MARIA AFZAL | CHRISTIE'S INTERNATIONAL REAL ESTATE SERENO

SAN JOSE

REAL ESTATE MARKET REPORT

NOVEMBER 2026 | OCTOBER SALES AND CURRENT INVENTORY

San Jose is a seller's market heading into winter. In October 2026, 410 homes sold in San Jose, CA at a median price of $1,353,750. The typical home closed at 101% of its list price after 18 days on market, and with 3.7 months of inventory, the market still favors sellers, though buyers have more choice than in tighter cities nearby.

$1.35M	101%	18 Days	43%	3.7
MEDIAN PRICE	OF LIST PRICE	ON MARKET	SOLD OVER ASKING	MONTHS INVENTORY



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SCAN FOR THE LIVE REPORT

AT A GLANCE

SAN JOSE HOUSING MARKET

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

$1,353,750 MEDIAN SALE PRICE 6% below Oct 2025	**101%** SALE TO LIST PRICE Down from 102% a year ago	**18 Days** MEDIAN DAYS ON MARKET October 2026
43% SOLD OVER ASKING Down from 53% a year ago	**3.7** MONTHS OF INVENTORY Seller's market	**1,529** HOMES FOR SALE As of Nov 23, 2026

KEY TAKEAWAYS

- **Prices held above list.** San Jose homes sold for a median 101% of list price in October.
- **Fewer bidding wars than a year ago.** 43% of October sales closed above the original asking price, compared with 53% in October 2025.
- **Sales slowed.** 410 homes closed, down 15% from September and 23% below October 2025.
- **Prices eased year over year.** The median sale price was down 6% from October 2025 to $1,353,750, and the median price per square foot fell 5% to $842.
- **Condos and townhomes were a big share of sales.** 128 of the 410 October sales were condos or townhomes; single family homes sold for a median $1,617,500.
- **The $1.1M to $1.6M range was the busiest.** It accounted for 125 October sales and has 4.0 months of inventory.

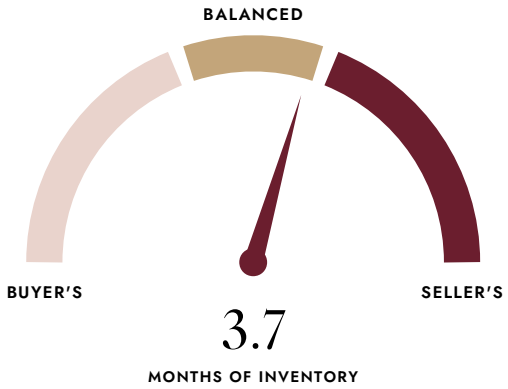


"San Jose is the one market in our area where buyers have real choice this winter. There are more than 1,500 homes for sale, condos and townhomes are close to balanced, and fewer than half of October sales went over asking. Single family homes are still competitive, so the buyers in the best position are the ones ready to move decisively when the right home comes up."

MARIA AFZAL, CHRISTIE'S INTERNATIONAL REAL ESTATE SERENO

MARKET CONDITIONS

BUYER'S OR SELLER'S MARKET?



SELLER'S MARKET

San Jose is a seller's market, with 3.7 months of inventory as of November 23, 2026. At the recent pace of sales, every home listed today would sell in about four months 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

A SELLER'S MARKET, BUT PRICE MATTERS

43%	**Offers over asking are less common** of October sales closed above the original asking price.
101%	**Strong pricing power** median sale to list ratio in October.
18 days	**Be ready to move quickly** median days on market for October sales.
1,529	**Competition from other listings** homes for sale as of November 23, about 3.7 months of supply.

