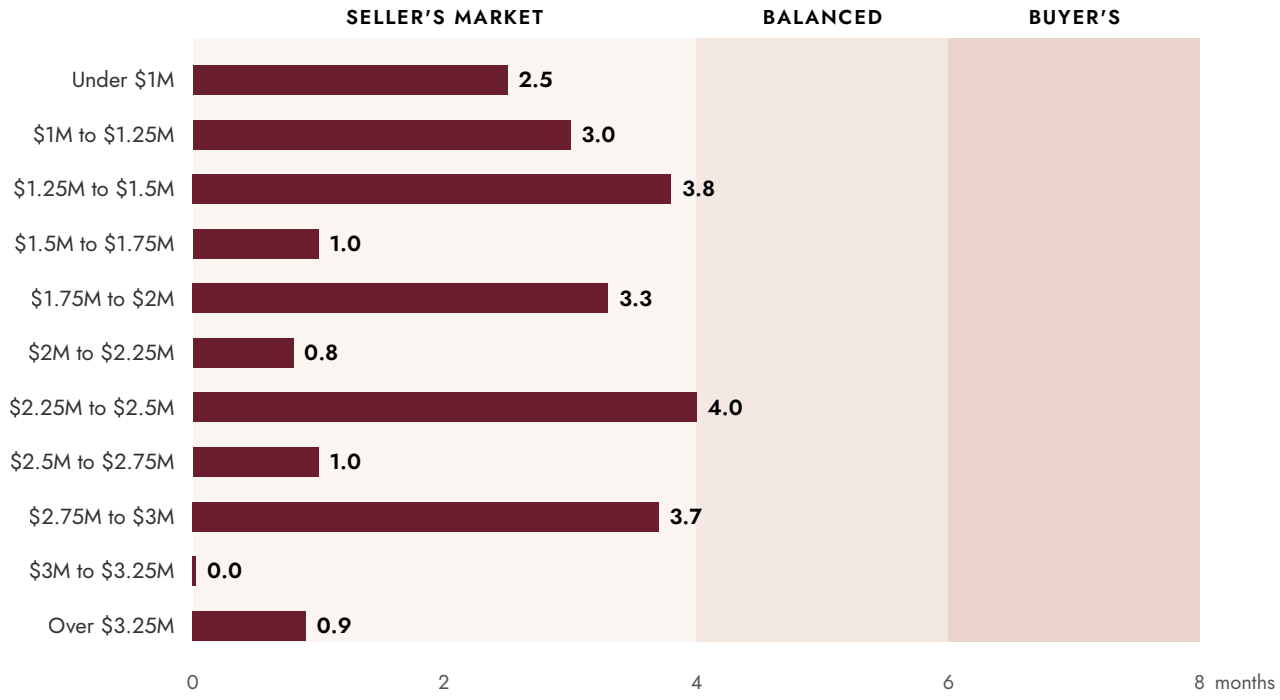
MONTH	HOMES SOLD	MEDIAN SALE PRICE	SALE TO LIST	PRICE PER SQ FT
October 2026	79	$1,920,000	106%	$954
September 2026	78	$2,250,000	105%	$1,370
August 2026	76	$1,687,500	105%	$1,071
July 2026	73	$1,650,000	103%	$1,184
June 2026	88	$2,085,000	106%	$1,262
May 2026	104	$1,749,500	105%	$1,207
April 2026	107	$1,900,000	107%	$1,273
March 2026	98	$1,772,000	107%	$1,106
February 2026	59	$1,900,000	109%	$1,186
January 2026	33	$1,928,000	105%	$1,172
December 2025	50	$1,712,500	105%	$1,132
November 2025	49	$1,716,800	106%	$1,241
October 2025	92	$1,815,000	105%	$1,149

