MARIA AFZAL | CHRISTIE'S INTERNATIONAL REAL ESTATE SERENO

CUPERTINO

REAL ESTATE MARKET REPORT

NOVEMBER 2026 | OCTOBER SALES AND CURRENT INVENTORY

Cupertino is a seller's market heading into winter. In October 2026, 43 homes sold in Cupertino, CA at a median price of $2,852,000. The typical home closed at 105% of its list price after just 12 days on market, and with only 2.0 months of inventory, buyers are competing for a limited supply.

$2.85M	105%	12 Days	58%	2.0
MEDIAN PRICE	OF LIST PRICE	ON MARKET	SOLD OVER ASKING	MONTHS INVENTORY



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SCAN FOR THE LIVE REPORT

AT A GLANCE

CUPERTINO HOUSING MARKET

October 2026 closed sales, all residential property types, with inventory as of November 24, 2026.

$2,852,000 **MEDIAN SALE PRICE** 9% above Oct 2025	105% **SALE TO LIST PRICE** Same as a year ago	12 Days **MEDIAN DAYS ON MARKET** October 2026
58% **SOLD OVER ASKING** Up from 54% a year ago	2.0 **MONTHS OF INVENTORY** Seller's market	85 **HOMES FOR SALE** As of Nov 24, 2026

KEY TAKEAWAYS

- **Prices held above list.** Cupertino homes sold for a median 105% of list price in October.
- **Most homes sold over asking.** 58% of October sales closed above the original asking price, compared with 54% in October 2025.
- **Sales picked up.** 43 homes closed, up 79% from September and 65% above October 2025.
- **Larger homes lifted the median.** The median sale price rose 9% year over year to $2,852,000, while the median price per square foot was down 3% at $1,291.
- **Condos and townhomes were a big share of sales.** 13 of the 43 October sales were condos or townhomes; single family homes sold for a median $3,075,000.
- **Homes over $3M led sales.** They accounted for 17 October sales and have 2.5 months of inventory.



"Cupertino had its busiest October of the past three years, with 43 homes sold. Single family homes went under contract in a median of eight days, and seven in ten sold over asking. With about six weeks of single family supply on the market, sellers who list this winter are in a strong position."

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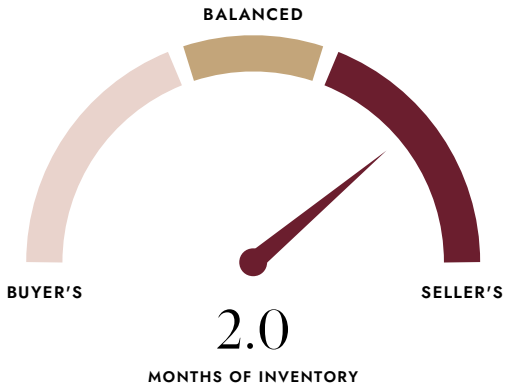
MARKET CONDITIONS

BUYER'S OR SELLER'S MARKET?



SELLER'S MARKET

Cupertino is a seller's market, with 2.0 months of inventory as of November 24, 2026. At the recent pace of sales, every home listed today would sell in about 9 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

58%	**Expect multiple offers** of October sales closed above the original asking price.
105%	**Strong pricing power** median sale to list ratio in October.
12 days	**Be ready to move quickly** median days on market for October sales.
85	**Some competition** homes for sale as of November 24, about 2.0 months of supply.

