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Market Report

Q4 2025

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Santa Clara County

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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?**

I can help...

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

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More Buyers Are Planning To Move in 2026. Here's How To Get Ready.



Momentum is quietly building in the housing market. New data from NerdWallet shows more Americans are starting to think about buying a home again. Last year, 15% of respondents said they planned to buy a home in the next 12 months. This year, that number rose to 17%.

That 2% increase might not sound like a big jump, but in a market where buyer demand has been cooling for the past few years, it's a sign things are starting to shift. More people are feeling ready (or at least closer to ready) to take the leap and buy a home in 2026.

And if you're in that camp and buying a home is on your goal sheet this year, this is your nudge to connect with a local agent and a trusted lender to start laying the groundwork now.

[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 2,615 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 \$1.5 million, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 2,449 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 30 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 \$1,061, 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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Q4 2025

New Listings

2,449

+0.3% Year-over-Year

Closed Sales

2,615

-10.7% Year-over-Year

Average Days-on-Market

30

+20.0% Year-over-Year

Average Price Per SqFt

\$1,061

+0.0% Year-over-Year

Median Sale Price

\$1.5M

-0.4% Year-over-Year

Total Volume

\$5.1B

-9.5% 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 1,850 closed sales at a median price of \$1.8M. There was a total of 1,601 new listings with an average of 26 days on the market without price reduction and with an average price per square foot of \$1,183. With a total volume of \$4.3B.

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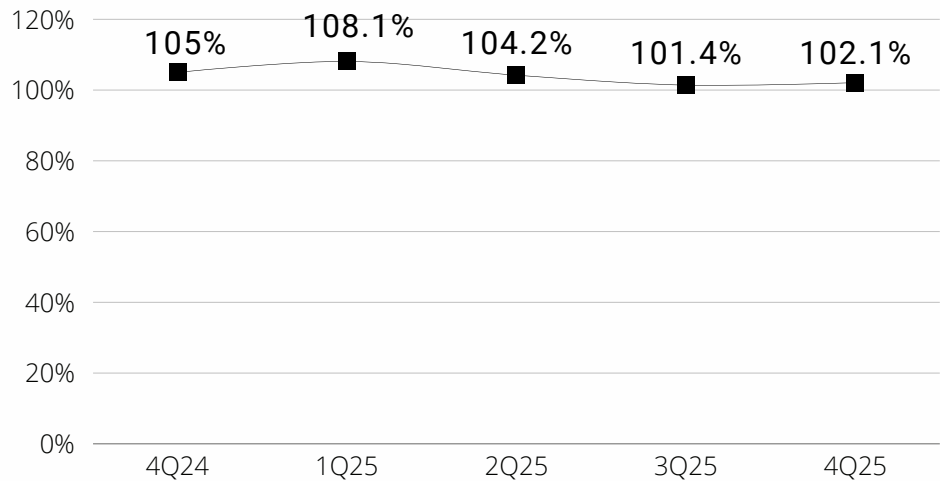




Median Sales Price

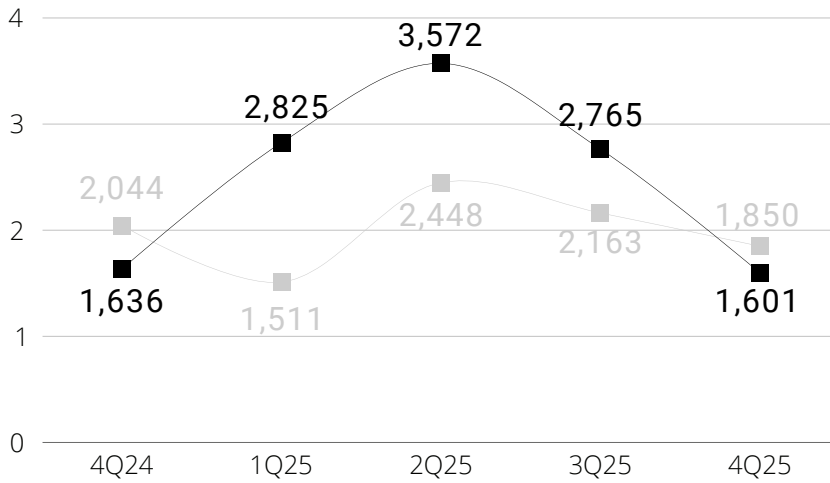
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$900,000	\$1,375,000	\$1,670,000	\$2,062,500	\$2,822,763	\$1,900,000
1Q25	\$1,175,000	\$1,225,000	\$1,710,000	\$2,210,000	\$3,330,000	\$1,999,900
2Q25	\$1,450,000	\$1,350,000	\$1,810,000	\$2,216,000	\$3,278,100	\$2,100,695
3Q25	\$599,000	\$1,223,000	\$1,700,000	\$2,000,000	\$2,800,000	\$1,900,000
4Q25	\$836,000	\$1,171,000	\$1,650,000	\$2,050,000	\$2,950,000	\$1,884,500