BY PRICE RANGE

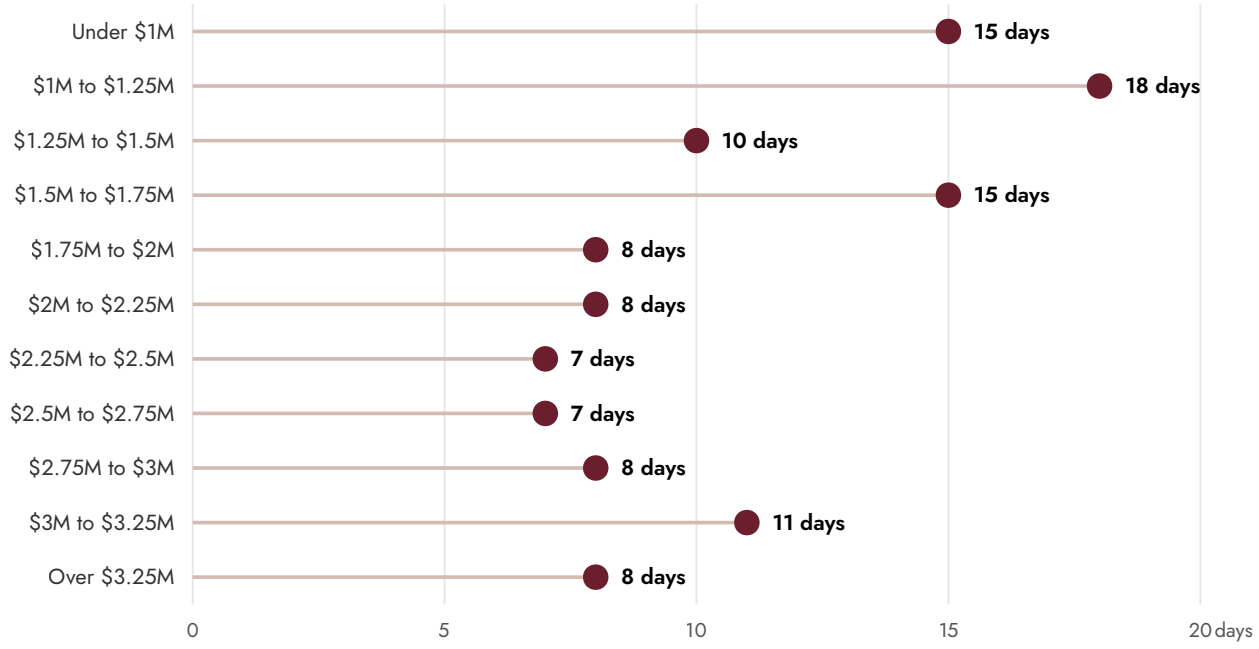
MARKET CONDITIONS BY PRICE RANGE

Competition varies by price point. Under 4 months of inventory is a seller's market, 4 to 6 months is balanced, and over 6 months favors buyers. Homes from $3 million to the top of the market have the tightest supply.

MONTHS OF INVENTORY BY PRICE RANGE



MEDIAN DAYS ON MARKET BY PRICE RANGE



PRICE RANGE DETAIL

PRICE RANGE	ACTIVE LISTINGS NOV 23	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
Under $1,000,000	27	2.5	11	10	15	Seller's
$1,000,000 to $1,250,000	18	3.0	6	6	18	Seller's
$1,250,000 to $1,500,000	30	3.8	8	9	10	Seller's
$1,500,000 to $1,750,000	11	1.0	11	13	15	Seller's
$1,750,000 to $2,000,000	23	3.3	7	5	8	Seller's
$2,000,000 to $2,250,000	5	0.8	6	4	8	Seller's
$2,250,000 to $2,500,000	12	4.0	3	3	7	Balanced
$2,500,000 to $2,750,000	8	1.0	8	6	7	Seller's
$2,750,000 to $3,000,000	11	3.7	3	7	8	Seller's
$3,000,000 to $3,250,000	0	0.0	6	6	11	Seller's
Over $3,250,000	9	0.9	10	9	8	Seller's
All Price Ranges	154	1.9	79	83	8	Seller's

A dash means there were no October sales in that range to measure.