IF YOU'RE BUYING

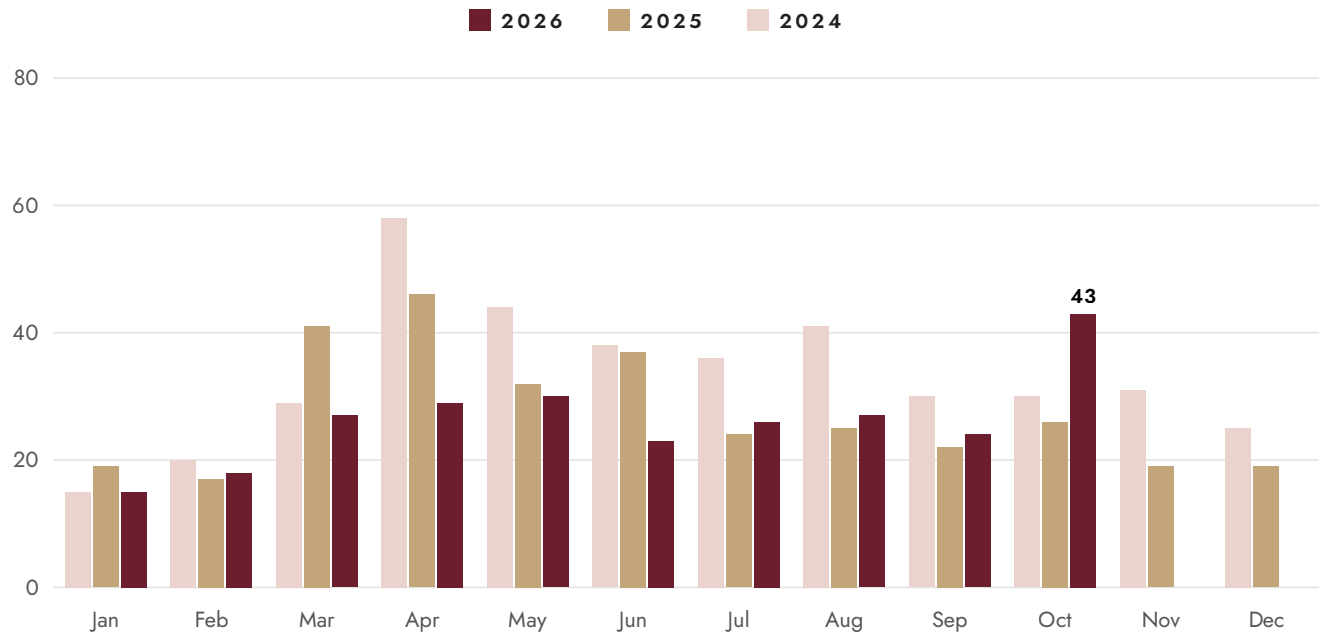
COME PREPARED TO COMPETE

106%	**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.
90 days	**Look at homes that have sat** median days listed for current active listings; these sellers may negotiate.
9.0	**$2.25M to $2.5M favors buyers** months of supply for homes from $2.25M to $2.5M, a buyer's market.

CUPERTINO HOUSING MARKET TRENDS

Through October, 262 homes sold in Cupertino in 2026, compared with 289 in the same period of 2025. October was the busiest month of the year with 43 sales, and posted a median sale to list ratio of 105%.

HOMES SOLD PER MONTH: 2024 TO 2026



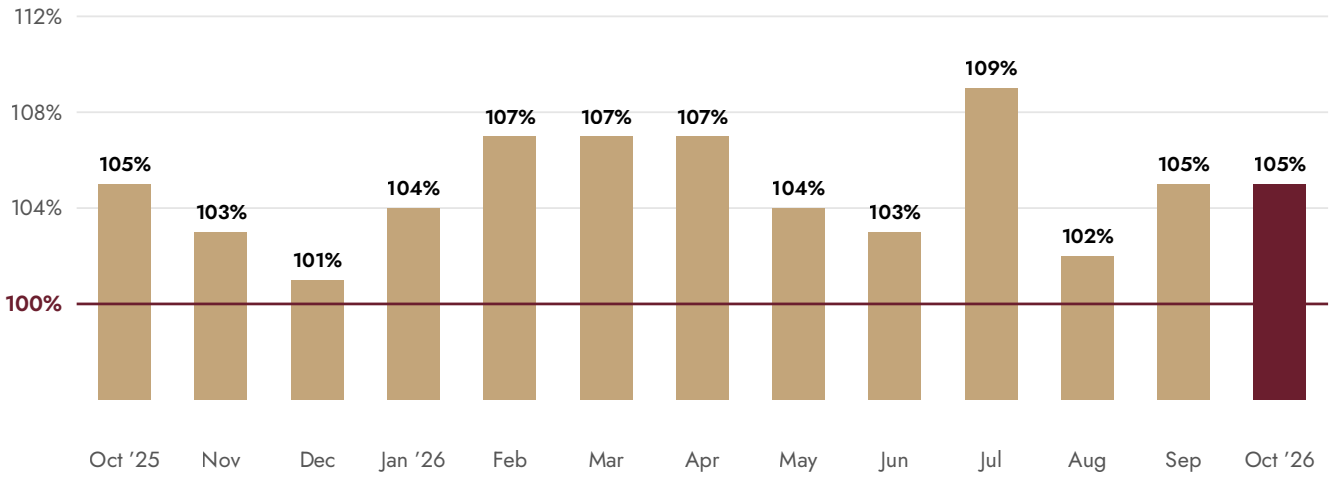
2024 totaled 397 sales and 2025 totaled 327.

