

**kw** BAY AREA  
ESTATES  
KELLERWILLIAMS.

KELLERWILLIAMS  
*Luxury*  
BAY AREA ESTATES

# Market Report

Q1 2026

*Haiyan*  
HAIYAN FU HOMES

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# KW Bay Area Estates

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## Santa Clara County

[Jump to Santa Clara County Report](#)

## San Mateo County

[Jump to San Mateo County Report](#)

## Alameda County

[Jump to Alameda Report](#)

## Contra Costa County

[Jump to Contra Costa Report](#)

## Santa Cruz County

[Jump to Santa Cruz County Report](#)

## Monterey County

[Jump to Monterey County Report](#)

### Almaden Valley (San Jose)

[Jump to Almaden Valley \(San Jose\) Report](#)

### Alum Rock (San Jose)

[Jump to Alum Rock \(San Jose\) Report](#)

### Berryessa (San Jose)

[Jump to Berryessa \(San Jose\) Report](#)

### Blossom Valley (San Jose)

[Jump to Blossom Valley \(San Jose\) Report](#)

### Cambrian (San Jose)

[Jump to Cambrian \(San Jose\) Report](#)

### Campbell

[Jump to Campbell Report](#)

### Central San Jose

[Jump to Central San Jose Report](#)

### Cupertino

[Jump to Cupertino Report](#)

### Evergreen (San Jose)

[Jump to Evergreen \(San Jose\) Report](#)

### Los Altos

[Jump to Los Altos Report](#)

### Los Altos Hills

[Jump to Los Altos Hills Report](#)

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## Los Gatos Mountains

[Jump to Los Gatos Mountains Report](#)

## Los Gatos/Monte Sereno

[Jump to Los Gatos/Monte Sereno Mountains Report](#)

## Milpitas

[Jump to Milpitas Report](#)

## Morgan Hill/Gilroy/San Martin

[Jump to Morgan Hill/Gilroy/San Martin Report](#)

## Mountain View

[Jump to Mountain View Report](#)

## Palo Alto

[Jump to Palo Alto Report](#)

## Santa Clara City

[Jump to Santa Clara City Report](#)

## Santa Teresa (San Jose)

[Jump to Santa Teresa \(San Jose\) Report](#)

## Saratoga

[Jump to Saratoga Report](#)

## South San Jose

[Jump to South San Jose Report](#)

## Sunnyvale

[Jump to Sunnyvale Report](#)

## Willow Glen (San Jose)

[Jump to Willow Glen \(San Jose\) Report](#)



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

That's really 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. At the end of the day, 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?**

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## I can help...

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

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# Your House Hasn't Sold Yet. Should You Rent It Out Instead?



When your house sits on the market longer than expected, it can get frustrating fast.

You start asking: what now? And for a growing number of homeowners, that turns into: should I just rent it instead? While it sounds like a simple backup plan, becoming “accidental landlord” is actually a much bigger decision than most people realize. That’s when someone planned to sell, didn’t get the price or traction they hoped for, and decided to rent the house out instead.

And lately, that’s happening more often.

[READ MORE](#)



# Santa Clara County

What's in the Santa Clara County data?

The latest data from the housing market indicates a resilient and active landscape across Single Family Homes, Condos, and Townhomes. With 2,290 closed sales recorded during the reporting period, the market continues to exhibit robust performance, demonstrating sustained demand among buyers. The median price for these properties stands impressively at \$1.6 million, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 4,818 new listings, indicating healthy inventory levels and providing buyers with a diverse range of options to consider. This influx of listings reflects positively on the market's capacity to accommodate varying preferences, contributing to its dynamism and attractiveness.

A particularly notable metric is the average duration properties spend on the market before sale, which stands at 28 days without price reduction. This indicates a swift turnaround time for properties, suggesting high buyer interest and competitive conditions within the market.

Additionally, the average price per square foot remains high at 1,084, emphasizing the premium nature of the properties available and attracting buyers seeking upscale residences with superior features and amenities.

Overall, these indicators paint a picture of resilience and continued vitality in the housing market. Despite external factors, the market for Single Family Homes, Condos, and Townhomes appears well-positioned for sustained growth and stability in the foreseeable future.

*Joe Han*

Joe Han | General Manager & Senior VP

# Overview



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Q1 2026

New Listings

4,818

+8.3% Year-over-Year

Closed Sales

2,290

+0.8% Year-over-Year

Average Days-on-Market

28

+40.0% Year-over-Year

Average Price Per SqFt

\$1,084

-1.3% Year-over-Year

Median Sale Price

\$1.6M

-0.3% Year-over-Year

Total Volume

\$4.5B

+0.7% Year-over-Year

Data includes all single family, townhome, and condominium sales in Santa Clara County sourced from MLS Listings. The most recent month's data is based on available numbers, but may change with late reported activity. Data from sources deemed reliable but may contain errors and are subject to revision.



# Santa Clara County

## Single Family Homes

The market for Single Family Homes saw 1,553 closed sales at a median price of \$1.9M. There was a total of 3,098 new listings with an average of 23 days on the market without price reduction and with an average price per square foot of \$1,230. With a total volume of \$3.7B.

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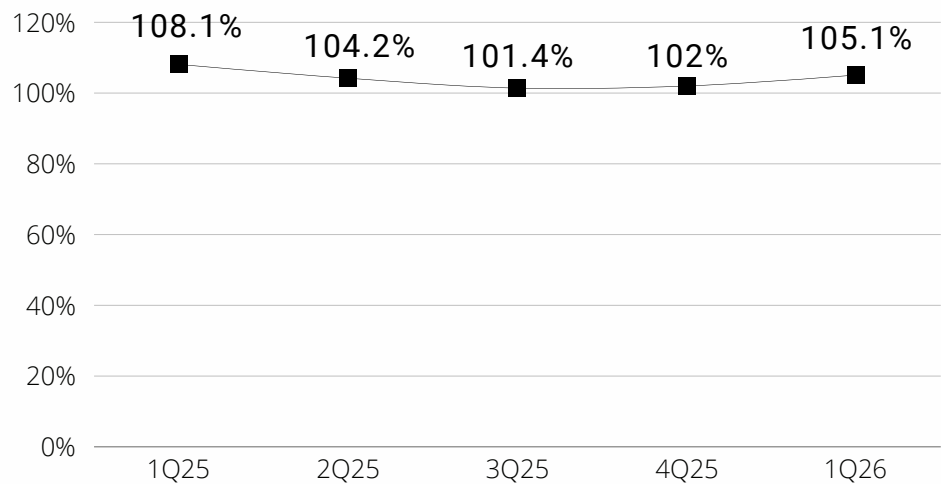




## Median Sales Price

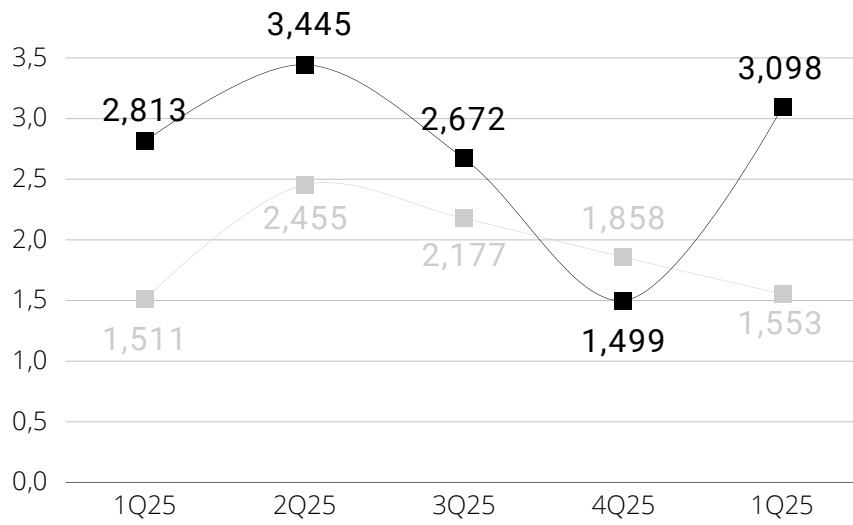
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	-	\$1,257,000	\$1,708,888	\$2,210,000	\$3,330,000	\$1,999,500
2Q25	-	\$1,350,000	\$1,813,000	\$2,216,000	\$3,297,500	\$2,105,000
3Q25	-	\$1,226,000	\$1,700,000	\$2,000,000	\$2,800,000	\$1,900,000
4Q25	-	\$1,160,500	\$1,650,000	\$2,050,000	\$2,940,000	\$1,880,000
1Q26	-	\$1,212,500	\$1,697,500	\$2,150,000	\$3,130,000	\$1,999,000

## Median Sales Price vs. Original Asking Price

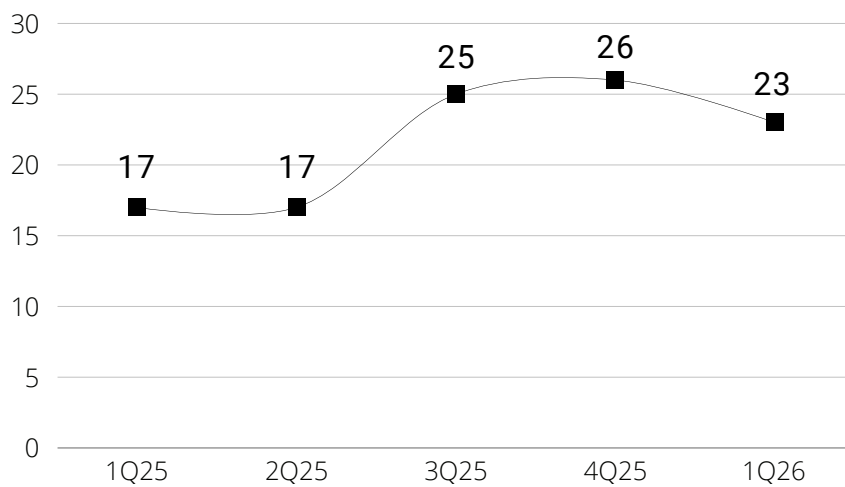


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market





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# Santa Clara County Townhomes & Condominiums

The market for Townhomes & Condominiums saw 737 closed sales at a median price of \$955K. There was a total of 1,720 new listings with an average of 39 days on the market without price reduction and with an average price per square foot of \$775. With a total volume of \$785M.

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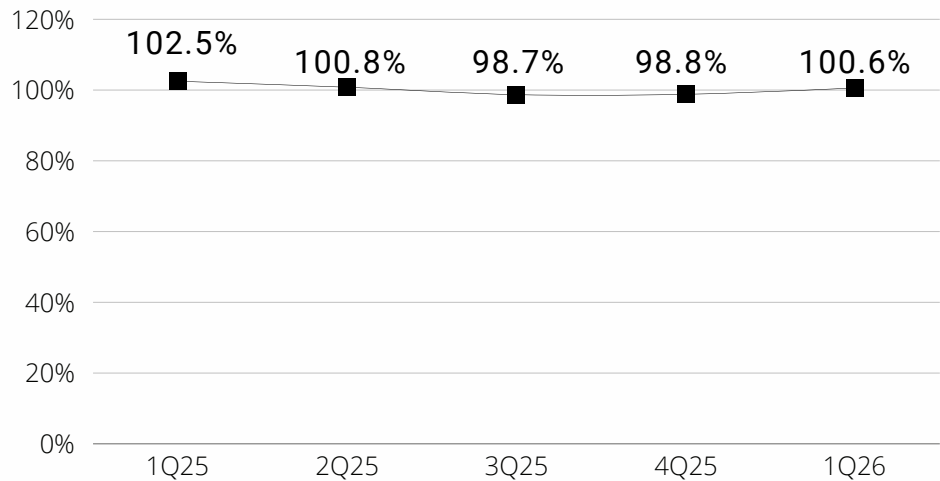




## Median Sales Price

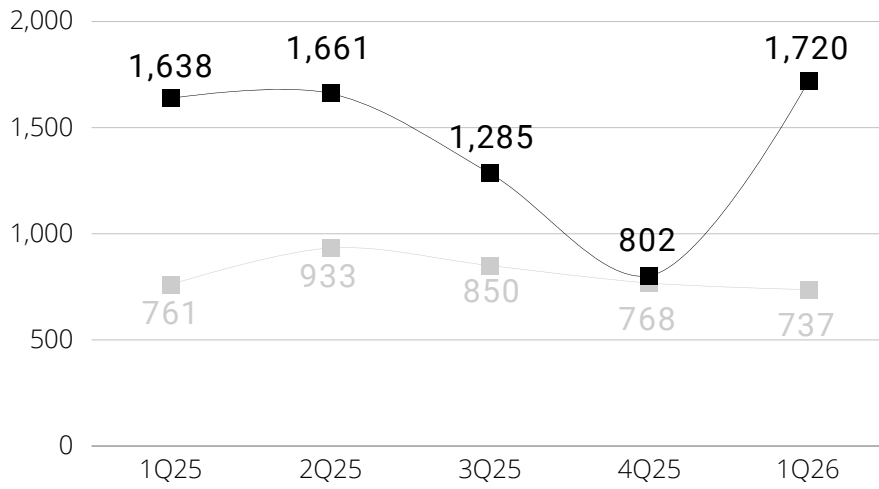
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$555,000	\$832,500	\$1,320,000	\$1,510,000	-	\$1,040,000
2Q25	\$569,000	\$850,000	\$1,300,000	\$1,469,000	-	\$1,017,500
3Q25	\$525,000	\$830,000	\$1,299,888	\$1,440,000	-	\$965,000
4Q25	\$550,000	\$781,000	\$1,275,000	\$1,371,362	-	\$950,000
1Q26	\$499,000	\$800,000	\$1,277,500	\$1,293,055	\$2,175,000	\$955,000