Median Sales Price vs. Original Asking Price

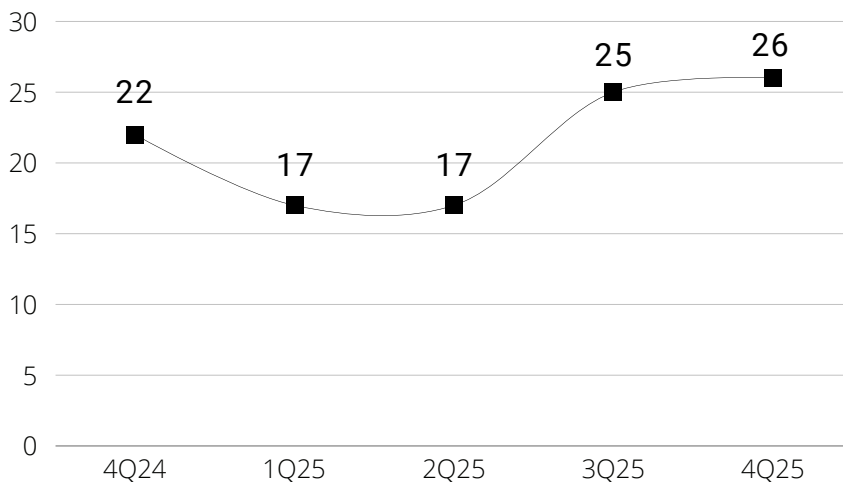


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market





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Santa Clara County

Townhomes & Condominiums

The market for Townhomes & Condominiums saw 765 closed sales at a median price of \$950K. There was a total of 847 new listings with an average of 39 days on the market without price reduction and with an average price per square foot of \$768. With a total volume of \$809M.

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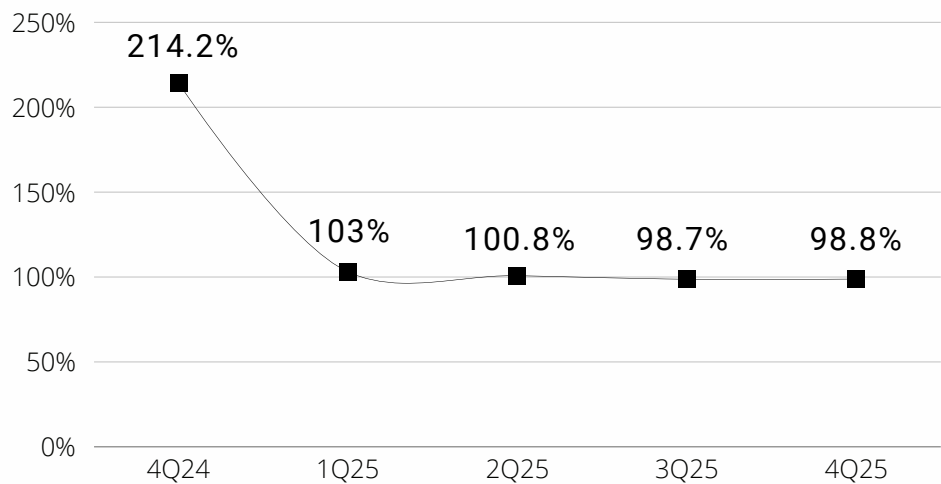