OCTOBER 2026 HOME SALES

METRIC	OCT 2026	SEP 2026	CHANGE	OCT 2025	CHANGE
Homes sold	79	78	+1%	92	–14%
Median sale price	$1,920,000	$2,250,000	–15%	$1,815,000	+6%
Median list price	$1,800,000	$2,293,000	–22%	$1,773,950	+1%
Sale to list price ratio	106%	105%	+1 pt	105%	+1 pt
Sold over asking	60%	68%	–8 pts	65%	–5 pts
Median price per sq ft	$954	$1,370	–30%	$1,149	–17%
Median days on market	8	9	–1 day	9	–1 day
Sales volume	$160.2M	$175.3M	–9%	$185.7M	–14%
Homes sold year to date	795	716		766	+4%

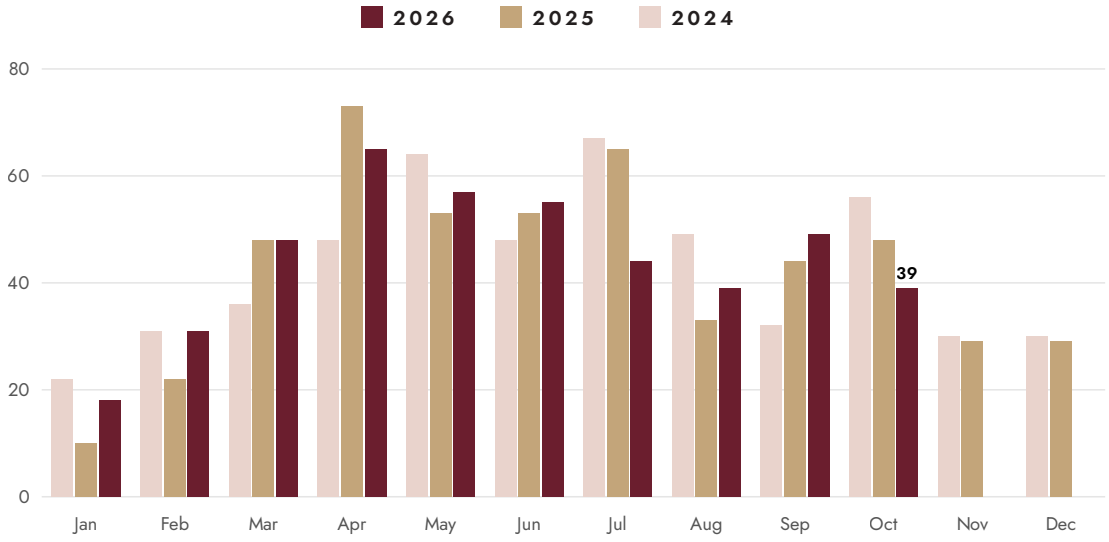
SINGLE FAMILY HOMES

SUNNYVALE SINGLE FAMILY MARKET

39 single family homes sold in October 2026 at a median price of $2,668,000, 111% of list price, in a median of 8 days. Inventory as of November 23, 2026.

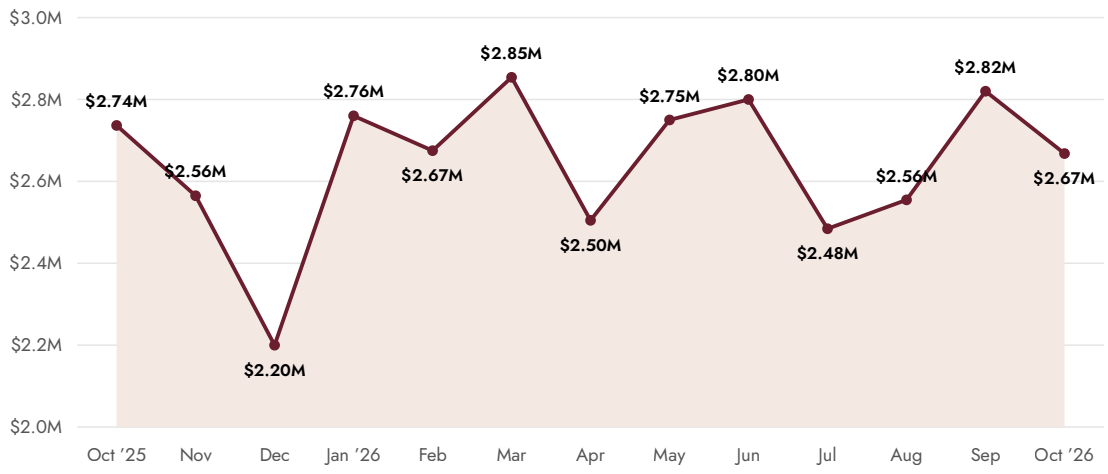
$2,668,000 **MEDIAN SALE PRICE** –3% vs Oct 2025	111% **SALE TO LIST PRICE** 110% a year ago	8 Days **MEDIAN DAYS ON MARKET** October 2026
82% **SOLD OVER ASKING** 81% a year ago	1.5 **MONTHS OF INVENTORY** Seller's market	59 **FOR SALE NOW** As of Nov 23, 2026