## Median Sales Price vs. Original Asking Price

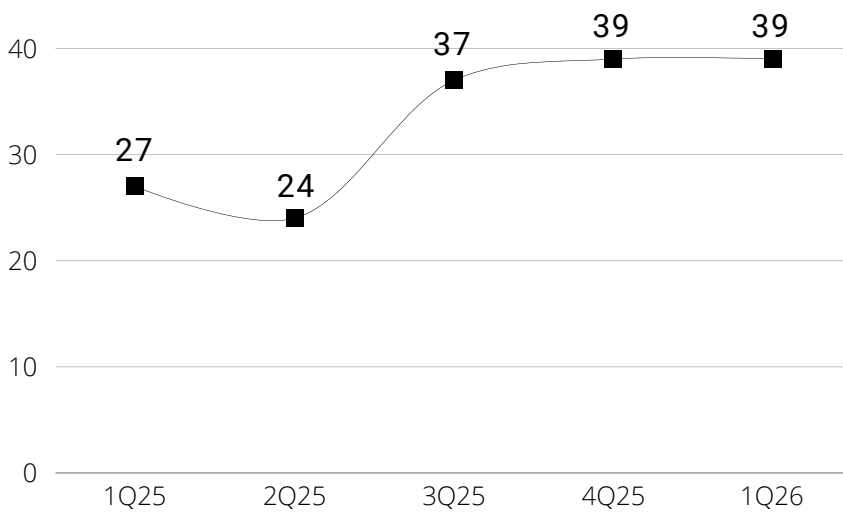


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market





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# San Mateo County

What's in the San Mateo County data?

The latest data from the housing market indicates a resilient and active landscape across Single Family Homes, Condos, and Townhomes. With 919 closed sales recorded during the reporting period, the market continues to exhibit robust performance, demonstrating sustained demand among buyers. The median price for these properties stands impressively at \$1.6 million, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 1,789 new listings, indicating healthy inventory levels and providing buyers with a diverse range of options to consider. This influx of listings reflects positively on the market's capacity to accommodate varying preferences, contributing to its dynamism and attractiveness.

A particularly notable metric is the average duration properties spend on the market before sale, which stands at 28 days without price reduction. This indicates a swift turnaround time for properties, suggesting high buyer interest and competitive conditions within the market.

Additionally, the average price per square foot remains high at \$1,139, emphasizing the premium nature of the properties available and attracting buyers seeking upscale residences with superior features and amenities.

Overall, these indicators paint a picture of resilience and continued vitality in the housing market. Despite external factors, the market for Single Family Homes, Condos, and Townhomes appears well-positioned for sustained growth and stability in the foreseeable future.

*Joe Han*

Joe Han | General Manager & Senior VP

# Overview

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Q1 2026

New Listings

1,789

+5.9% Year-over-Year

Closed Sales

919

+6.5% Year-over-Year

Average Days-on-Market

28

+3.7% Year-over-Year

Average Price Per SqFt

\$1,139

+2.5% Year-over-Year

Median Sale Price

\$1.6M

+3.4% Year-over-Year

Total Volume

\$2.2B

+15.5% Year-over-Year

Data includes all single family, townhome, and condominium sales in San Mateo County sourced from MLS Listings. The most recent month's data is based on available numbers, but may change with late reported activity. Data from sources deemed reliable but may contain errors and are subject to revision.



# San Mateo County

## Single Family Homes

The market for Single Family Homes saw 703 closed sales at a median price of \$2.1M. There was a total of 1,297 new listings with an average of 24 days on the market without price reduction and with an average price per square foot of \$1,248. With a total volume of \$1.9B.

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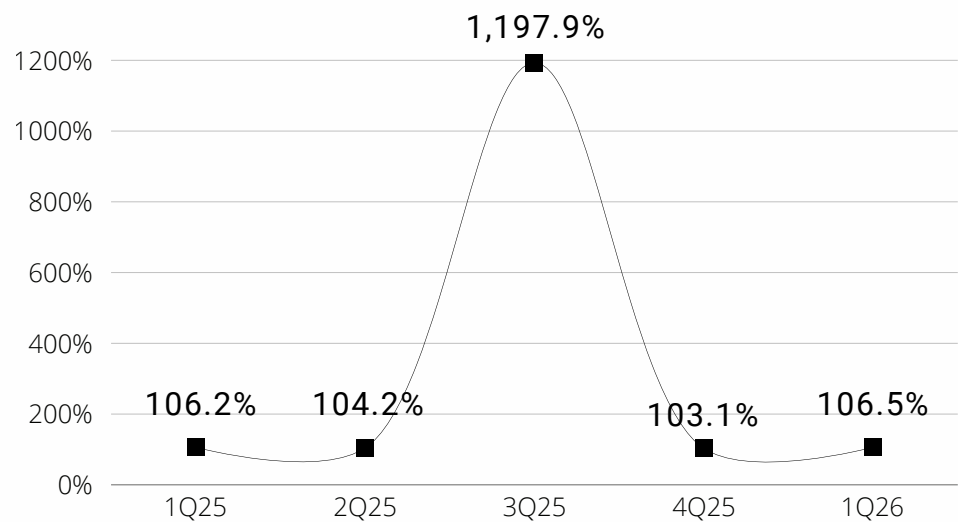




## Median Sales Price

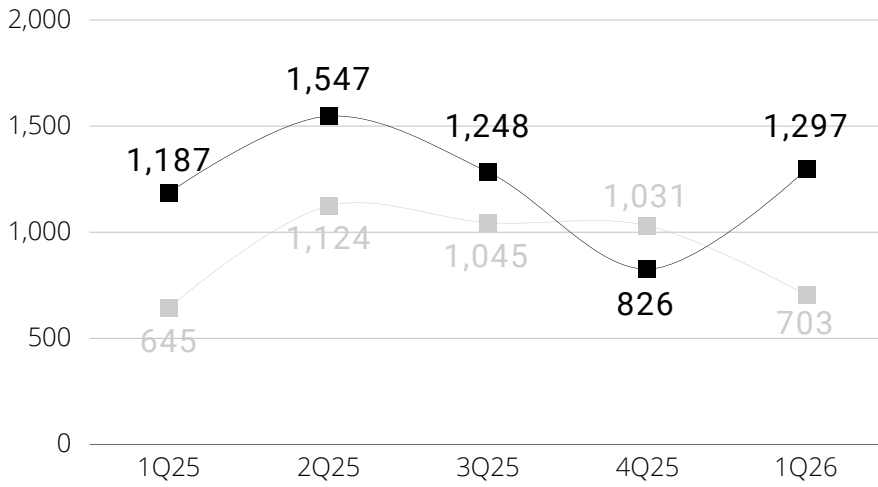
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$722,500	\$1,460,000	\$1,710,000	\$2,700,000	\$2,759,000	\$2,000,000
2Q25	\$1,025,000	\$1,300,000	\$1,800,000	\$2,650,000	\$3,218,888	\$2,050,000
3Q25	\$975,000	\$1,330,000	\$1,715,000	\$2,480,000	\$3,600,000	\$1,925,000
4Q25	\$740,000	\$1,300,000	\$1,636,500	\$2,512,500	\$3,900,000	\$1,920,001
1Q26	\$845,000	\$1,357,500	\$1,810,000	\$2,525,000	\$3,950,000	\$2,100,000

## Median Sales Price vs. Original Asking Price

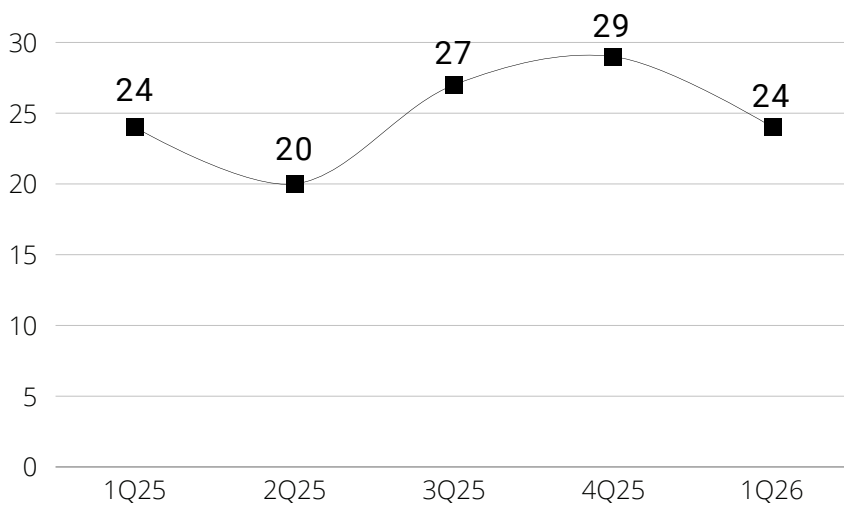


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market





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# San Mateo County

## Townhomes & Condominiums

The market for Townhomes & Condominiums saw 216 closed sales at a median price of \$879k. There was a total of 492 new listings with an average of 41 days on the market without price reduction and with an average price per square foot of \$782. With a total volume of \$224M.

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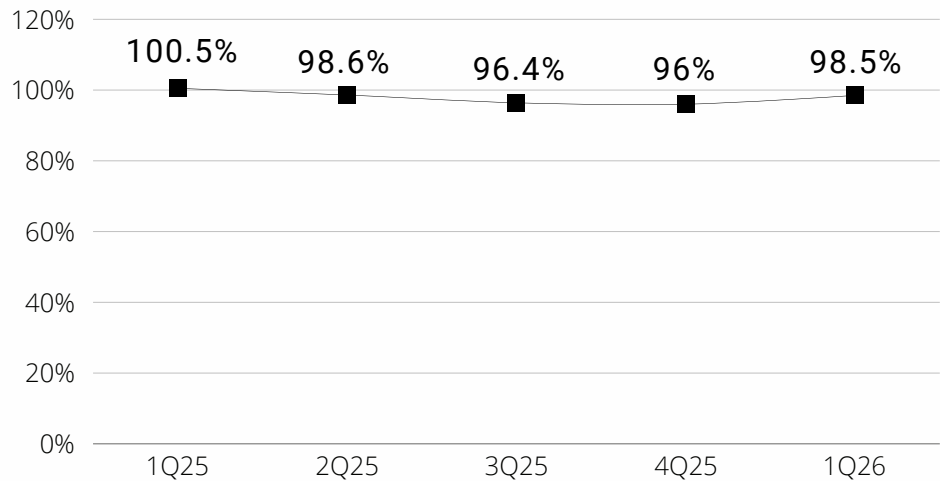




## Median Sales Price

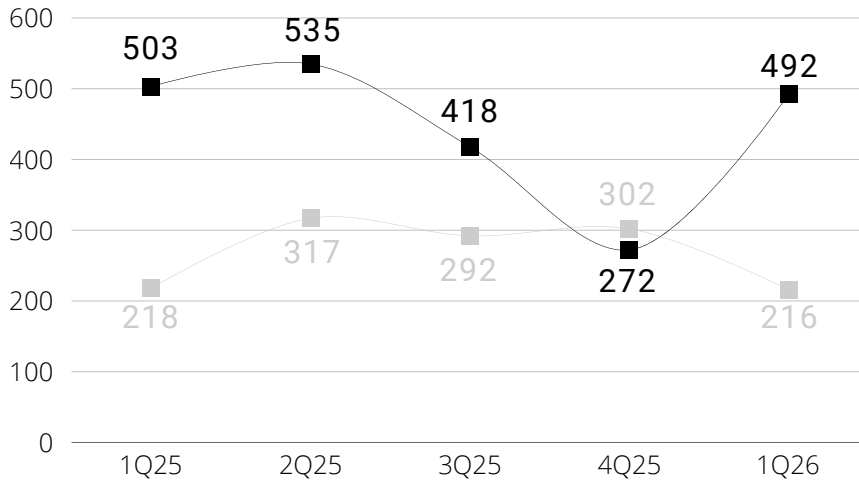
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$485,000	\$944,500	\$1,375,000	\$1,872,500	-	\$950,000
2Q25	\$520,000	\$925,000	\$1,425,000	\$1,950,000	-	\$920,000
3Q25	\$465,000	\$915,000	\$1,272,000	\$2,050,000	-	\$910,000
4Q25	\$562,500	\$840,000	\$1,229,000	\$1,710,000	-	\$849,500
1Q26	\$470,000	\$880,000	\$1,394,500	\$2,094,000	-	\$879,000

## Median Sales Price vs. Original Asking Price

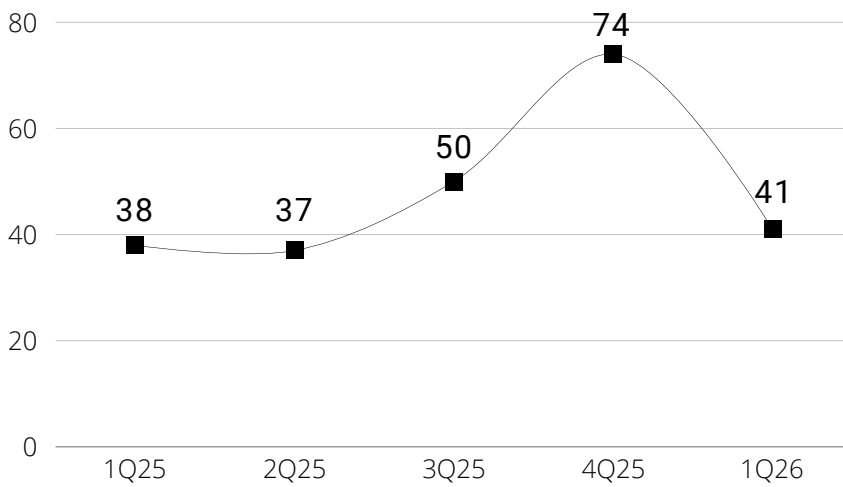


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market



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# Alameda County

What's in the Alameda County data?