Median Sales Price

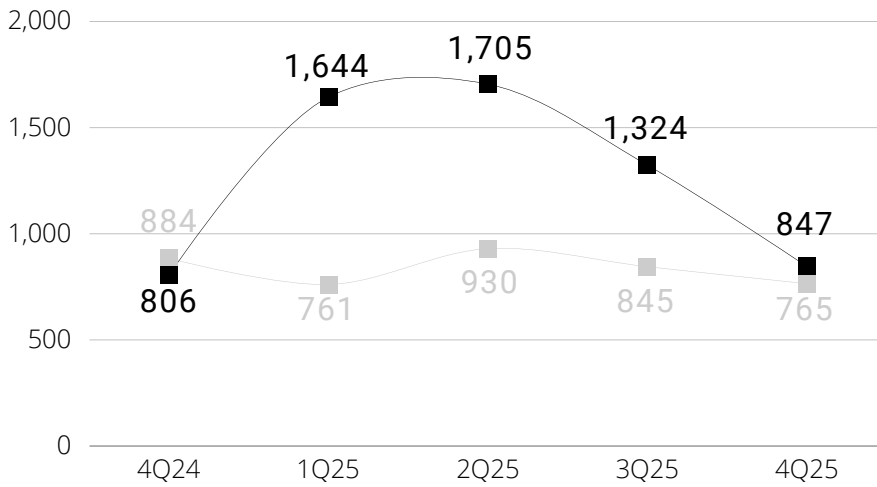
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$565,000	\$850,000	\$1,318,350	\$1,400,835	-	\$1,030,000
1Q25	\$555,000	\$835,000	\$1,320,000	\$1,510,000	-	\$1,040,000
2Q25	\$569,000	\$850,000	\$1,300,000	\$1,469,000	-	\$998,000
3Q25	\$529,000	\$825,000	\$1,299,444	\$1,432,500	-	\$962,500
4Q25	\$555,000	\$782,000	\$1,275,000	\$1,378,322	-	\$950,000

Median Sales Price vs. Original Asking Price

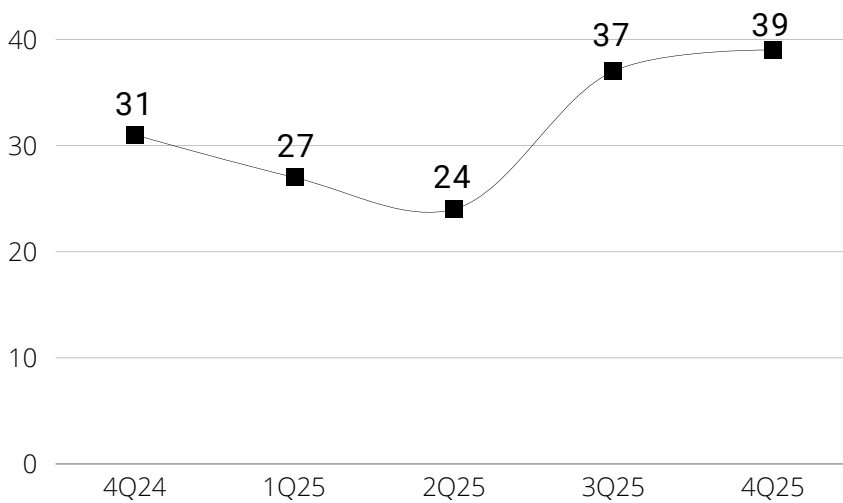


New Listings vs. Closed Sales

■ 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 1,331 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 1,131 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 39 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 \$1,081, 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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Q4 2025

New Listings

1,131

+15.6% Year-over-Year

Closed Sales

1,331

+9.9% Year-over-Year

Average Days-on-Market

39

+18.2% Year-over-Year

Average Price Per SqFt

\$1,081

-0.3% Year-over-Year

Median Sale Price

\$1.6M

+0.9% Year-over-Year

Total Volume

\$3B

+17.4% 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 1,030 closed sales at a median price of \$1.9M. There was a total of 852 new listings with an average of 29 days on the market without price reduction and with an average price per square foot of \$1,179. With a total volume of \$2.7B.