IF YOU'RE BUYING

MORE CHOICE THAN NEARBY CITIES

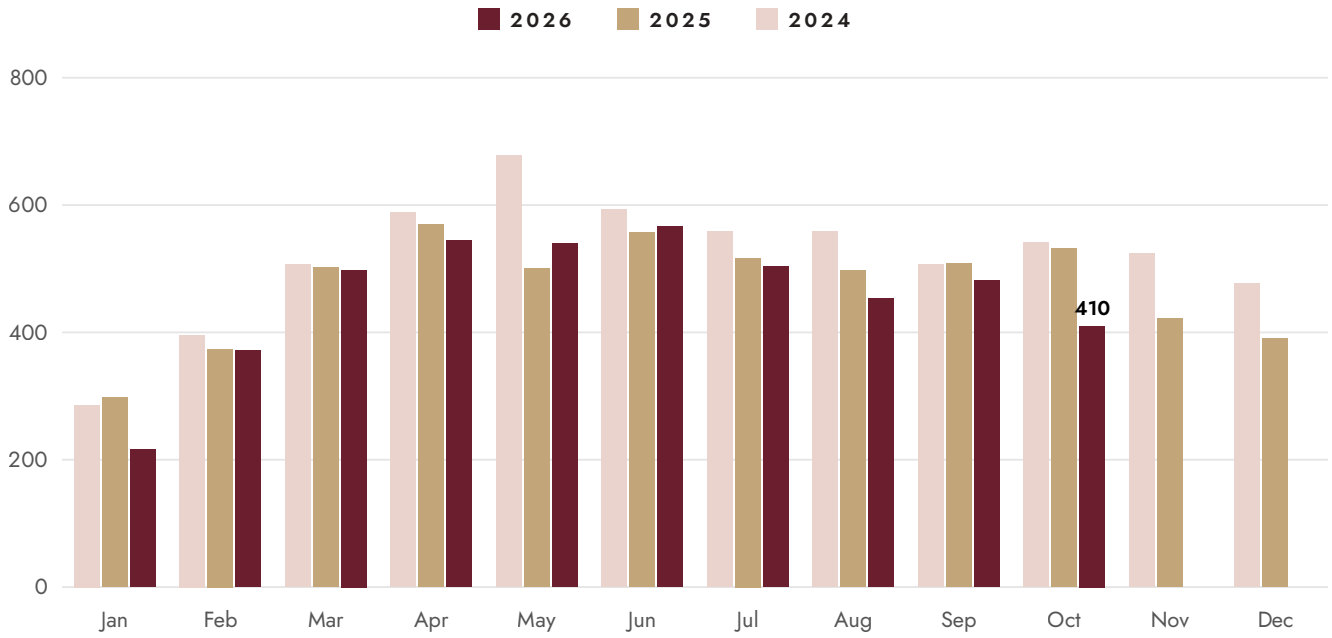
102%	**Budget above list price** median sale to list ratio for single family homes in October.
14 days	**Have approval in hand** median days on market for single family homes.
70 days	**Look at homes that have sat** median days listed for current active listings; these sellers may negotiate.
6.2	**Under $600K favors buyers** months of supply for homes under $600K, a buyer's market.

TRENDS

SAN JOSE HOUSING MARKET TRENDS

Through October, 4,586 homes sold in San Jose in 2026, compared with 4,856 in the same period of 2025. June 2026 was the busiest month of the year with 567 sales, and October closed at a median 101% of list price.