The latest data from the housing market indicates a resilient and active landscape across Single Family Homes, Condos, and Townhomes. With 1,876 closed sales recorded during the reporting period, the market continues to exhibit robust performance, demonstrating sustained demand among buyers. The median price for these properties stands impressively at \$1 million, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 3,841 new listings, indicating healthy inventory levels and providing buyers with a diverse range of options to consider. This influx of listings reflects positively on the market's capacity to accommodate varying preferences, contributing to its dynamism and attractiveness.

A particularly notable metric is the average duration properties spend on the market before sale, which stands at 32 days without price reduction. This indicates a swift turnaround time for properties, suggesting high buyer interest and competitive conditions within the market.

Additionally, the average price per square foot remains high at \$705, emphasizing the premium nature of the properties available and attracting buyers seeking upscale residences with superior features and amenities.

Overall, these indicators paint a picture of resilience and continued vitality in the housing market. Despite external factors, the market for Single Family Homes, Condos, and Townhomes appears well-positioned for sustained growth and stability in the foreseeable future.

*Joe Han*

Joe Han | General Manager & Senior VP

# Overview



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Q1 2026

New Listings

3,841

-7.1% Year-over-Year

Closed Sales

1,876

-4.8% Year-over-Year

Average Days-on-Market

32

+14.3% Year-over-Year

Average Price Per SqFt

\$705

-3.6% Year-over-Year

Median Sale Price

\$1M

-6.3% Year-over-Year

Total Volume

\$2.2B

-5.8% Year-over-Year

Data includes all single family, townhome, and condominium sales in Alameda County sourced from MLS Listings. The most recent month's data is based on available numbers, but may change with late reported activity. Data from sources deemed reliable but may contain errors and are subject to revision.



# Alameda County

## Single Family Homes

The market for Single Family Homes saw 1,398 closed sales at a median price of \$1.2M. There was a total of 2,665 new listings with an average of 26 days on the market without price reduction and with an average price per square foot of \$753. With a total volume of \$1.9B.

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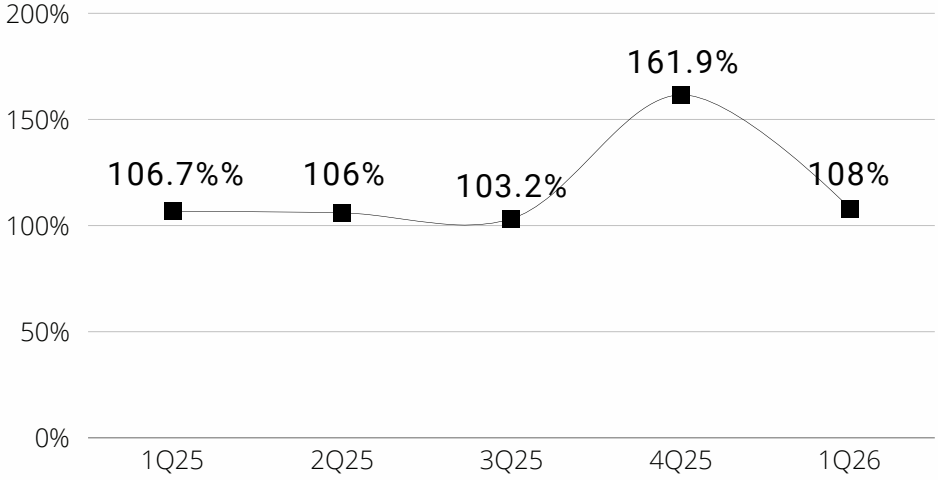




## Median Sales Price

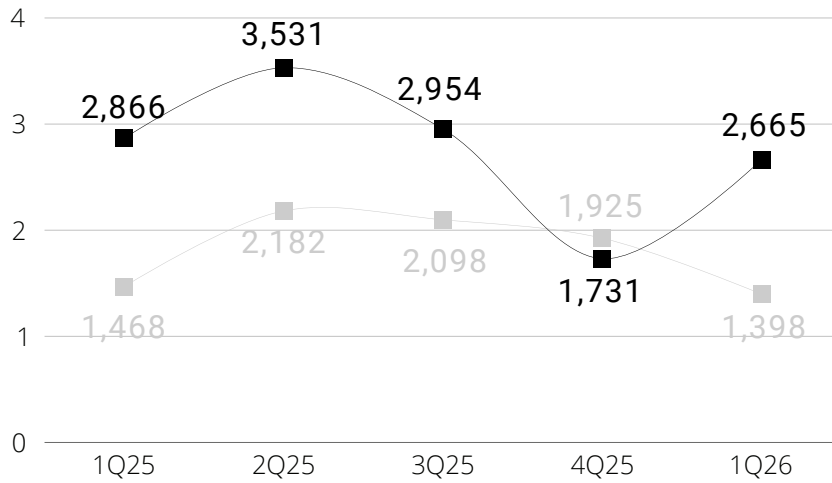
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$702,000	\$767,000	\$1,193,000	\$1,560,000	\$2,025,000	\$1,283,600
2Q25	\$750,000	\$818,500	\$1,151,750	\$1,600,000	\$2,240,000	\$1,325,000
3Q25	\$510,000	\$750,000	\$1,085,000	\$1,500,000	\$1,886,500	\$1,250,000
4Q25	\$575,000	\$757,500	\$1,054,500	\$1,500,000	\$2,025,000	\$1,209,000
1Q26	\$712,500	\$782,999	\$1,100,000	\$1,545,000	\$1,900,000	\$1,282,500

## Median Sales Price vs. Original Asking Price

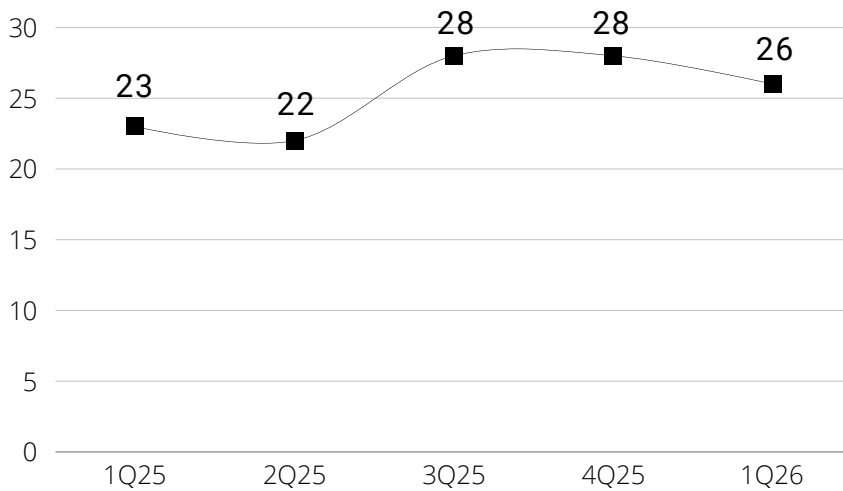


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market





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# Alameda County

## Townhomes & Condominiums

The market for Townhomes & Condominiums saw 478 closed sales at a median price of \$655K. There was a total of 1,176 new listings with an average of 49 days on the market without price reduction and with an average price per square foot of \$564. With a total volume of \$343M.

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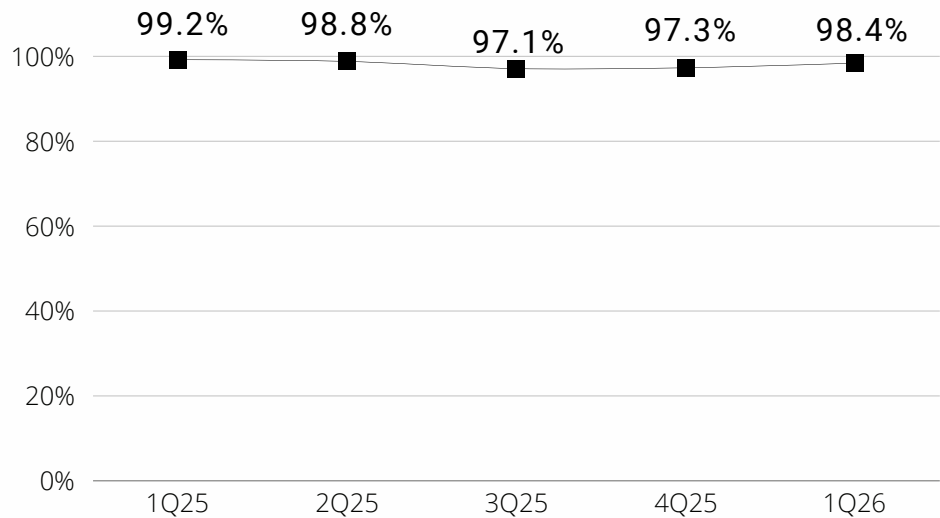




## Median Sales Price

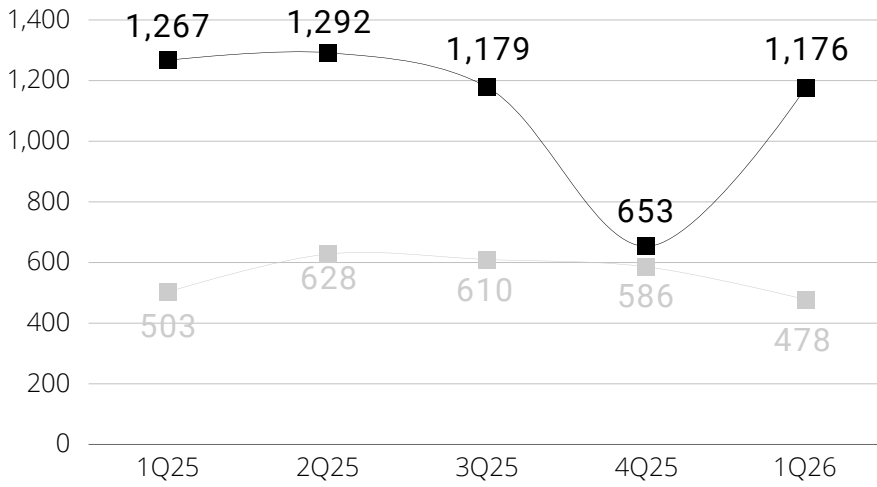
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$420,000	\$650,000	\$890,250	\$1,227,500	\$827,500	\$725,000
2Q25	\$400,000	\$672,500	\$960,000	\$1,150,000	\$1,329,000	\$716,063
3Q25	\$396,000	\$625,000	\$845,216	\$1,020,000	\$1,090,000	\$675,000
4Q25	\$377,500	\$630,000	\$887,000	\$1,070,000	-	\$675,500
1Q26	\$370,000	\$599,000	\$912,500	\$980,000	-	\$655,667

## Median Sales Price vs. Original Asking Price

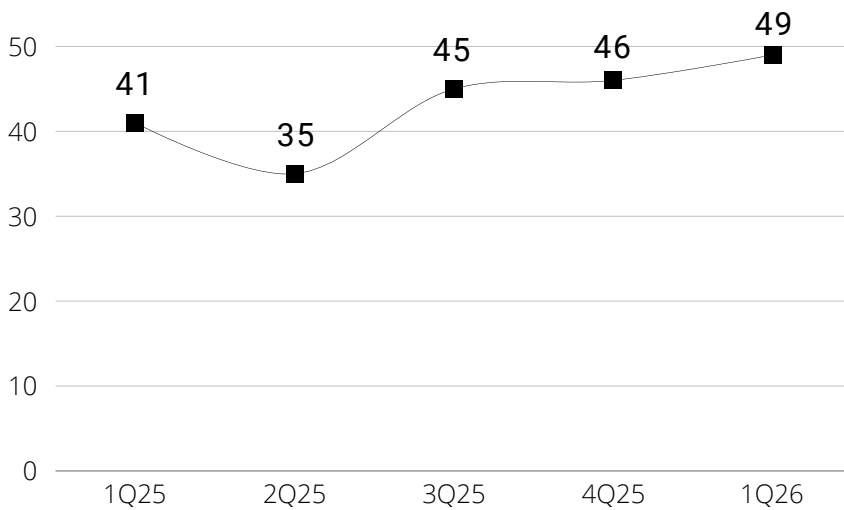


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market



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# Contra Costa County

What's in the Contra Costa County data?