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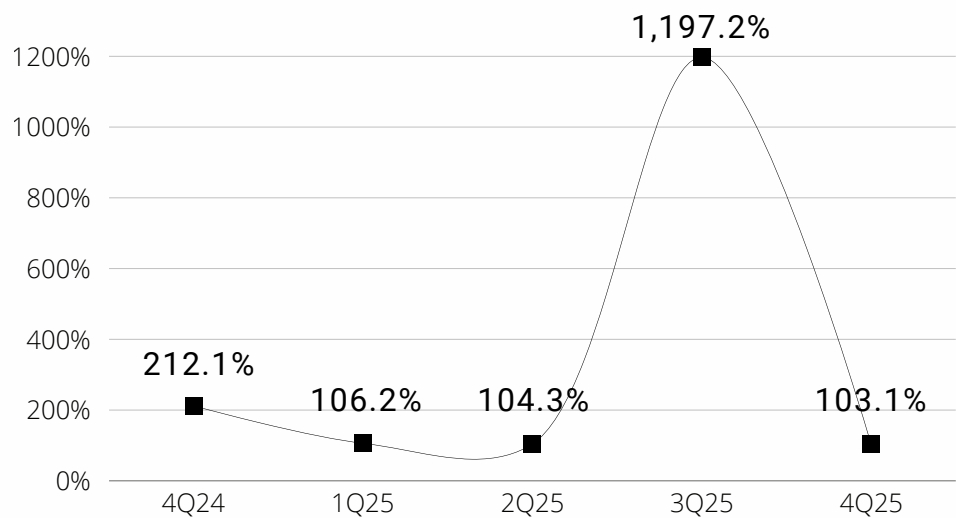




Median Sales Price

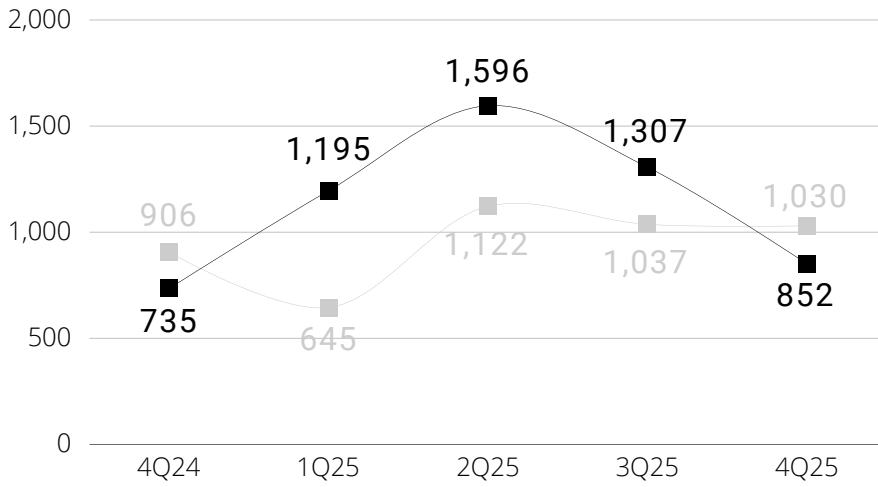
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$1,375,000	\$1,360,000	\$1,650,000	\$2,457,500	\$3,950,000	\$1,850,000
1Q25	\$722,500	\$1,460,000	\$1,715,000	\$2,675,000	\$3,400,000	\$1,996,000
2Q25	\$1,025,000	\$1,300,000	\$1,797,500	\$2,651,500	\$3,870,000	\$2,050,000
3Q25	\$694,700	\$1,340,000	\$1,725,000	\$2,480,000	\$3,680,000	\$1,950,000
4Q25	\$740,000	\$1,300,000	\$1,636,500	\$2,512,500	\$4,393,750	\$1,922,501