HOMES SOLD PER MONTH: 2024 TO 2026



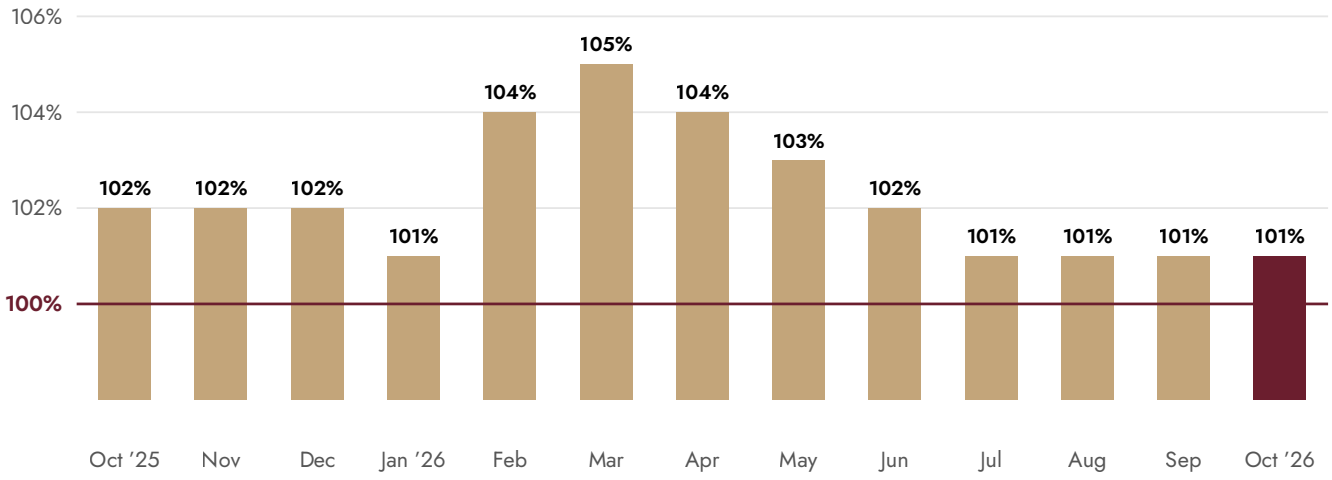
2024 totaled 6213 sales and 2025 totaled 5668.

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

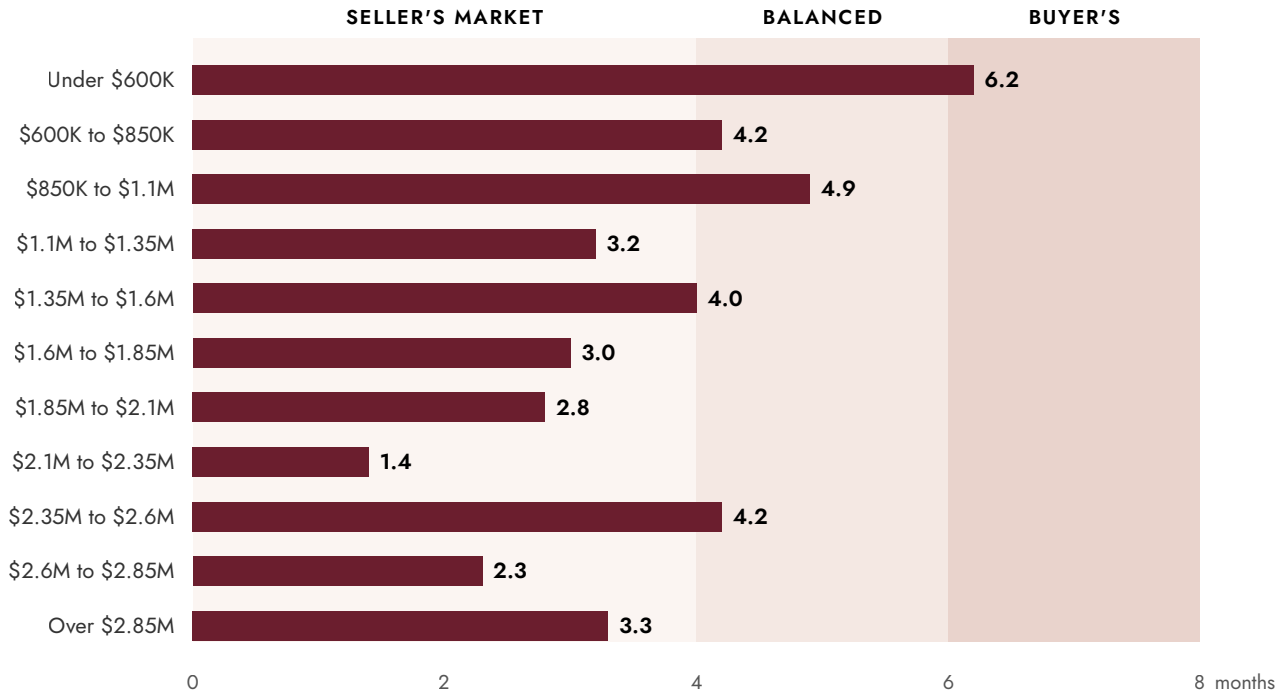
MONTH	HOMES SOLD	MEDIAN SALE PRICE	SALE TO LIST	PRICE PER SQ FT
October 2026	410	$1,353,750	101%	$842
September 2026	482	$1,389,444	101%	$863
August 2026	453	$1,380,000	101%	$858
July 2026	504	$1,322,500	101%	$818
June 2026	567	$1,484,000	102%	$879
May 2026	540	$1,425,000	103%	$876
April 2026	544	$1,535,000	104%	$905
March 2026	498	$1,490,000	105%	$901
February 2026	372	$1,357,500	104%	$851
January 2026	216	$1,260,000	101%	$796
December 2025	390	$1,299,500	102%	$809
November 2025	422	$1,447,000	102%	$869
October 2025	532	$1,442,500	102%	$886