The latest data from the housing market indicates a resilient and active landscape across Single Family Homes, Condos, and Townhomes. With 1,892 closed sales recorded during the reporting period, the market continues to exhibit robust performance, demonstrating sustained demand among buyers. The median price for these properties stands impressively at \$765k, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 3,502 new listings, indicating healthy inventory levels and providing buyers with a diverse range of options to consider. This influx of listings reflects positively on the market's capacity to accommodate varying preferences, contributing to its dynamism and attractiveness.

A particularly notable metric is the average duration properties spend on the market before sale, which stands at 36 days without price reduction. This indicates a swift turnaround time for properties, suggesting high buyer interest and competitive conditions within the market.

Additionally, the average price per square foot remains high at \$534, emphasizing the premium nature of the properties available and attracting buyers seeking upscale residences with superior features and amenities.

Overall, these indicators paint a picture of resilience and continued vitality in the housing market. Despite external factors, the market for Single Family Homes, Condos, and Townhomes appears well-positioned for sustained growth and stability in the foreseeable future.

*Joe Han*

Joe Han | General Manager & Senior VP

# Overview

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Q1 2026

New Listings

3,502

-6.8% Year-over-Year

Closed Sales

1,892

-3.5% Year-over-Year

Average Days-on-Market

36

+16.1% Year-over-Year

Average Price Per SqFt

\$534

-1.7% Year-over-Year

Median Sale Price

\$765K

-1.9% Year-over-Year

Total Volume

\$1.9B

-2.0% Year-over-Year

Data includes all single family, townhome, and condominium sales in Santa Clara County sourced from MLS Listings. The most recent month's data is based on available numbers, but may change with late reported activity. Data from sources deemed reliable but may contain errors and are subject to revision.



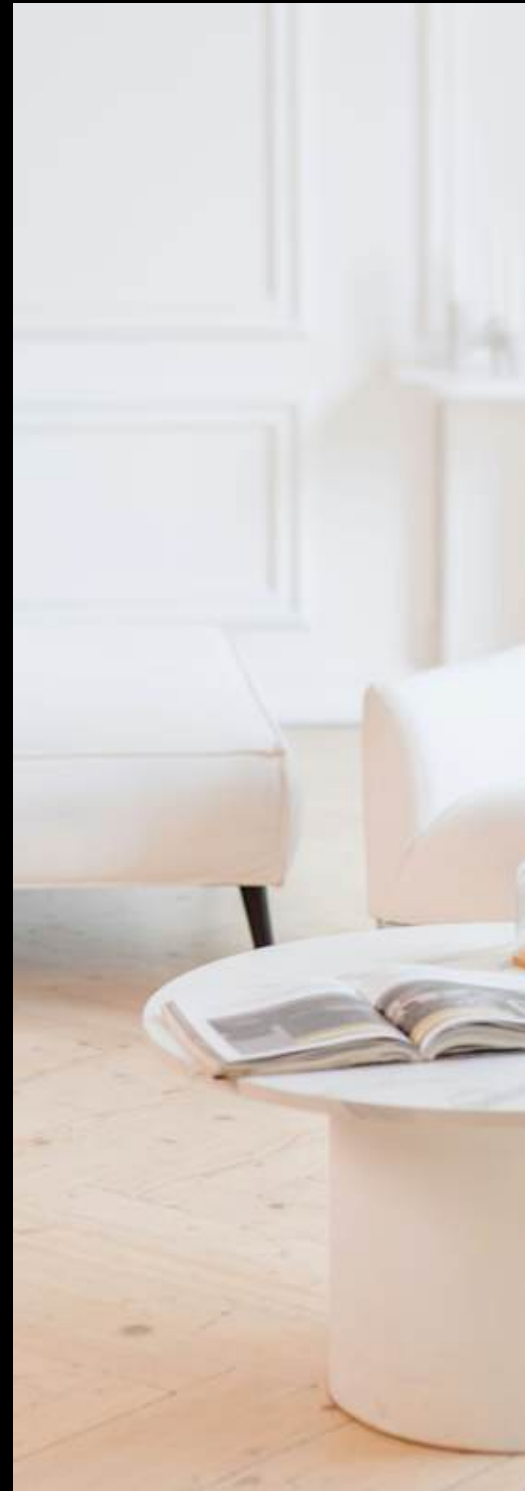
# Contra Costa County

## Single Family Homes

The market for Single Family Homes saw 1,485 closed sales at a median price of \$818K. There was a total of 2,656 new listings with an average of 36 days on the market without price reduction and with an average price per square foot of \$544. With a total volume of \$1.7B.

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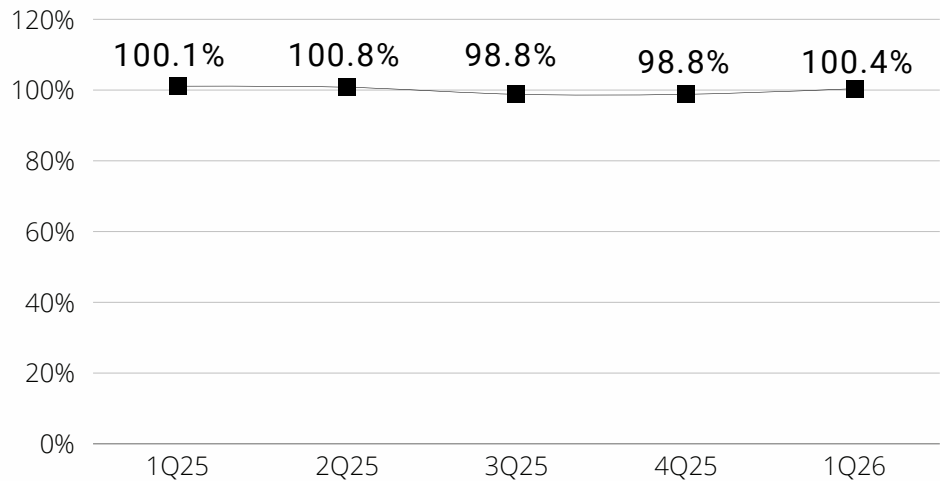




## Median Sales Price

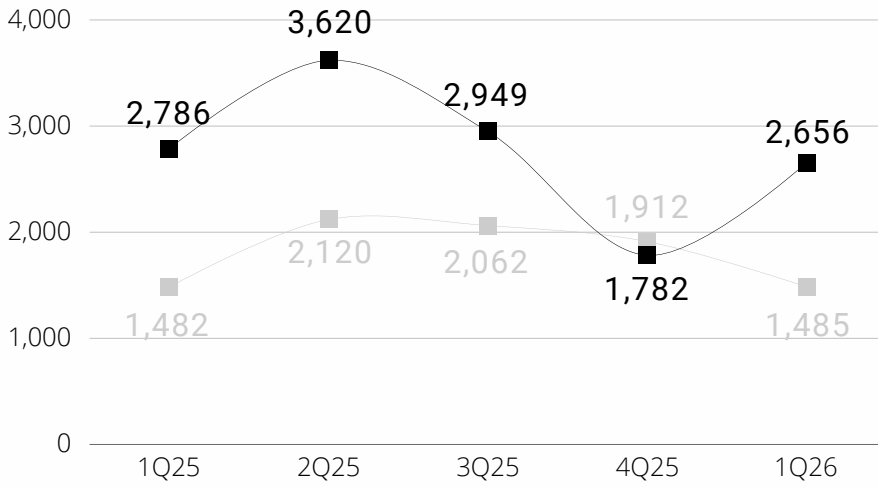
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$400,000	\$616,000	\$724,000	\$945,000	\$1,700,000	\$840,000
2Q25	\$310,000	\$612,500	\$751,500	\$1,146,000	\$1,900,000	\$890,000
3Q25	\$480,000	\$575,000	\$700,000	\$1,050,000	\$1,550,000	\$849,500
4Q25	\$440,000	\$565,750	\$722,000	\$1,004,500	\$1,295,813	\$850,000
1Q26	\$400,000	\$580,000	\$700,000	\$937,500	\$1,575,000	\$818,000

## Median Sales Price vs. Original Asking Price

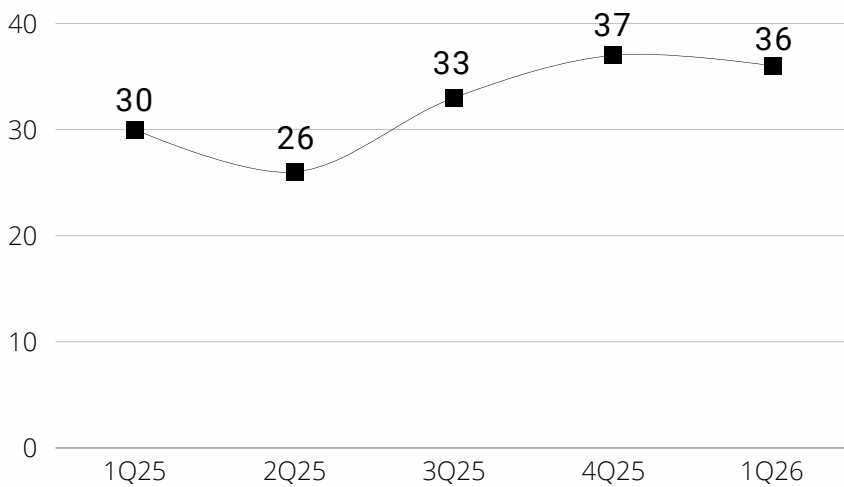


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market



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# Contra Costa County Townhomes & Condominiums

The market for Townhomes & Condominiums saw 407 closed sales at a median price of \$569k. There was a total of 846 new listings with an average of 39 days on the market without price reduction and with an average price per square foot of \$495. With a total volume of \$260M.

*Haiyan*  
HAIYAN FU HOMES

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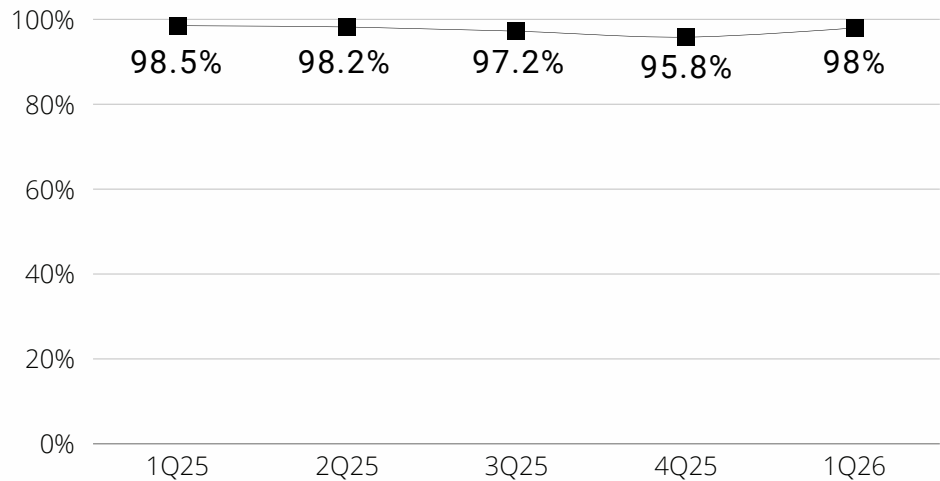




## Median Sales Price

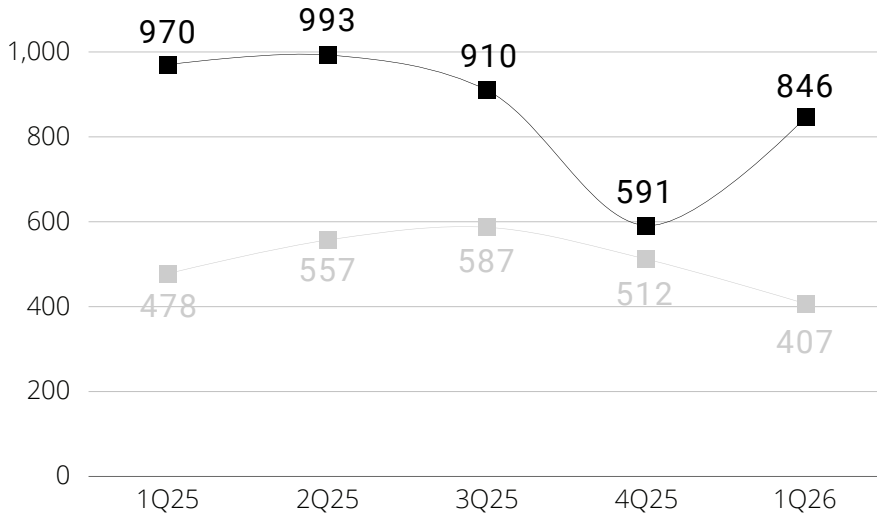
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$339,000	\$502,500	\$860,000	\$1,207,498	-	\$579,500
2Q25	\$340,500	\$500,500	\$815,000	\$965,000	-	\$535,000
3Q25	\$302,500	\$527,500	\$756,000	\$1,132,500	-	\$583,205
4Q25	\$310,000	\$496,500	\$749,500	\$745,000	\$1,250,000	\$542,500
1Q26	\$350,000	\$550,000	\$727,500	\$880,500	-	\$569,000