Median Sales Price vs. Original Asking Price

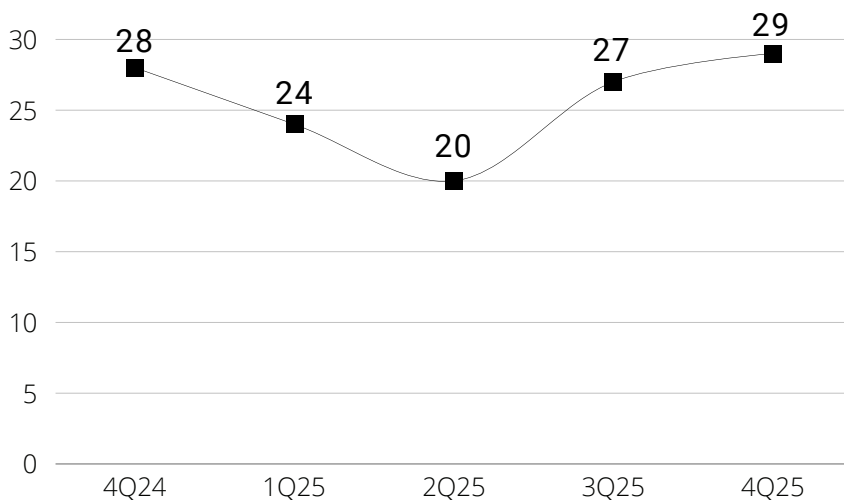


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market





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San Mateo County

Townhomes & Condominiums

The market for Townhomes & Condominiums saw 301 closed sales at a median price of \$850k. There was a total of 278 new listings with an average of 74 days on the market without price reduction and with an average price per square foot of \$745. With a total volume of \$294M.

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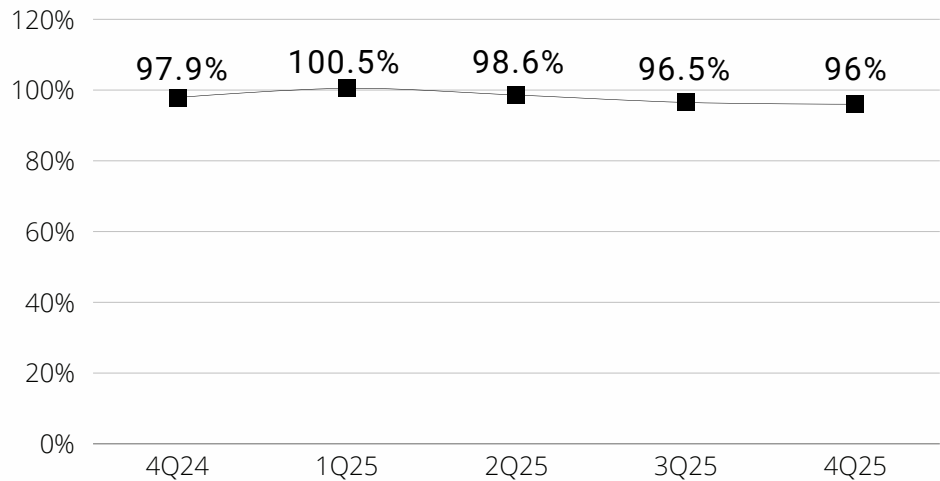