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

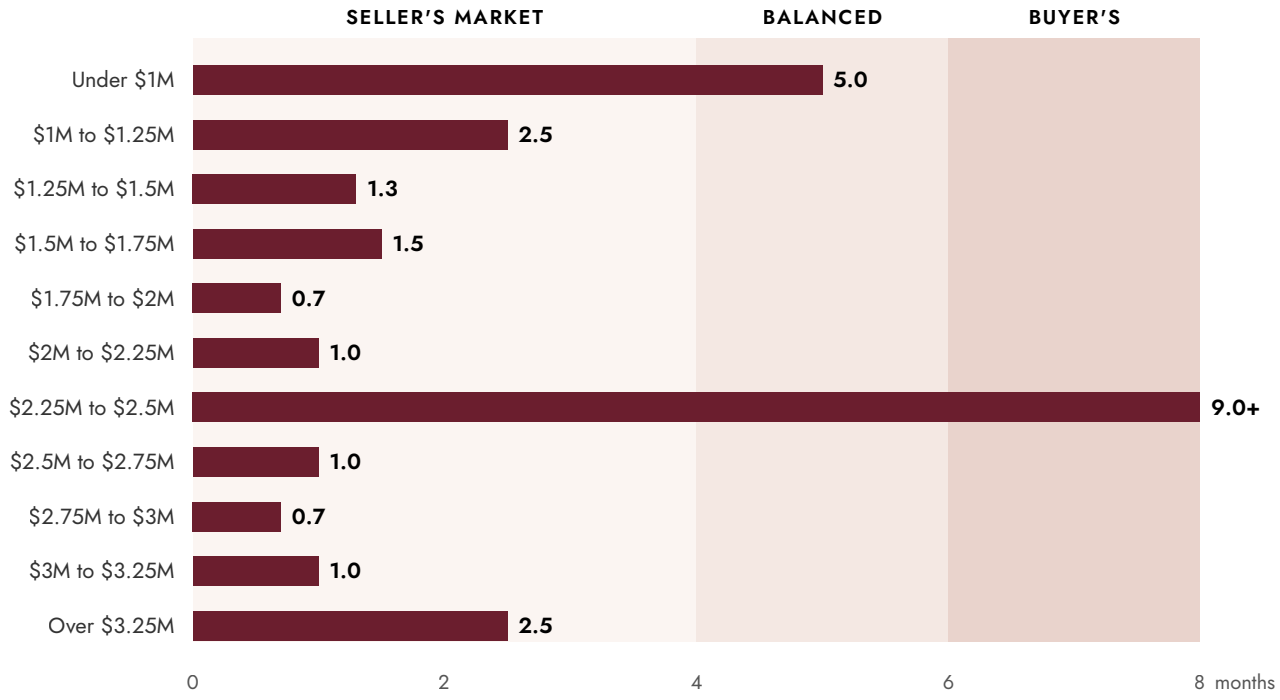
MONTH	HOMES SOLD	MEDIAN SALE PRICE	SALE TO LIST	PRICE PER SQ FT
October 2026	43	$2,852,000	105%	$1,291
September 2026	24	$3,040,000	105%	$1,624
August 2026	27	$2,940,000	102%	$1,594
July 2026	26	$2,624,000	109%	$1,538
June 2026	23	$3,195,000	103%	$1,338
May 2026	30	$3,266,000	104%	$1,503
April 2026	29	$3,150,000	107%	$1,575
March 2026	27	$3,343,000	107%	$1,476
February 2026	18	$3,240,400	107%	$1,656
January 2026	15	$3,670,000	104%	$1,771
December 2025	19	$2,900,000	101%	$1,467
November 2025	19	$2,438,000	103%	$1,220
October 2025	26	$2,612,500	105%	$1,337