## Median Sales Price vs. Original Asking Price

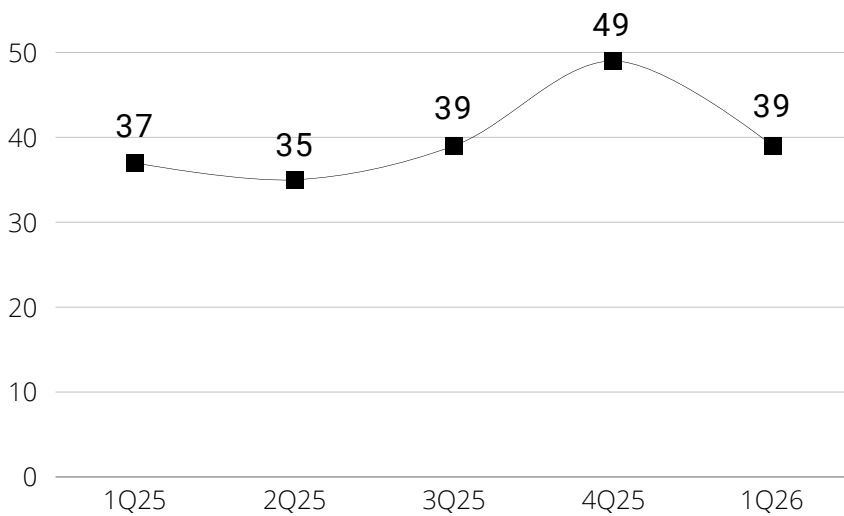


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market





*Haiyan*

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# Santa Cruz County

What's in the Santa Cruz County data?

The latest data from the housing market indicates a resilient and active landscape across Single Family Homes, Condos, and Townhomes. With 313 closed sales recorded during the reporting period, the market continues to exhibit robust performance, demonstrating sustained demand among buyers. The median price for these properties stands impressively at \$1.1 million, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 637 new listings, indicating healthy inventory levels and providing buyers with a diverse range of options to consider. This influx of listings reflects positively on the market's capacity to accommodate varying preferences, contributing to its dynamism and attractiveness.

A particularly notable metric is the average duration properties spend on the market before sale, which stands at 60 days without price reduction. This indicates a swift turnaround time for properties, suggesting high buyer interest and competitive conditions within the market.

Additionally, the average price per square foot remains high at \$792, emphasizing the premium nature of the properties available and attracting buyers seeking upscale residences with superior features and amenities.

Overall, these indicators paint a picture of resilience and continued vitality in the housing market. Despite external factors, the market for Single Family Homes, Condos, and Townhomes appears well-positioned for sustained growth and stability in the foreseeable future.

*Joe Han*

Joe Han | General Manager & Senior VP

# Overview



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Q1 2026

New Listings

637

-6.2% Year-over-Year

Closed Sales

313

+1.3% Year-over-Year

Average Days-on-Market

60

+39.5% Year-over-Year

Average Price Per SqFt

\$792

-4.1% Year-over-Year

Median Sale Price

\$1.1M

+4.0% Year-over-Year

Total Volume

\$441M

+8.8% Year-over-Year

Data includes all single family, townhome, and condominium sales in Santa Clara County sourced from MLS Listings. The most recent month's data is based on available numbers, but may change with late reported activity. Data from sources deemed reliable but may contain errors and are subject to revision.



# Santa Cruz County

## Single Family Homes

The market for Single Family Homes saw 254 closed sales at a median price of \$1.2M. There was a total of 498 new listings with an average of 56 days on the market without price reduction and with an average price per square foot of \$807. With a total volume of \$387M.

*Haiyan*  
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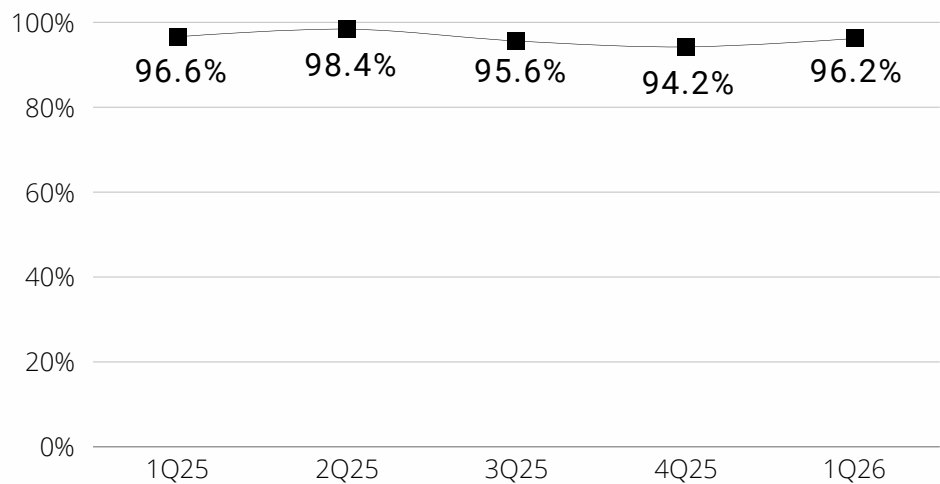




## Median Sales Price

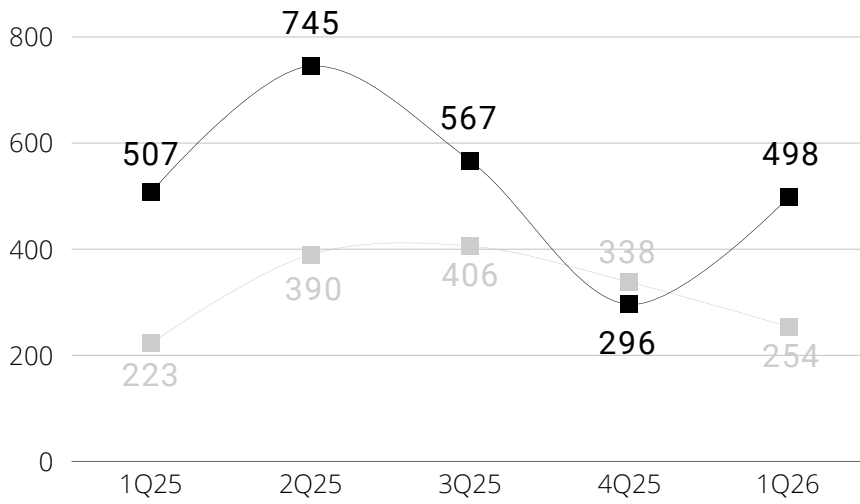
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$790,000	\$792,500	\$1,330,000	\$1,515,000	\$2,300,000	\$1,281,000
2Q25	\$662,500	\$910,000	\$1,350,000	\$1,625,000	\$2,055,500	\$1,310,000
3Q25	\$665,000	\$905,000	\$1,388,500	\$1,575,000	\$1,705,000	\$1,303,609
4Q25	\$706,000	\$871,000	\$1,300,000	\$1,600,000	\$1,760,250	\$1,275,000
1Q26	\$753,000	\$868,500	\$1,275,000	\$1,740,000	\$1,750,000	\$1,286,500

## Median Sales Price vs. Original Asking Price

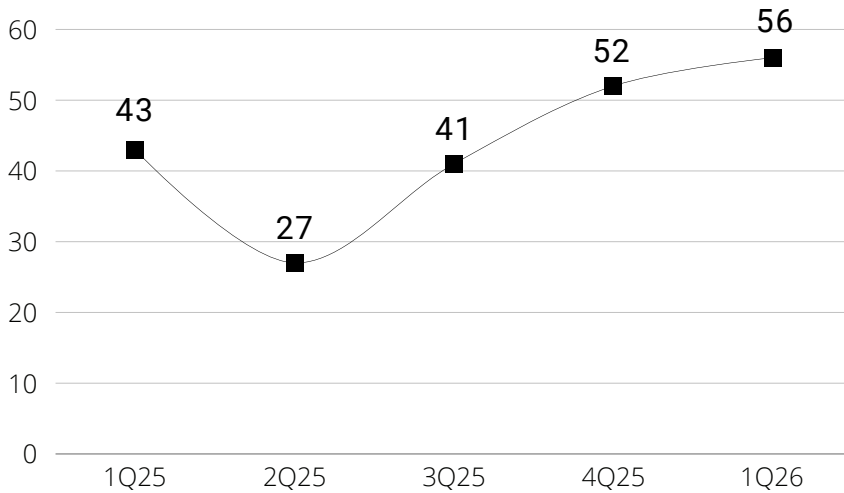


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market





*Haiyan*

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# Santa Cruz County

## Townhomes & Condominiums

The market for Townhomes & Condominiums saw 59 closed sales at a median price of \$850K. There was a total of 139 new listings with an average of 75 days on the market without price reduction and with an average price per square foot of \$727. With a total volume of \$54M.

*Haiyan*  
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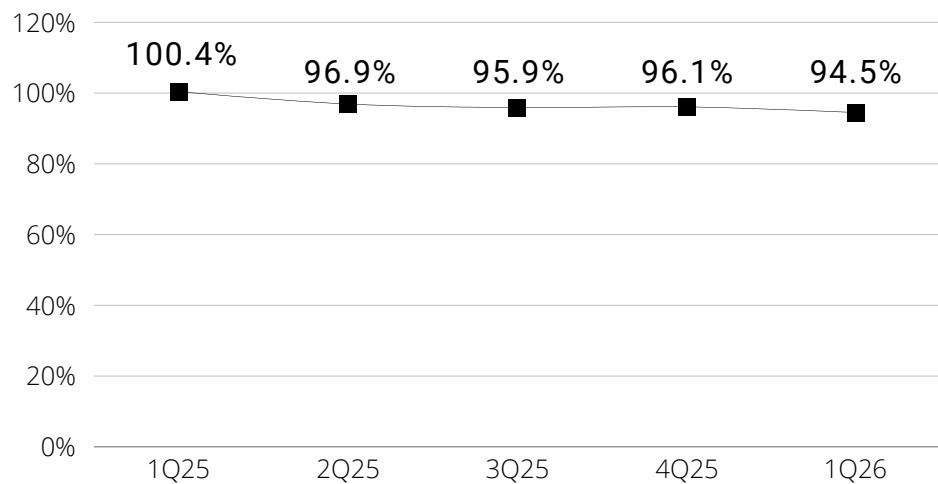




## Median Sales Price

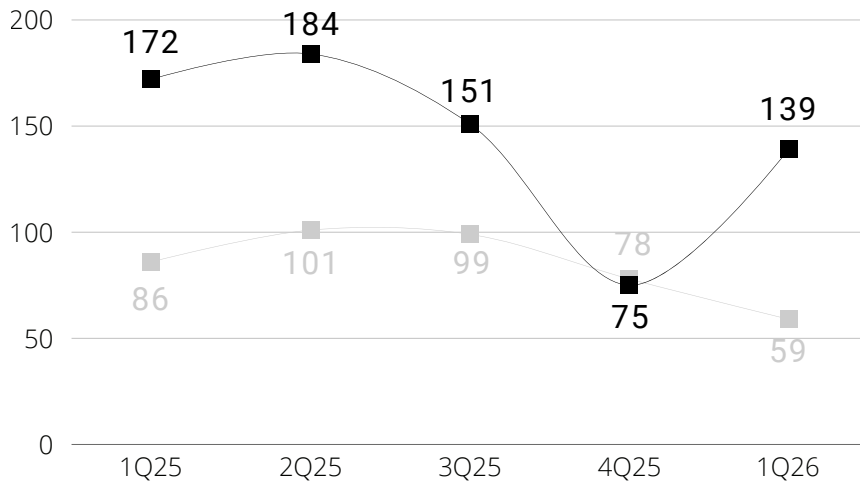
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$514,500	\$878,500	\$970,000	\$1,204,750	-	\$842,500
2Q25	\$565,000	\$783,500	\$975,000	\$1,117,500	\$1,795,000	\$840,000
3Q25	\$572,500	\$787,500	\$897,000	\$1,185,000	-	\$810,000
4Q25	\$340,000	\$722,000	\$940,150	-	-	\$749,125
1Q26	\$672,500	\$805,000	\$910,238	\$1,217,000	-	\$850,000

## Median Sales Price vs. Original Asking Price

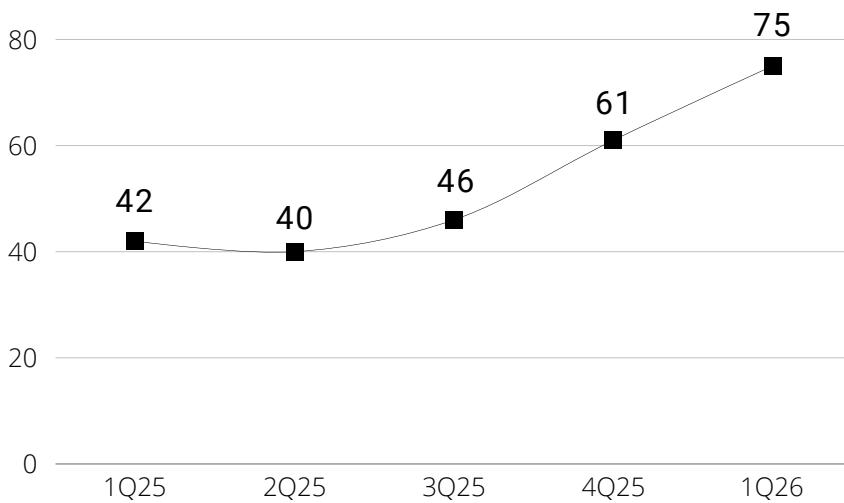


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market



*Haiyan*  
HAIYAN FU HOMES

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# Monterey County

What's in the Monterey County data?