Median Sales Price

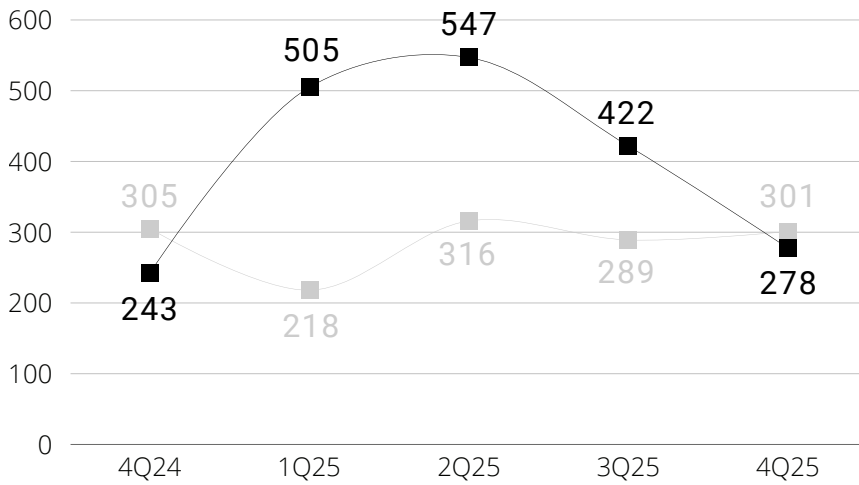
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$500,000	\$868,000	\$1,268,000	\$1,725,000	-	\$882,500
1Q25	\$485,000	\$944,500	\$1,357,500	\$1,872,500	-	\$950,000
2Q25	\$520,000	\$925,000	\$1,425,000	\$1,950,000	-	\$922,500
3Q25	\$480,000	\$915,000	\$1,272,000	\$2,050,000	-	\$910,000
4Q25	\$565,000	\$840,000	\$1,229,000	\$1,710,000	-	\$850,000

Median Sales Price vs. Original Asking Price

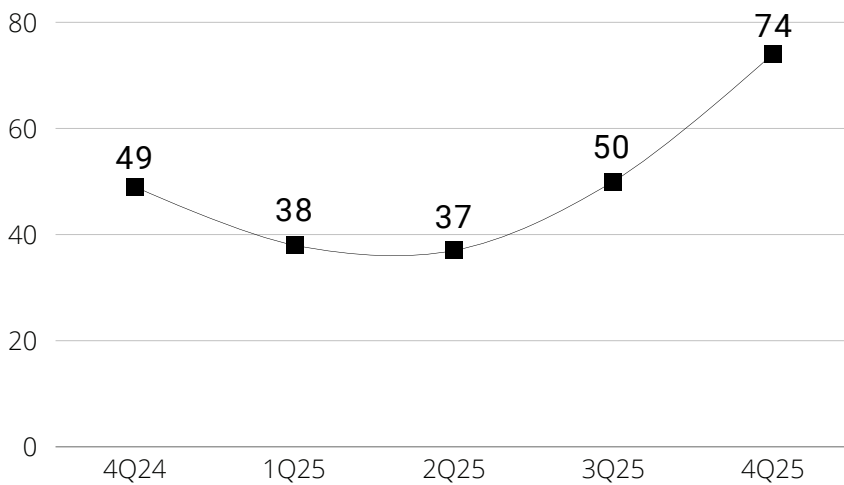


New Listings vs. Closed Sales

■ 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 2,493 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 2,423 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 \$703, 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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Q4 2025

New Listings

2,423

+5.6% Year-over-Year

Closed Sales

2,493

-2.9% Year-over-Year

Average Days-on-Market

32

+6.7% Year-over-Year

Average Price Per SqFt

\$703

-2.9% Year-over-Year

Median Sale Price

\$1M

-6.4% Year-over-Year

Total Volume

\$3B

-3.5% 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 1,913 closed sales at a median price of \$1.2M. There was a total of 1,758 new listings with an average of 28 days on the market without price reduction and with an average price per square foot of \$745. With a total volume of \$2.6B.