BY PRICE RANGE

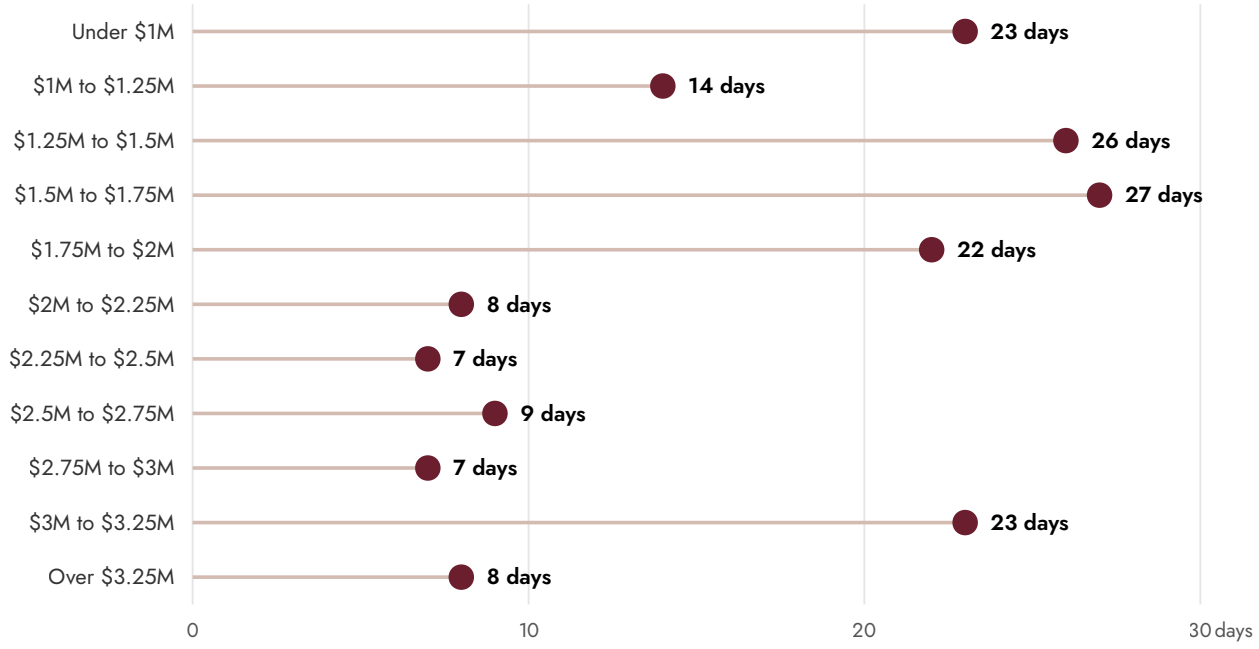
MARKET CONDITIONS BY PRICE RANGE

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 $1.25 million to $2.25 million 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 24	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
Under $1,000,000	10	5.0	2	0	23	Balanced
$1,000,000 to $1,250,000	10	2.5	4	2	14	Seller's
$1,250,000 to $1,500,000	5	1.3	4	1	26	Seller's
$1,500,000 to $1,750,000	3	1.5	2	1	27	Seller's
$1,750,000 to $2,000,000	2	0.7	3	1	22	Seller's
$2,000,000 to $2,250,000	2	1.0	2	1	8	Seller's
$2,250,000 to $2,500,000	9	9.0	1	1	7	Buyer's
$2,500,000 to $2,750,000	2	1.0	2	1	9	Seller's
$2,750,000 to $3,000,000	4	0.7	6	2	7	Seller's
$3,000,000 to $3,250,000	3	1.0	3	3	23	Seller's
Over $3,250,000	35	2.5	14	10	8	Seller's
All Price Ranges	85	2.0	43	29	12	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	43	24	+79%	26	+65%
Median sale price	$2,852,000	$3,040,000	–6%	$2,612,500	+9%
Median list price	$2,698,000	$2,944,000	–8%	$2,436,500	+11%
Sale to list price ratio	105%	105%	0 pts	105%	0 pts
Sold over asking	58%	50%	+8 pts	54%	+4 pts
Median price per sq ft	$1,291	$1,624	–21%	$1,337	–3%
Median days on market	12	12	0 days	17	–5 days
Sales volume	$116.2M	$71.7M	+62%	$65.8M	+76%
Homes sold year to date	262	219		289	–9%