The latest data from the housing market indicates a resilient and active landscape across Single Family Homes, Condos, and Townhomes. With 451 closed sales recorded during the reporting period, the market continues to exhibit robust performance, demonstrating sustained demand among buyers. The median price for these properties stands impressively at \$875k, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 688 new listings, indicating healthy inventory levels and providing buyers with a diverse range of options to consider. This influx of listings reflects positively on the market's capacity to accommodate varying preferences, contributing to its dynamism and attractiveness.

A particularly notable metric is the average duration properties spend on the market before sale, which stands at 53 days without price reduction. This indicates a swift turnaround time for properties, suggesting high buyer interest and competitive conditions within the market.

Additionally, the average price per square foot remains high at \$746, emphasizing the premium nature of the properties available and attracting buyers seeking upscale residences with superior features and amenities.

Overall, these indicators paint a picture of resilience and continued vitality in the housing market. Despite external factors, the market for Single Family Homes, Condos, and Townhomes appears well-positioned for sustained growth and stability in the foreseeable future.

*Joe Han*

Joe Han | General Manager & Senior VP

# Overview



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Q1 2026

New Listings

688

+2.8% Year-over-Year

Closed Sales

451

+2.0% Year-over-Year

Average Days-on-Market

53

+10.4% Year-over-Year

Average Price Per SqFt

\$746

+2.6% Year-over-Year

Median Sale Price

\$875K

-1.1% Year-over-Year

Total Volume

\$661M

+13.4% Year-over-Year

Data includes all single family, townhome, and condominium sales in Monterey County sourced from MLS Listings. The most recent month's data is based on available numbers, but may change with late reported activity. Data from sources deemed reliable but may contain errors and are subject to revision.



# Monterey County

## Single Family Homes

The market for Single Family Homes saw 375 closed sales at a median price of \$902K. There was a total of 575 new listings with an average of 52 days on the market without price reduction and with an average price per square foot of \$766. With a total volume of \$597M.

*Haiyan*  
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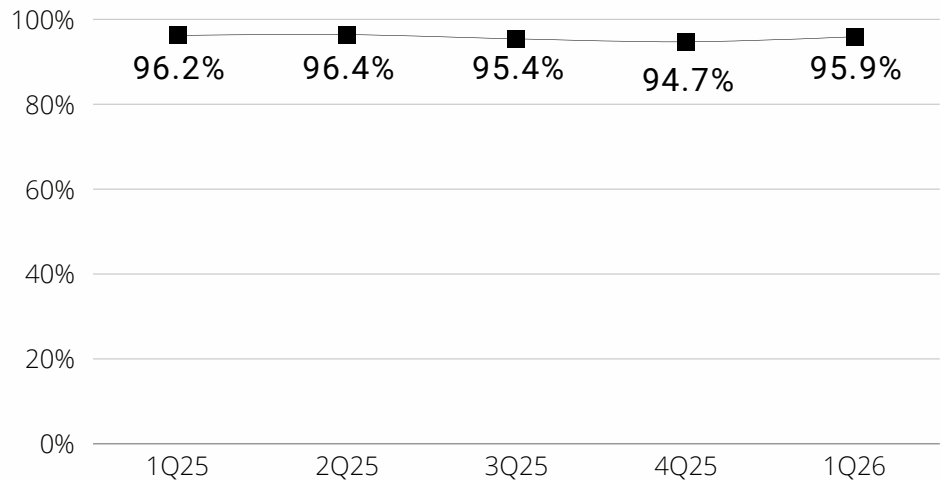




## Median Sales Price

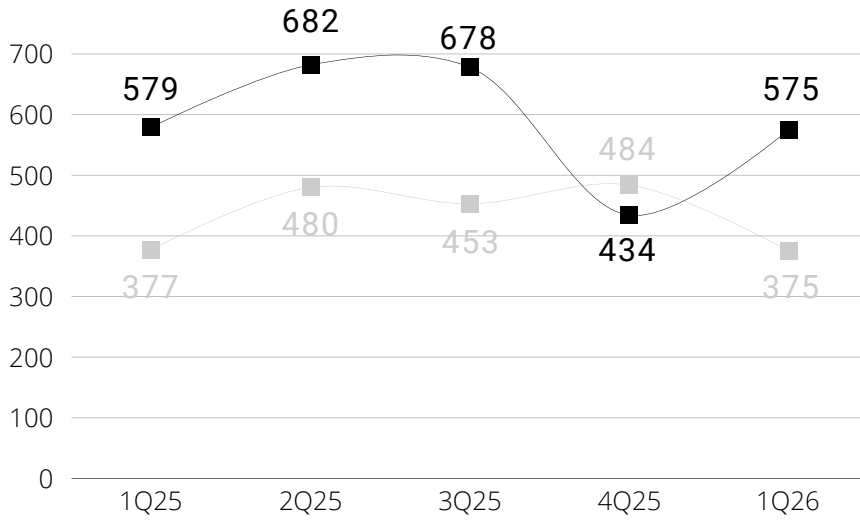
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$865,000	\$724,500	\$885,000	\$1,190,500	\$1,325,000	\$905,000
2Q25	\$830,000	\$840,000	\$890,000	\$1,049,000	\$1,545,000	\$905,000
3Q25	\$902,500	\$792,500	\$922,500	\$1,119,000	\$1,506,500	\$1,000,000
4Q25	\$846,000	\$750,000	\$897,000	\$1,045,000	\$1,150,000	\$910,000
1Q26	\$775,000	\$792,000	\$885,000	\$915,580	\$1,195,000	\$902,500

## Median Sales Price vs. Original Asking Price

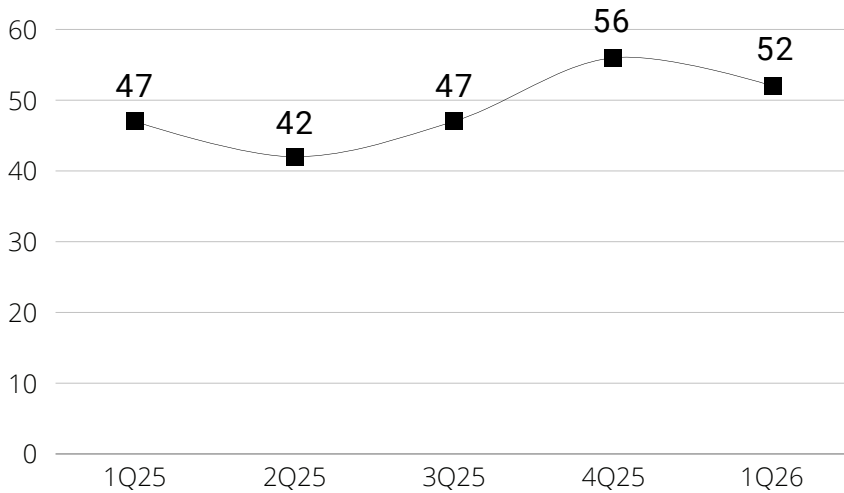


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market



*Haiyan*

HAIYAN FU HOMES

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# Monterey County

## Townhomes & Condominiums

The market for Townhomes & Condominiums saw 76 closed sales at a median price of \$642K. There was a total of 113 new listings with an average of 55 days on the market without price reduction and with an average price per square foot of \$649. With a total volume of \$63M.

*Haiyan*  
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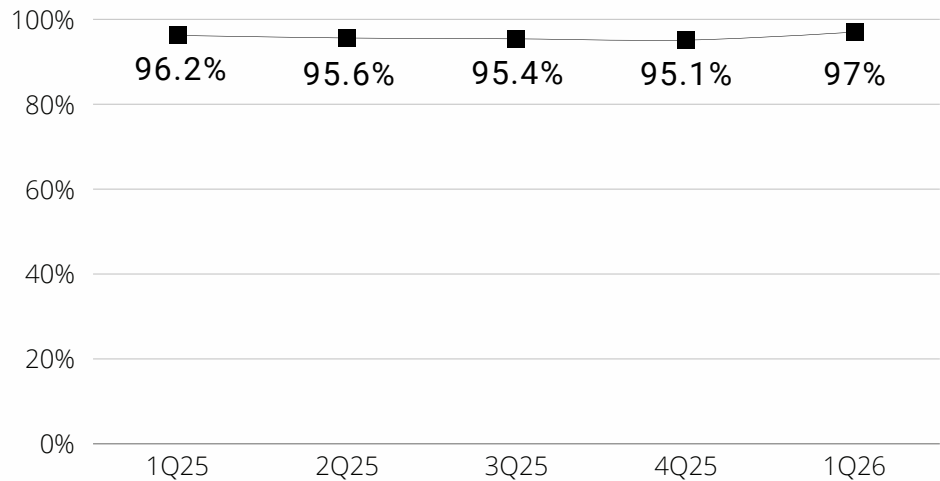




## Median Sales Price

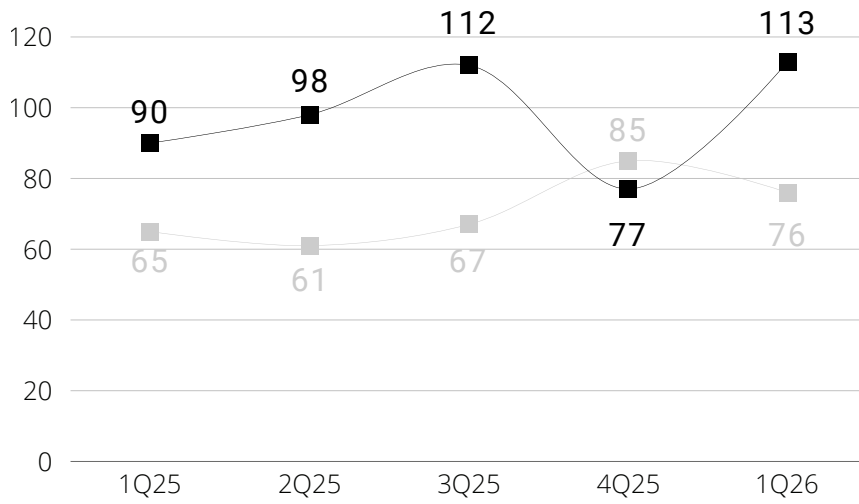
	0-1BD	2BD	3BD	4BD	5+BD	ALL
1Q25	\$482,500	\$797,000	\$1,110,000	\$433,000	-	\$710,000
2Q25	\$469,500	\$777,000	\$1,155,000	\$440,000	-	\$716,000
3Q25	\$569,500	\$795,000	\$1,025,000	\$6,665,000	-	\$775,000
4Q25	\$360,000	\$865,000	\$1,065,550	\$435,000	-	\$719,000
1Q26	\$465,500	\$727,500	\$1,140,000	\$272,000	-	\$642,500