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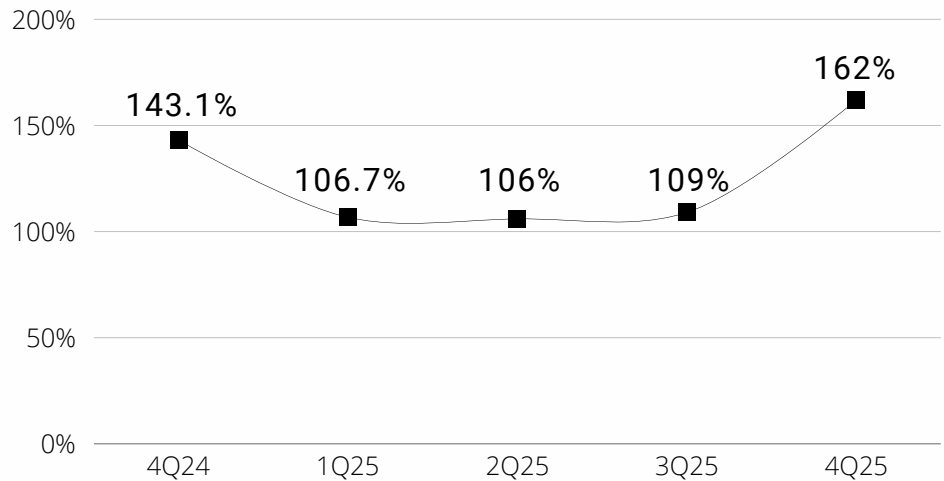




Median Sales Price

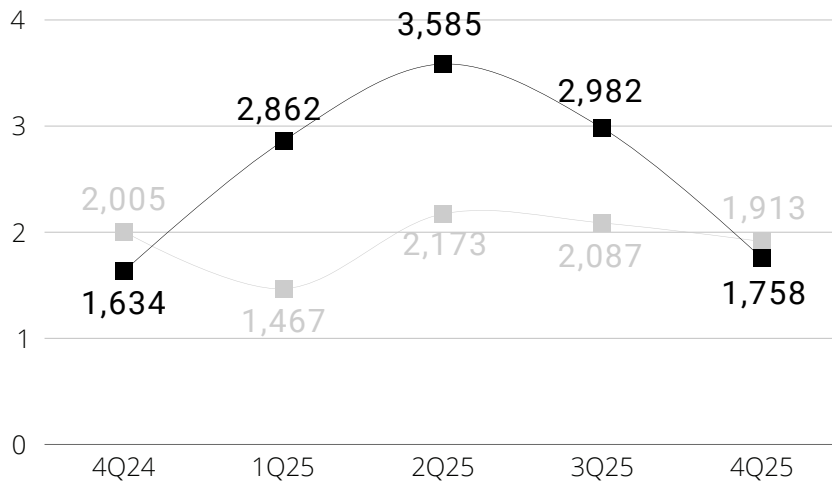
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$535,500	\$799,000	\$1,130,000	\$1,568,000	\$1,900,000	\$1,237,250
1Q25	\$679,000	\$785,000	\$1,200,000	\$1,565,000	\$2,050,000	\$1,289,000
2Q25	\$750,000	\$820,000	\$1,160,000	\$1,600,000	\$2,240,000	\$1,330,000
3Q25	\$510,000	\$750,000	\$1,100,000	\$1,500,000	\$1,888,000	\$1,250,000
4Q25	\$575,000	\$760,000	\$1,056,000	\$1,500,000	\$2,025,000	\$1,210,000

Median Sales Price vs. Original Asking Price

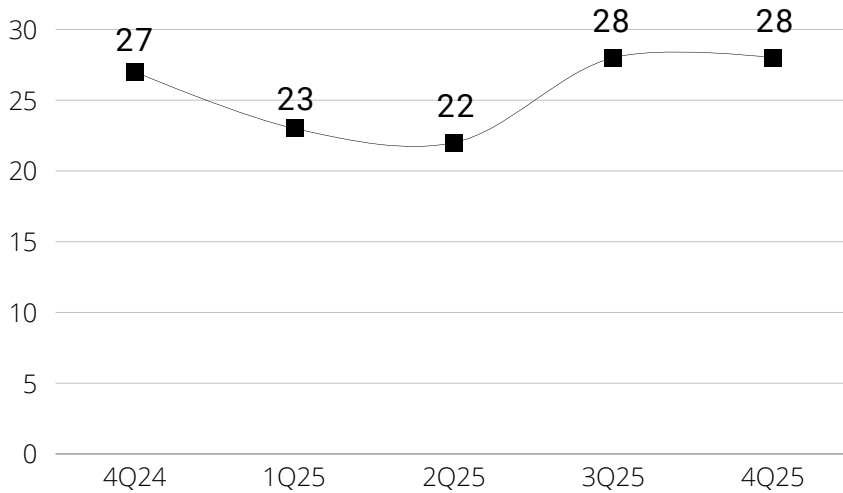


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market





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Alameda County

Townhomes & Condominiums

The market for Townhomes & Condominiums saw 580 closed sales at a median price of \$675K. There was a total of 665 new listings with an average of 46 days on the market without price reduction and with an average price per square foot of \$565. With a total volume of \$420M.