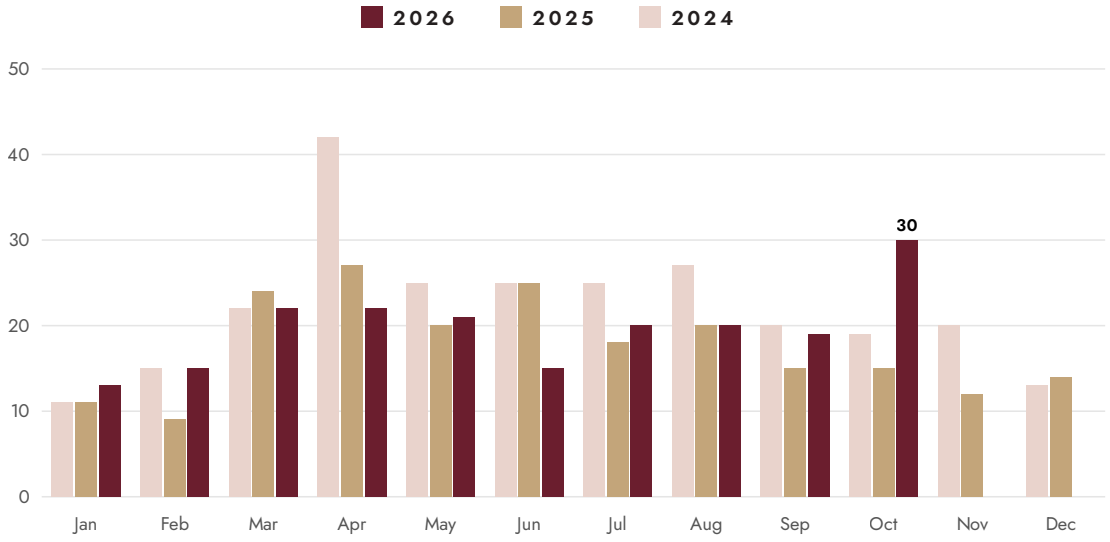
SINGLE FAMILY HOMES

CUPERTINO SINGLE FAMILY MARKET

30 single family homes sold in October 2026 at a median price of $3,075,000, 106% of list price, in a median of 8 days. Inventory as of November 24, 2026.

$3,075,000 **MEDIAN SALE PRICE** –13% vs Oct 2025	106% **SALE TO LIST PRICE** 106% a year ago	8 Days **MEDIAN DAYS ON MARKET** October 2026
70% **SOLD OVER ASKING** 67% a year ago	1.5 **MONTHS OF INVENTORY** Seller's market	45 **FOR SALE NOW** As of Nov 24, 2026