## Median Sales Price vs. Original Asking Price

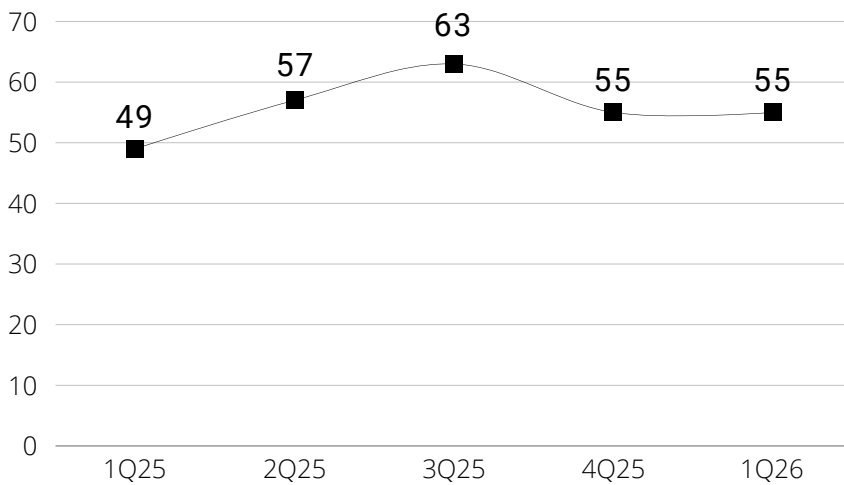


## New Listings vs. Closed Sales

■ New Listings  
■ Closed Sales



## Average Days on Market



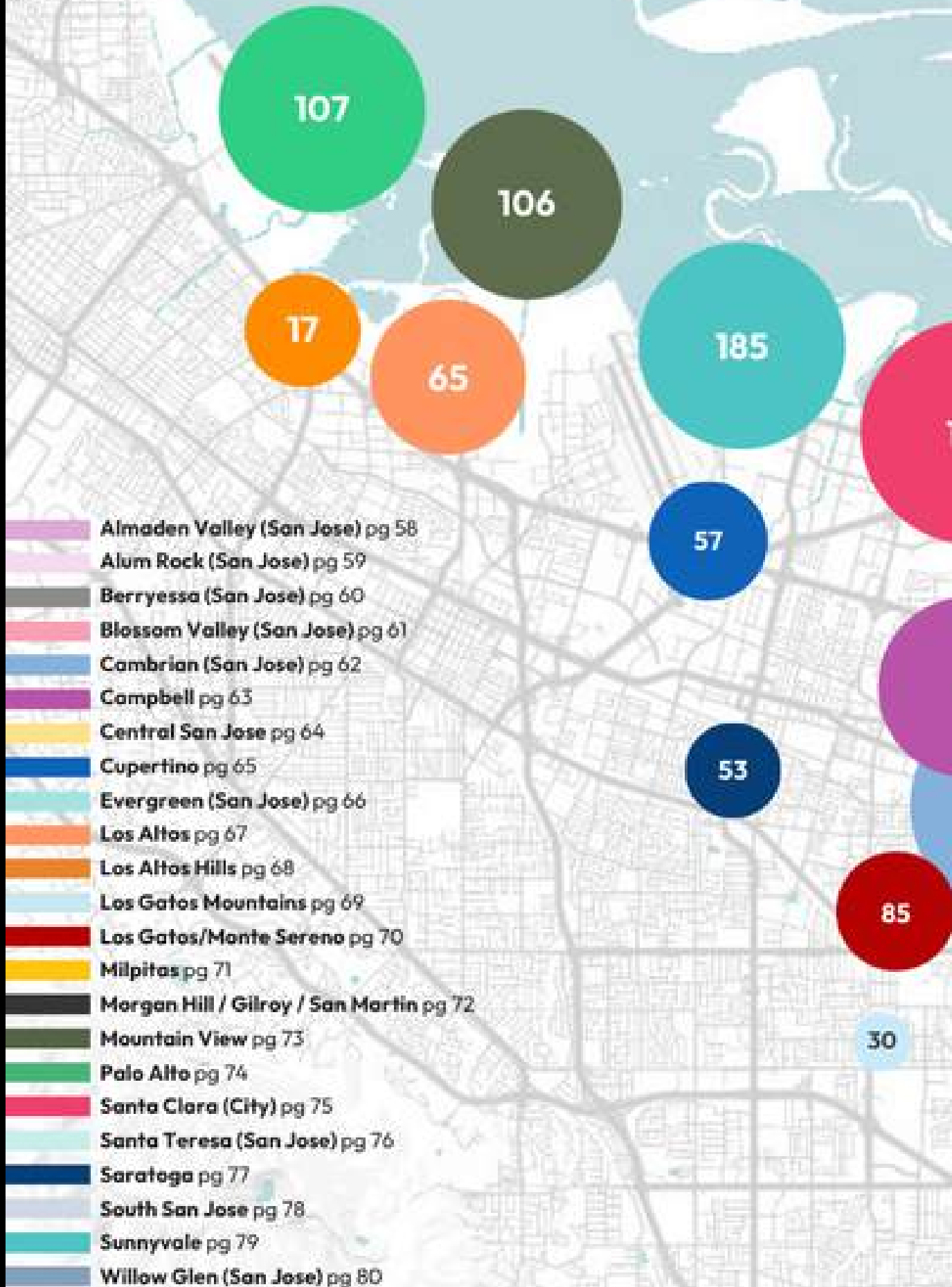
*Haiyan*

HAIYAN FU HOMES

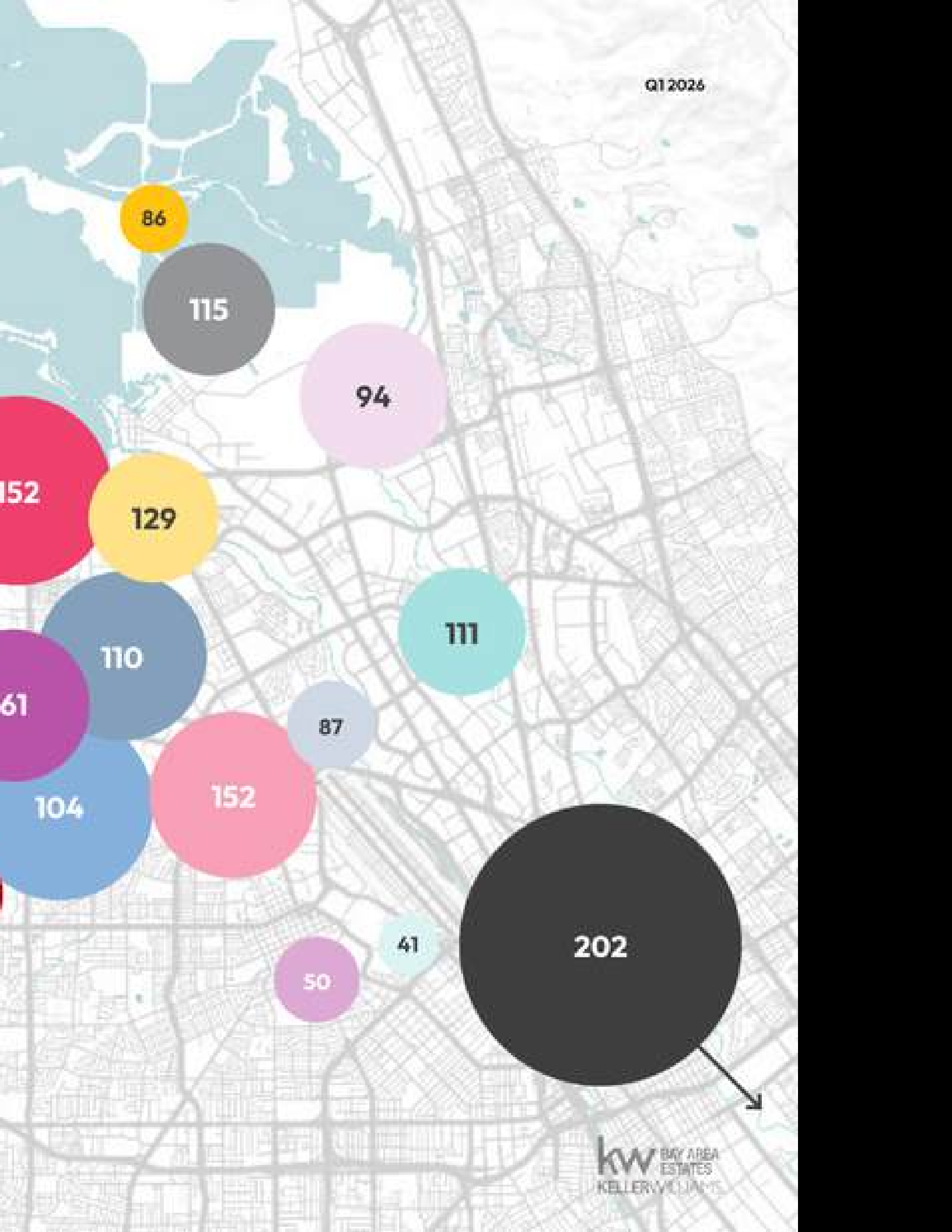
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# Santa Clara County Number of Sales



Q1 2024



# Almaden Valley (San Jose)

**\$5.3M**

Highest Sale Price

**\$1.1M**

Lowest Sale Price

**\$1,384**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,100,00	\$2,193,000	\$2,450,000	\$2,658,000	\$2,400,000
Q1 2026	-	-	\$2,000,000	\$2,425,000	\$2,685,500	\$2,450,000
% Price Change	-	-	-8.80%	-1.02%	+1.03%	+2.08%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,238,750	\$1,292,125	\$1,340,000	-	\$1,280,000
Q1 2026	-	-	\$1,385,000	-	-	\$1,385,000
% Price Change	-	-	+7.19%	-	-	+8.20%

# Alum Rock (San Jose)

**\$1.8M**

Highest Sale Price

**\$393K**

Lowest Sale Price

**\$1,746**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$890,000	\$1,078,888	\$1,185,000	\$1,435,000	\$1,112,500
Q1 2026	\$1,350,000	\$909,444	\$982,500	\$1,305,000	\$1,112,000	\$1,020,500
% Price Change	-	+2.18%	-8.93%	+10.13%	-22.51%	-8.27%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$410,000	\$547,000	\$689,000	-	-	\$548,500
Q1 2026	\$398,500	\$530,000	\$772,500	\$735,000	-	\$515,000
% Price Change	-7.33%	-3.11%	+1.96%	-	-	-25.71%

# Berryessa (San Jose)

**\$3.5M**

Highest Sale Price

**\$459K**

Lowest Sale Price

**\$1,387**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,124,000	\$1,592,500	\$1,900,000	\$2,164,000	\$1,705,000
Q1 2026	-	\$979,350	\$1,380,000	\$1,800,000	\$1,835,000	\$1,620,000
% Price Change	-	-12.87%	-13.34%	-5.26%	-15.20%	-4.99%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$570,000	\$675,000	\$1,210,000	\$1,310,000	-	\$954,000
Q1 2026	\$705,000	\$837,500	\$1,050,000	\$1,230,000	-	\$918,650
% Price Change	+23.68%	+24.07%	-13.22%	-6.11%	-	-3.71%

# Blossom Valley (San Jose)

**\$3M**

Highest Sale Price

**\$382K**

Lowest Sale Price

**\$1,308**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,204,000	\$1,537,500	\$1,620,000	\$1,670,000	\$1,577,500
Q1 2026	-	\$1,126,000	\$1,433,000	\$1,650,000	\$1,800,000	\$1,570,000
% Price Change	-	-6.48%	-6.80%	+1.85%	+7.78%	-0.48%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$542,500	\$662,750	\$831,500	-	-	\$688,500
Q1 2026	\$464,250	\$575,000	\$910,000	\$939,000	-	\$600,000
% Price Change	-14.42%	-13.24%	+9.44%	-	-	-12.85%

# Cambrian (San Jose)

**\$4.5M**

Highest Sale Price

**\$405K**

Lowest Sale Price

**\$1,779**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	\$1,832,500	\$2,175,000	\$2,250,000	\$1,852,500
Q1 2026	-	-	\$1,850,000	\$2,025,000	\$3,010,000	\$1,975,000
% Price Change	-	-	+0.95%	-6.90%	+33.78%	+6.61%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$587,000	\$1,049,000	-	-	\$605,000
Q1 2026	\$465,000	\$593,000	\$1,232,500	-	-	\$593,000
% Price Change	-	+1.02%	+17.49%	-	-	-1.98%

# Campbell

**\$4.5M**

Highest Sale Price

**\$432K**

Lowest Sale Price

**\$2,527**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,600,000	\$2,097,500	\$2,460,000	\$3,230,000	\$2,260,000
Q1 2026	-	\$2,138,500	\$1,978,888	\$2,130,000	\$3,100,000	\$2,115,500
% Price Change	-	+33.66%	-5.65%	-13.41%	-4.02%	-6.39%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$520,000	\$735,000	\$1,351,599	-	-	\$1,154,000
Q1 2026	\$590,000	\$770,000	\$1,430,000	\$1,311,110	-	\$1,025,000
% Price Change	+13.46%	+4.76%	+5.80%	-	-	-11.18%

# Central San Jose

**\$4.4M**

Highest Sale Price

**\$345K**

Lowest Sale Price

**\$1,379**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$760,000	\$1,155,750	\$1,405,000	\$1,479,000	\$2,495,000	\$1,342,500
Q1 2026	\$530,000	\$1,010,000	\$1,245,000	\$1,500,000	\$2,079,500	\$1,217,000
% Price Change	-30.26%	-12.61%	-11.39%	+1.42%	-16.65%	-9.35%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$530,000	\$775,750	\$1,109,000	\$1,029,000	-	\$778,500
Q1 2026	\$467,500	\$688,750	\$1,100,000	\$1,107,500	-	\$739,000
% Price Change	-11.79%	-11.21%	-0.81%	+7.63%	-	-5.07%