SINGLE FAMILY HOMES SOLD PER MONTH: 2024 TO 2026

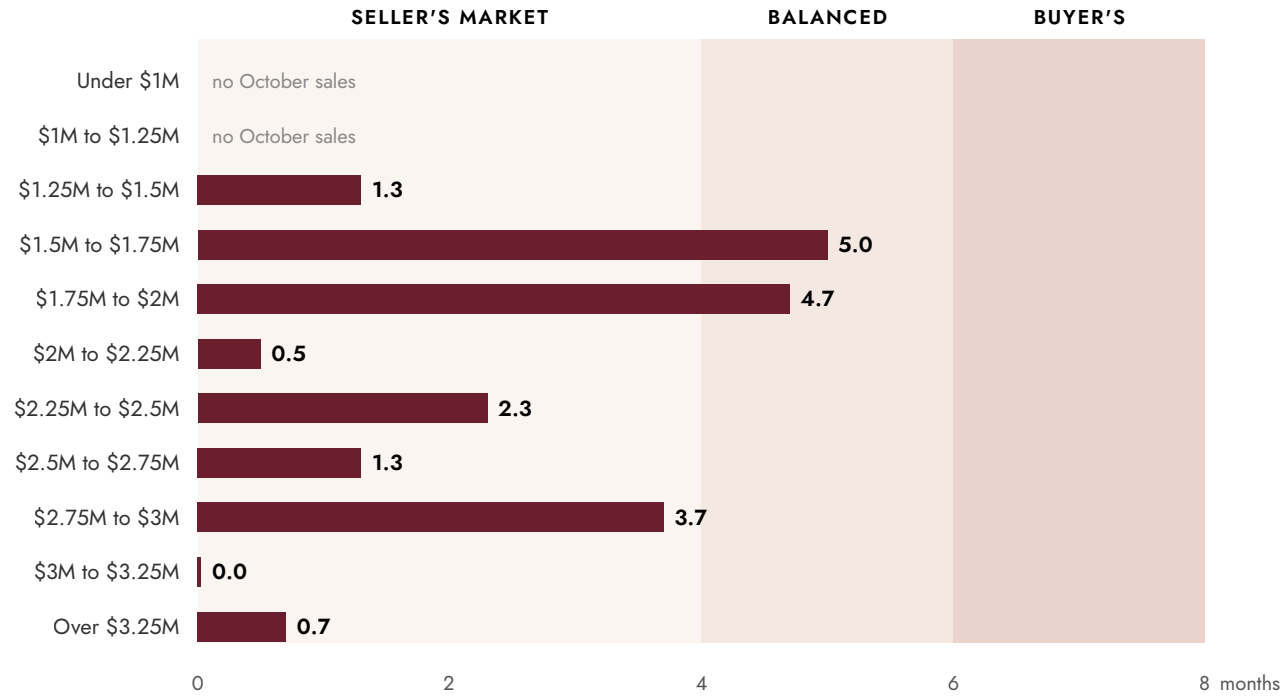


445 single family homes sold in 2026 through October, versus 449 in the same period of 2025.