SINGLE FAMILY HOMES SOLD PER MONTH: 2024 TO 2026

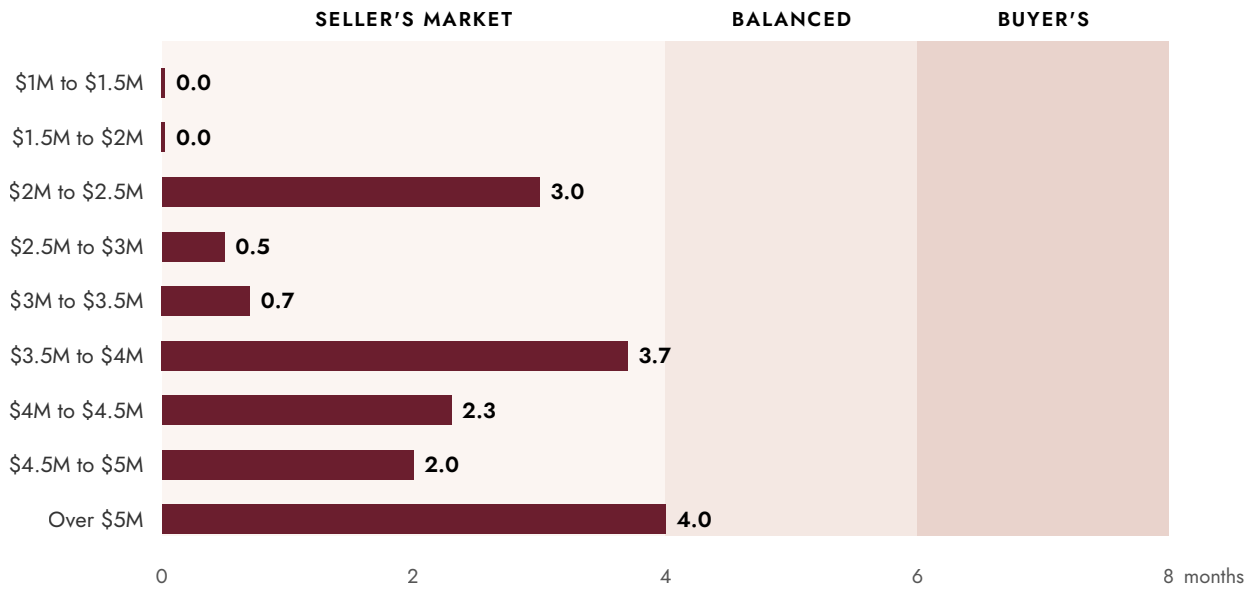


197 single family homes sold in 2026 through October, versus 184 in the same period of 2025.

SINGLE FAMILY MEDIAN SALE PRICE: LAST 13 MONTHS



SINGLE FAMILY MONTHS OF INVENTORY BY PRICE RANGE



Single family homes from $2.5 million to $3.5 million have the tightest supply.

PRICE RANGE	ACTIVE LISTINGS NOV 24	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
$1M to $1.5M	0	0.0	2	0	23	Seller's
$1.5M to $2M	0	0.0	1	0	22	Seller's
$2M to $2.5M	6	3.0	2	1	8	Seller's
$2.5M to $3M	4	0.5	8	4	7	Seller's
$3M to $3.5M	5	0.7	7	6	8	Seller's
$3.5M to $4M	11	3.7	3	3	16	Seller's
$4M to $4.5M	7	2.3	3	1	6	Seller's
$4.5M to $5M	4	2.0	2	0	6	Seller's
Over $5M	8	4.0	2	1	33	Balanced
All Price Ranges	45	1.5	30	21	8	Seller's

CONDOS AND TOWNHOMES

A DIFFERENT MARKET

In Cupertino, 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

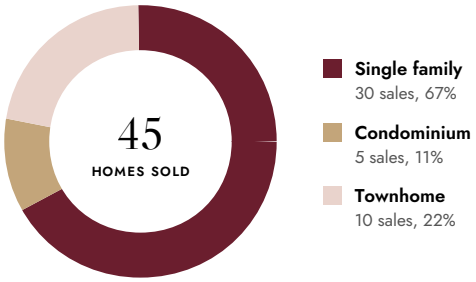
$1,320,000 **MEDIAN PRICE OCT** 5 sales	101% **SALE TO LIST**
2.4 **MONTHS OF INVENTORY** Seller's market	12 **FOR SALE NOW** Median 123 days listed
20 **SOLD IN 2026** 44 a year ago	

TOWNHOMES

$1,345,500 **MEDIAN PRICE OCT** 10 sales	105% **SALE TO LIST**
2.3 **MONTHS OF INVENTORY** Seller's market	23 **FOR SALE NOW** Median 93 days listed
43 **SOLD IN 2026** 55 a year ago	

PROPERTY TYPES

CUPERTINO BY PROPERTY TYPE



Single family homes made up 30 of the 43 Cupertino sales in October 2026. A year earlier, 15 single family homes sold at a median of $3,520,000 and 106% of list.

PROPERTY TYPE	SOLD OCT 2026	MEDIAN SALE PRICE	SALE TO LIST	MEDIAN DAYS ON MARKET	MONTHS OF INVENTORY	FOR SALE NOV 24
Single family	30	$3,075,000	106%	8	1.5	45
Condominium	5	$1,320,000	101%	22	2.4	12
Townhome	10	$1,345,500	105%	16	2.3	23

HOMES FOR SALE RIGHT NOW

85 ACTIVE LISTINGS	26 UNDER CONTRACT	2.0 MONTHS OF INVENTORY
$2,845,000 MEDIAN LIST PRICE	$694K to $8.7M LIST PRICE RANGE	90 Days MEDIAN DAYS LISTED Current active listings

As of November 24, 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 Cupertino, CA in October 2026; inventory as of November 24, 2026. Information is deemed reliable but not guaranteed.

WHAT IS YOUR CUPERTINO HOME WORTH?

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

LIVE REPORT AND UPDATES