# Cupertino

**\$6.5M**

Highest Sale Price

**\$975K**

Lowest Sale Price

**\$2,310**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$2,078,000	\$3,125,500	\$3,688,000	\$4,600,000	\$3,688,000
Q1 2026	\$2,600,000	\$1,970,000	\$3,088,000	\$3,734,000	\$4,088,888	\$3,510,000
% Price Change	-	-5.20%	-1.20%	+1.25%	-11.11%	-4.83%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,200,000	\$1,964,000	\$2,325,000	-	\$1,380,000
Q1 2026	-	\$1,120,500	\$2,038,000	-	-	\$1,186,000
% Price Change	-	-6.63%	+3.77%	-	-	-14.06%

# Evergreen (San Jose)

**\$6.1M**

Highest Sale Price

**\$424K**

Lowest Sale Price

**\$1,369**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,610,000	\$1,565,000	\$1,925,000	\$3,099,169	\$1,925,000
Q1 2026	-	\$1,492,000	\$1,465,000	\$1,900,000	\$2,630,000	\$1,835,000
% Price Change	-	-7.33%	-6.39%	-1.30%	-15.14%	-4.68%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$400,000	\$752,500	\$1,070,000	\$795,000	-	\$795,000
Q1 2026	-	\$725,000	\$1,000,000	-	-	\$797,500
% Price Change	-	-3.65%	-6.54%	-	-	+0.31%

# Los Altos

**\$8.5M**

Highest Sale Price

**\$735K**

Lowest Sale Price

**\$4,414**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	\$4,800,000	\$5,200,000	\$6,500,000	\$5,755,000
Q1 2026	-	\$4,800,000	\$4,352,500	\$5,122,500	\$5,950,000	\$5,068,000
% Price Change	-	-	-9.32%	-1.49%	-8.46%	-11.94%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$905,000	\$1,950,000	\$1,735,000	-	-	\$1,700,000
Q1 2026	\$762,000	\$1,355,000	\$2,600,000	-	-	\$1,517,500
% Price Change	-15.80%	-30.51%	+49.86%	-	-	-10.74%

# Los Altos Hills

**\$18.1M**

Highest Sale Price

**\$3.8M**

Lowest Sale Price

**\$2,434**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	\$4,375,000	\$6,240,938	\$5,677,500	\$5,552,500
Q1 2026	-	-	\$5,167,500	\$4,114,500	\$5,350,000	\$5,300,000
% Price Change	-	-	+18.11%	-34.07%	-5.77%	-4.55%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	-	-	-	-
Q1 2026	-	-	-	-	-	-
% Price Change	-	-	-	-	-	-

# Los Gatos Mountains

**\$13M**

Highest Sale Price

**\$450K**

Lowest Sale Price

**\$7,222**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$862,000	\$1,300,000	\$1,584,000	\$2,300,000	\$1,362,500
Q1 2026	\$812,500	\$720,000	\$1,442,500	\$1,447,500	\$2,050,000	\$1,435,000
% Price Change	-	-16.47%	+10.96%	-8.62%	-10.87%	+5.32%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	-	-	-	-
Q1 2026	-	-	-	-	-	-
% Price Change	-	-	-	-	-	-

# Los Gatos/ Monte Sereno

**\$11.3M**

Highest Sale Price

**\$428K**

Lowest Sale Price

**\$2,729**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,830,000	\$2,725,000	\$3,775,000	\$5,361,000	\$3,200,000
Q1 2026	-	\$2,280,000	\$2,850,000	\$3,287,500	\$4,700,000	\$3,200,000
% Price Change	-	+24.59%	+4.59%	-12.91%	-12.33%	+0.00%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$1,039,000	\$1,528,000	\$1,540,000	-	-	\$1,499,888
Q1 2026	-	\$680,000	\$1,625,000	-	-	\$1,568,500
% Price Change	-	-55.50%	+5.52%	-	-	+4.57%

# Milpitas

**\$4M**

Highest Sale Price

**\$490K**

Lowest Sale Price

**\$1,363**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,370,000	\$1,462,500	\$1,780,000	\$1,910,000	\$1,561,040
Q1 2026	-	\$1,150,000	\$1,502,450	\$1,775,000	\$1,800,000	\$1,621,000
% Price Change	-	-16.06%	+2.73%	-0.28%	-5.76%	+3.84%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$550,000	\$900,000	\$1,278,500	\$1,605,000	-	\$1,221,500
Q1 2026	\$750,000	\$884,444	\$1,225,000	\$1,500,000	-	\$1,035,000
% Price Change	+36.36%	-1.73%	-4.18%	-6.54%	-	-15.27%

# Morgan Hill/Gilroy/ San Martin

**\$5M**

Highest Sale Price

**\$279K**

Lowest Sale Price

**\$1,902**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$660,000	\$822,500	\$1,150,000	\$1,399,900	\$1,800,000	\$1,341,250
Q1 2026	\$537,000	\$852,500	\$1,120,000	\$1,440,000	\$1,720,000	\$1,430,000
% Price Change	-18.64%	3.65%	-2.61%	+2.86%	-4.44%	+6.62%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$742,500	\$909,000	\$978,742	-	\$870,260
Q1 2026	\$500,000	\$655,000	\$875,675	\$1,033,356	-	\$873,960
% Price Change	-	-11.78%	-3.67%	+5.58%	-	+0.43%

# Mountain View

**\$6.3M**

Highest Sale Price

**\$498K**

Lowest Sale Price

**\$3,318**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$1,900,000	\$2,700,000	\$2,679,444	\$2,540,000	\$4,225,000	\$2,770,000
Q1 2026	-	\$2,350,000	\$2,489,000	\$3,705,000	\$4,400,000	\$2,968,000
% Price Change	-	-12.96%	-7.11%	+45.87%	+4.14%	+7.15%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$600,000	\$1,003,000	\$1,772,500	\$1,785,000	-	\$1,456,000
Q1 2026	\$537,500	\$1,050,000	\$1,690,000	\$1,892,500	\$2,175,000	\$1,428,888
% Price Change	-10.42%	+4.69%	-4.65%	+6.02%	-	-1.86%

# Palo Alto

**\$21.2M**

Highest Sale Price

**\$675K**

Lowest Sale Price

**\$3,796**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$2,770,000	\$3,598,000	\$4,445,000	\$6,620,000	\$4,390,000
Q1 2026	\$2,475,000	\$3,000,000	\$3,456,500	\$4,200,000	\$7,012,500	\$4,030,000
% Price Change	-	+8.30%	-3.93%	-5.51%	+5.93%	-8.20%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$730,000	\$1,447,500	\$1,945,000	-	-	\$1,500,000
Q1 2026	\$720,000	\$1,368,000	\$2,100,000	\$2,464,000	-	\$1,651,000
% Price Change	-1.37%	-5.49%	+7.97%	-	-	+10.07%

# Santa Clara (City)

**\$4.8M**

Highest Sale Price

**\$350K**

Lowest Sale Price

**\$1,943**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$1,150,000	\$1,950,444	\$2,265,000	\$3,055,000	\$2,055,000
Q1 2026	-	\$1,965,000	\$1,872,500	\$2,560,000	\$2,520,000	\$2,087,500
% Price Change	-	+70.87%	-4.00%	+13.02%	-17.51%	+1.58%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$430,500	\$807,500	\$1,455,000	\$1,850,000	-	\$1,075,000
Q1 2026	\$463,000	\$782,500	\$1,283,000	\$1,538,000	-	\$830,000
% Price Change	+7.55%	-3.10%	-11.82%	-16.86%	-	-22.79%

[Back to Table of Contents](#)

# Santa Teresa (San Jose)

**\$1.8M**

Highest Sale Price

**\$575K**

Lowest Sale Price

**\$1,138**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	\$1,400,000	\$1,600,000	\$1,745,000	\$1,560,000
Q1 2026	-	-	\$1,360,000	\$1,650,000	\$1,650,000	\$1,505,000
% Price Change	-	-	-2.86%	+3.13%	-5.44%	-3.53%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$608,000	\$805,000	\$1,052,500	\$1,360,000	-	\$972,003
Q1 2026	\$610,000	\$745,000	\$975,000	\$1,240,000	-	\$825,000
% Price Change	+0.33%	-7.45%	-7.36%	-8.82%	-	-15.12%

# Saratoga

**\$8.7M**

Highest Sale Price

**\$886K**

Lowest Sale Price

**\$2,707**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	\$3,540,500	\$4,137,500	\$4,559,500	\$4,200,000
Q1 2026	-	-	\$3,000,000	\$4,357,500	\$4,962,500	\$4,212,000
% Price Change	-	-	-15.27%	+5.32%	+8.84%	+0.29%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$850,000	\$2,020,000	\$2,974,121	-	\$2,025,594
Q1 2026	-	\$923,250	\$1,980,521	\$2,728,000	-	\$1,918,205
% Price Change	-	+8.62%	-1.95%	-8.28%	-	-5.30%

# South San Jose

**\$1.7M**

Highest Sale Price

**\$470K**

Lowest Sale Price

**\$1,288**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$941,000	\$1,202,500	\$1,330,000	\$1,580,000	\$1,280,000
Q1 2026	-	\$1,200,000	\$1,055,000	\$1,205,500	\$1,255,000	\$1,150,000
% Price Change	-	+27.52%	-12.27%	-9.36%	-20.57%	-10.16%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	\$623,750	\$905,000	\$1,285,000	-	\$872,000
Q1 2026	\$470,000	\$767,500	\$980,000	\$1,241,500	-	\$845,000
% Price Change	-	+23.05%	+8.29%	-3.39%	-	-3.10%

# Sunnyvale

**\$4.5M**

Highest Sale Price

**\$550K**

Lowest Sale Price

**\$3,184**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	-	-	\$2,412,500	\$3,005,000	\$3,320,000	\$2,750,000
Q1 2026	-	\$1,780,000	\$2,425,000	\$3,062,500	\$3,268,000	\$2,800,000
% Price Change	-	-	+0.52%	+1.91%	-1.57%	+1.82%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$657,500	\$1,065,000	\$1,602,500	\$1,845,000	-	\$1,494,000
Q1 2026	\$625,000	\$1,090,000	\$1,530,000	\$1,820,000	-	\$1,400,000
% Price Change	-4.94%	+2.35%	-4.52%	-1.36%	-	-6.29%

# Willow Glen (San Jose)

**\$5.7M**

Highest Sale Price

**\$675K**

Lowest Sale Price

**\$1,742**

Highest Price/ SqFt

## Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$1,600,000	\$1,755,000	\$2,060,000	\$2,506,250	\$3,300,000	\$2,350,000
Q1 2026	-	\$1,500,000	\$1,925,000	\$2,400,000	\$3,087,500	\$2,200,000
% Price Change	-	-14.53%	-6.55%	-4.24%	-6.44%	-6.38%

## Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q1 2025	\$586,800	\$770,000	\$1,247,500	\$850,000	-	\$830,000
Q1 2026	-	\$757,000	\$1,325,000	\$1,150,000	-	\$1,150,000
% Price Change	-	-1.69%	+6.21%	+35.29%	-	+38.55%

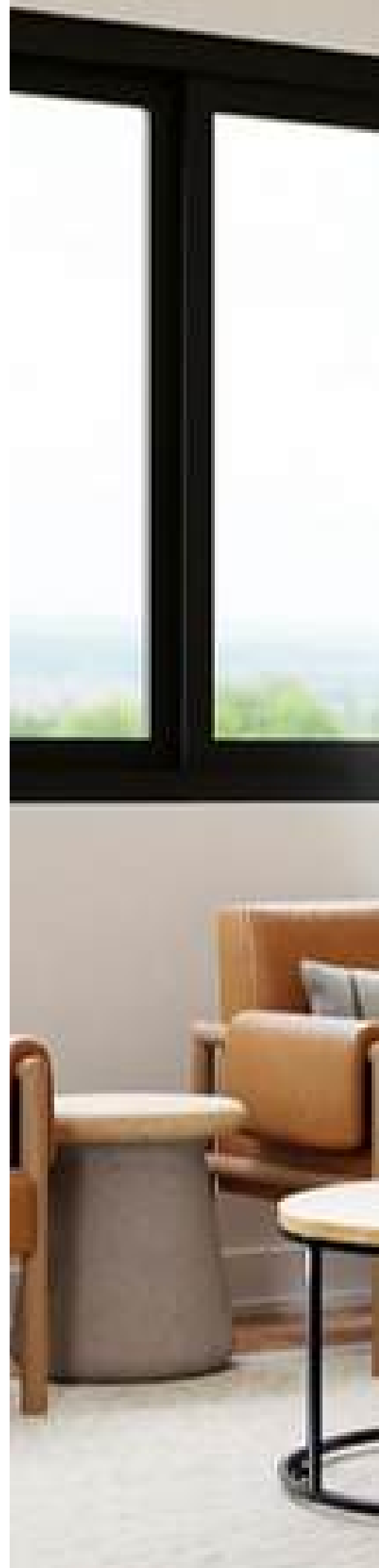


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