SINGLE FAMILY MEDIAN SALE PRICE: LAST 13 MONTHS



SINGLE FAMILY MONTHS OF INVENTORY BY PRICE RANGE



Single family homes from $3 million to the top of the market have the tightest supply.

PRICE RANGE	ACTIVE LISTINGS NOV 23	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
Under $1M	1	—	0	0	—	—
$1M to $1.25M	0	—	0	0	—	—
$1.25M to $1.5M	4	1.3	3	2	6	Seller's
$1.5M to $1.75M	5	5.0	1	5	6	Balanced
$1.75M to $2M	14	4.7	3	3	7	Balanced
$2M to $2.25M	3	0.5	6	4	8	Seller's
$2.25M to $2.5M	7	2.3	3	3	7	Seller's
$2.5M to $2.75M	8	1.3	6	5	7	Seller's
$2.75M to $3M	11	3.7	3	7	8	Seller's
$3M to $3.25M	0	0.0	5	6	9	Seller's
Over $3.25M	6	0.7	9	9	7	Seller's
All Price Ranges	59	1.5	39	47	8	Seller's

CONDOS AND TOWNHOMES

A DIFFERENT MARKET

In Sunnyvale, condos are a seller's market and townhomes are a seller's market. With only a few sales a month, monthly figures can swing widely, so read the trend rather than any single month.

CONDOS

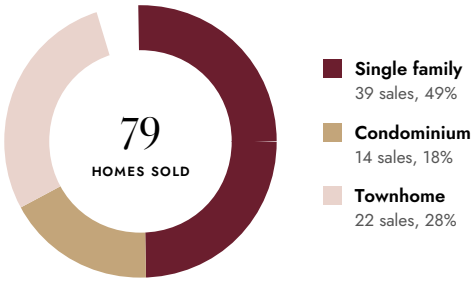
$727,000 **MEDIAN PRICE OCT** 14 sales	100% **SALE TO LIST**
2.9 **MONTHS OF INVENTORY** Seller's market	41 **FOR SALE NOW** Median 94 days listed
97 **SOLD IN 2026** 94 a year ago	

TOWNHOMES

$1,489,500 **MEDIAN PRICE OCT** 22 sales	103% **SALE TO LIST**
1.9 **MONTHS OF INVENTORY** Seller's market	42 **FOR SALE NOW** Median 87 days listed
223 **SOLD IN 2026** 210 a year ago	

PROPERTY TYPES

SUNNYVALE BY PROPERTY TYPE



Single family homes made up 39 of the 79 Sunnyvale sales in October 2026. A year earlier, 48 single family homes sold at a median of $2,736,500 and 110% of list.

PROPERTY TYPE	SOLD OCT 2026	MEDIAN SALE PRICE	SALE TO LIST	MEDIAN DAYS ON MARKET	MONTHS OF INVENTORY	FOR SALE NOV 23
Single family	39	$2,668,000	111%	8	1.5	59
Condominium	14	$727,000	100%	15	2.9	41
Townhome	22	$1,489,500	103%	10	1.9	42

HOMES FOR SALE RIGHT NOW

154 ACTIVE LISTINGS	66 UNDER CONTRACT	1.9 MONTHS OF INVENTORY
$1,622,500 MEDIAN LIST PRICE	$449K to $11.2M LIST PRICE RANGE	69 Days MEDIAN DAYS LISTED Current active listings

As of November 23, 2026.



About this report. Prepared by Maria Afzal, a Bay Area real estate agent with Christie's International Real Estate Sereno, based at 467 1st Street in downtown Los Altos (CA DRE# 02026802). Call (650) 561-6073 or email maria@mariaafzal.com.

Source: MLS data compiled by LiveBy. Sales cover residential properties that closed in Sunnyvale, CA in October 2026; inventory as of November 23, 2026. Information is deemed reliable but not guaranteed.

WHAT IS YOUR SUNNYVALE HOME WORTH?

Request a complimentary valuation at **mariaafzal.com/sunnyvale-home-valuation**

LIVE REPORT AND UPDATES