BY PRICE RANGE

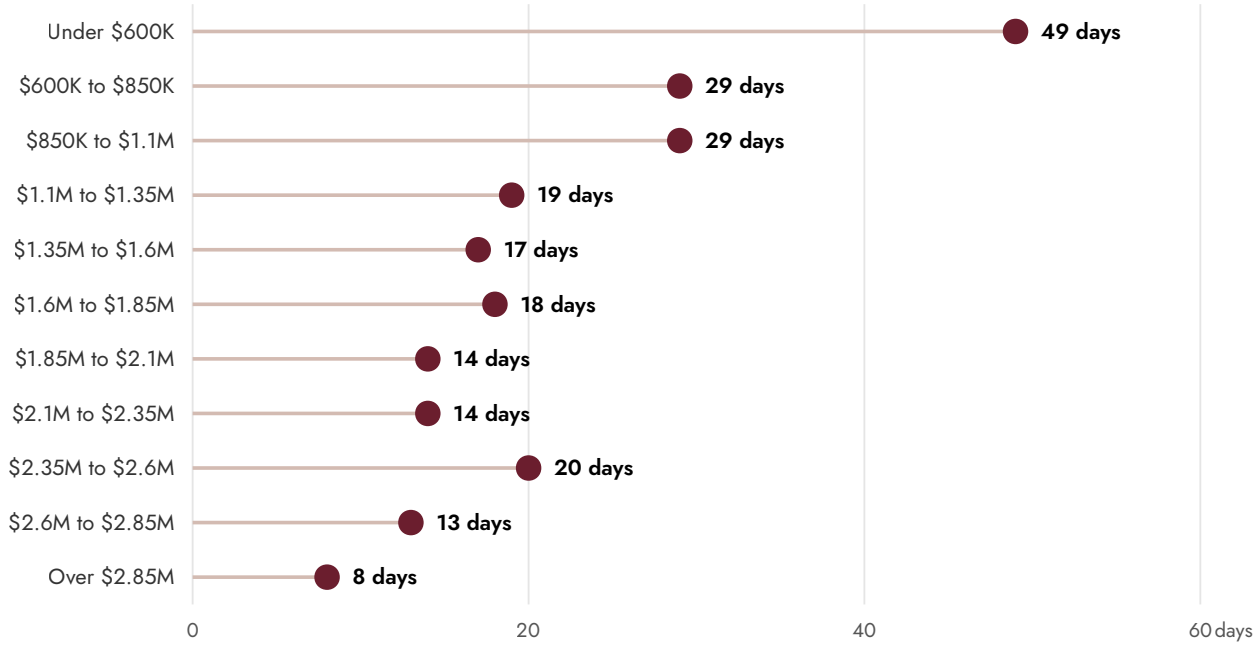
MARKET CONDITIONS BY PRICE RANGE

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 $2.1 million to $2.35 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 23	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
Under $600,000	199	6.2	32	38	49	Buyer's
$600,000 to $850,000	219	4.2	52	55	29	Balanced
$850,000 to $1,100,000	256	4.9	52	62	29	Balanced
$1,100,000 to $1,350,000	201	3.2	62	73	19	Seller's
$1,350,000 to $1,600,000	249	4.0	63	69	17	Balanced
$1,600,000 to $1,850,000	146	3.0	48	61	18	Seller's
$1,850,000 to $2,100,000	74	2.8	26	41	14	Seller's
$2,100,000 to $2,350,000	42	1.4	31	28	14	Seller's
$2,350,000 to $2,600,000	38	4.2	9	15	20	Balanced
$2,600,000 to $2,850,000	28	2.3	12	14	13	Seller's
Over $2,850,000	77	3.3	23	30	8	Seller's
All Price Ranges	1529	3.7	410	493	18	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	410	482	–15%	532	–23%
Median sale price	$1,353,750	$1,389,444	–3%	$1,442,500	–6%
Median list price	$1,388,444	$1,398,000	–1%	$1,399,000	–1%
Sale to list price ratio	101%	101%	0 pts	102%	–1 pt
Sold over asking	43%	46%	–3 pts	53%	–10 pts
Median price per sq ft	$842	$863	–2%	$886	–5%
Median days on market	18	18	0 days	15	+3 days
Sales volume	$605.7M	$740.2M	–18%	$826.1M	–27%
Homes sold year to date	4586	4176		4856	–6%

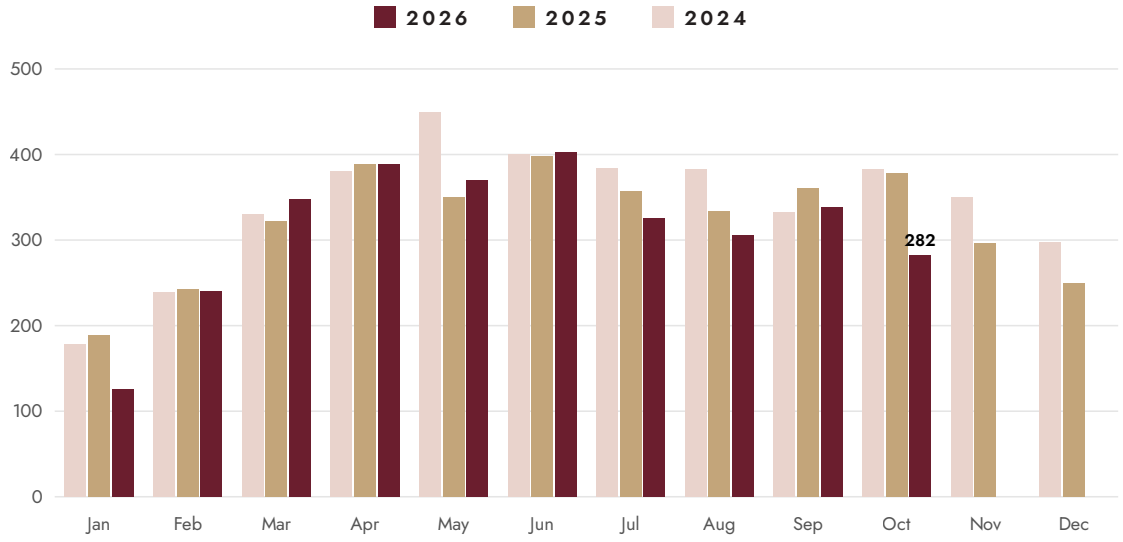
SINGLE FAMILY HOMES

SAN JOSE SINGLE FAMILY MARKET

282 single family homes sold in October 2026 at a median price of $1,617,500, 102% of list price, in a median of 14 days. Inventory as of November 23, 2026.

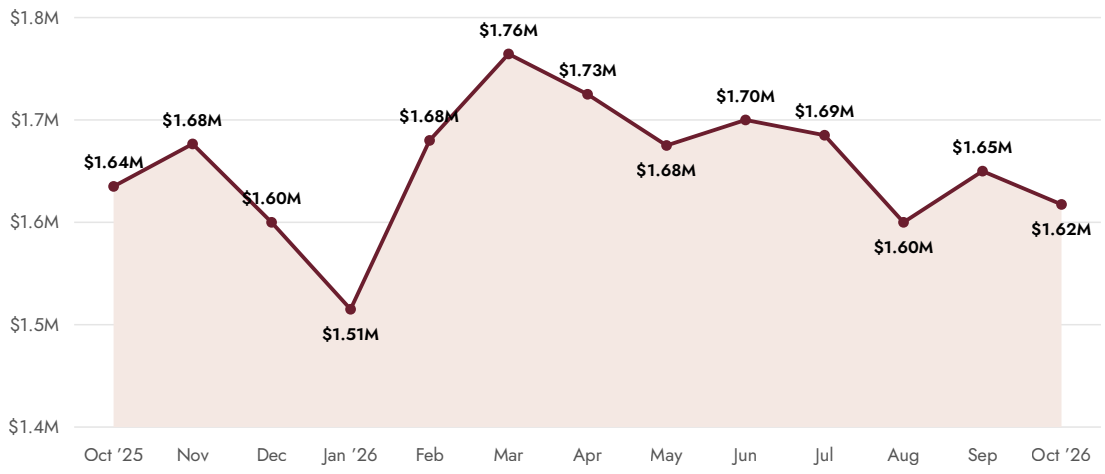
$1,617,500 **MEDIAN SALE PRICE** –1% vs Oct 2025	102% **SALE TO LIST PRICE** 103% a year ago	14 Days **MEDIAN DAYS ON MARKET** October 2026
51% **SOLD OVER ASKING** 62% a year ago	2.7 **MONTHS OF INVENTORY** Seller's market	764 **FOR SALE NOW** As of Nov 23, 2026

SINGLE FAMILY HOMES SOLD PER MONTH: 2024 TO 2026

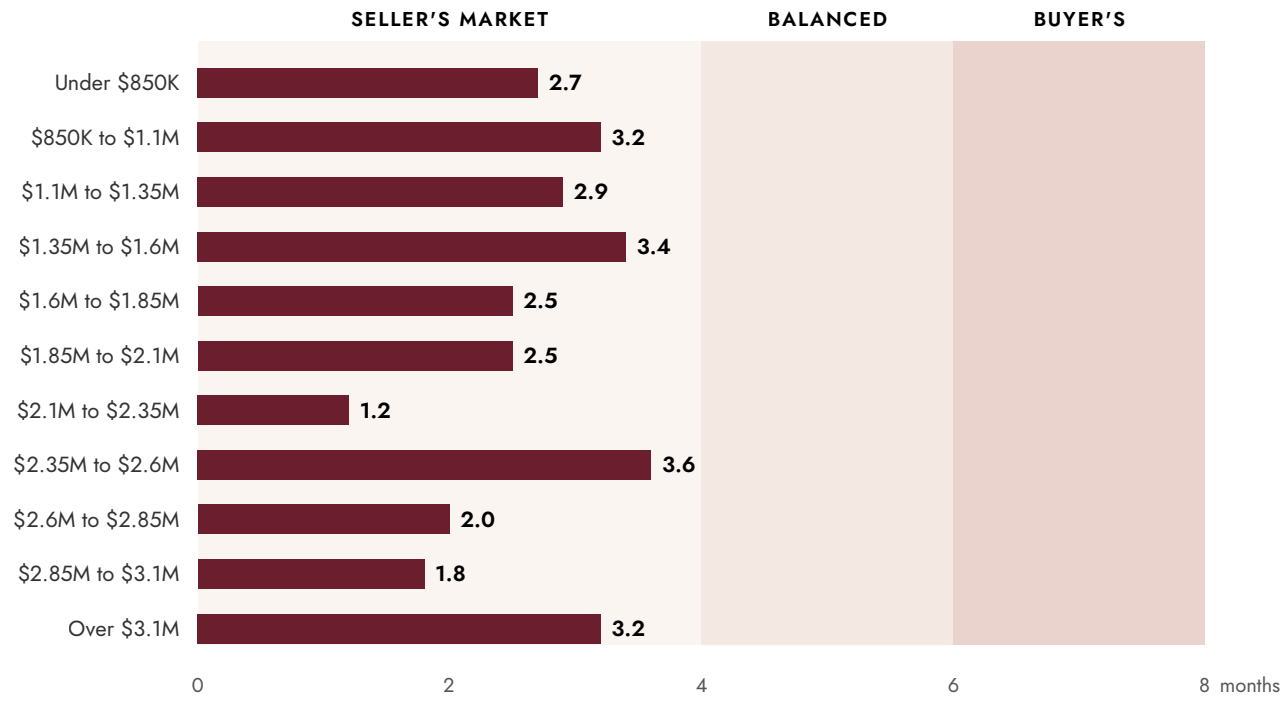


3127 single family homes sold in 2026 through October, versus 3320 in the same period of 2025.

SINGLE FAMILY MEDIAN SALE PRICE: LAST 13 MONTHS



SINGLE FAMILY MONTHS OF INVENTORY BY PRICE RANGE



Single family homes from $2.1 million to $2.35 million 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 $850K	16	2.7	6	6	13	Seller's
$850K to $1.1M	87	3.2	27	30	13	Seller's
$1.1M to $1.35M	131	2.9	45	55	18	Seller's
$1.35M to $1.6M	199	3.4	58	60	16	Seller's
$1.6M to $1.85M	120	2.5	48	58	17	Seller's
$1.85M to $2.1M	60	2.5	24	40	14	Seller's
$2.1M to $2.35M	37	1.2	31	28	14	Seller's
$2.35M to $2.6M	32	3.6	9	15	20	Seller's
$2.6M to $2.85M	24	2.0	12	13	13	Seller's
$2.85M to $3.1M	16	1.8	9	8	7	Seller's
Over $3.1M	42	3.2	13	21	9	Seller's
All Price Ranges	764	2.7	282	337	14	Seller's

CONDOS AND TOWNHOMES

A DIFFERENT MARKET

In San Jose, condos are a balanced market and townhomes are a balanced market. With only a few sales a month, monthly figures can swing widely, so read the trend rather than any single month.

CONDOS

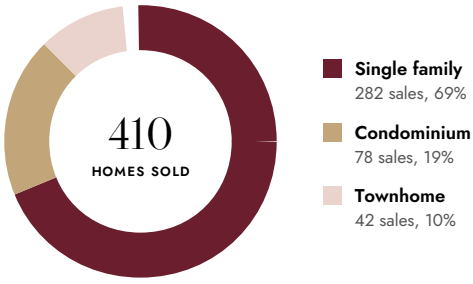
$630,000 **MEDIAN PRICE OCT** 78 sales	99% **SALE TO LIST**
5.6 **MONTHS OF INVENTORY** Balanced market	435 **FOR SALE NOW** Median 89 days listed
805 **SOLD IN 2026** 818 a year ago	

TOWNHOMES

$891,500 **MEDIAN PRICE OCT** 42 sales	100% **SALE TO LIST**
5.2 **MONTHS OF INVENTORY** Balanced market	219 **FOR SALE NOW** Median 74 days listed
567 **SOLD IN 2026** 604 a year ago	

PROPERTY TYPES

SAN JOSE BY PROPERTY TYPE



Single family homes made up 282 of the 410 San Jose sales in October 2026. A year earlier, 378 single family homes sold at a median of $1,635,000 and 103% 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	282	$1,617,500	102%	14	2.7	764
Condominium	78	$630,000	99%	33	5.6	435
Townhome	42	$891,500	100%	38	5.2	219

HOMES FOR SALE RIGHT NOW

1,529 ACTIVE LISTINGS	492 UNDER CONTRACT	3.7 MONTHS OF INVENTORY
$1,250,000 MEDIAN LIST PRICE	$335K to $29M LIST PRICE RANGE	70 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 San Jose, CA in October 2026; inventory as of November 23, 2026. Information is deemed reliable but not guaranteed.

WHAT IS YOUR SAN JOSE HOME WORTH?

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

LIVE REPORT AND UPDATES