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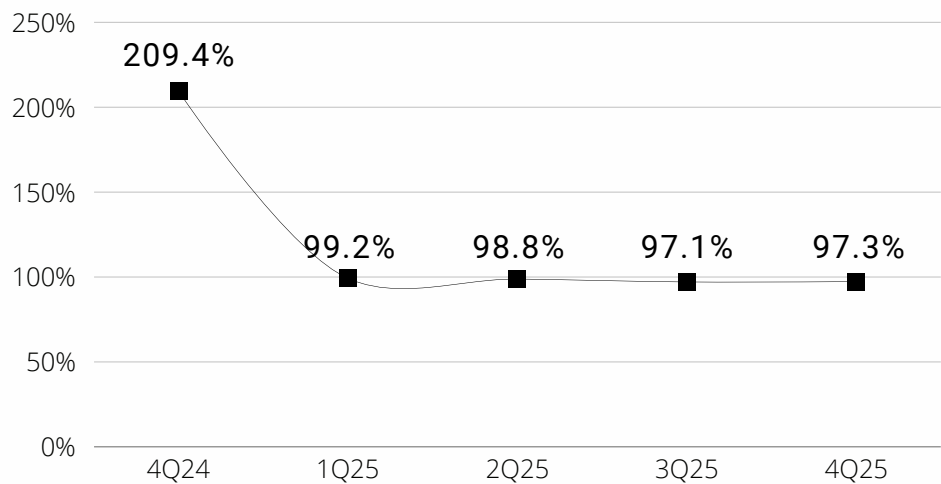




Median Sales Price

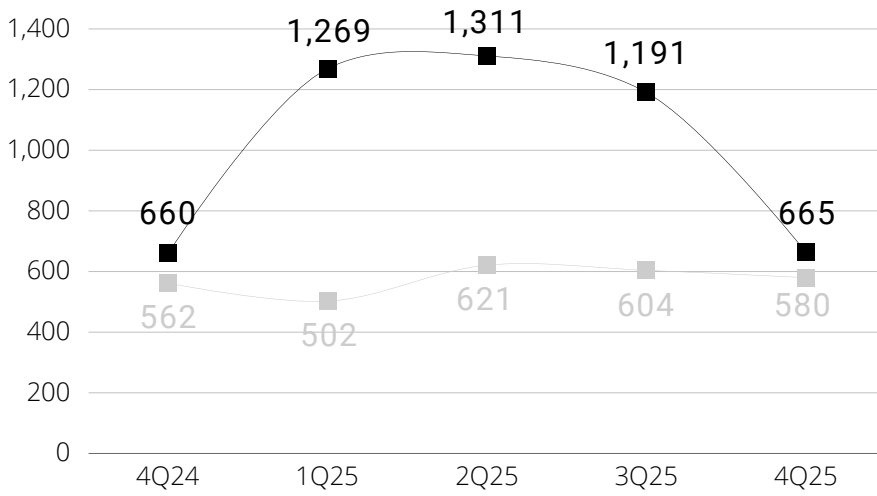
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$420,000	\$686,500	\$930,000	\$1,160,000	\$1,400,000	\$750,000
1Q25	\$420,000	\$650,000	\$890,250	\$1,227,500	\$827,500	\$725,000
2Q25	\$400,000	\$667,500	\$960,000	\$1,150,000	\$1,329,000	\$710,000
3Q25	\$397,000	\$627,500	\$840,216	\$1,020,000	\$1,090,000	\$675,000
4Q25	\$375,000	\$627,500	\$889,000	\$1,065,000	-	\$675,000

Median Sales Price vs. Original Asking Price

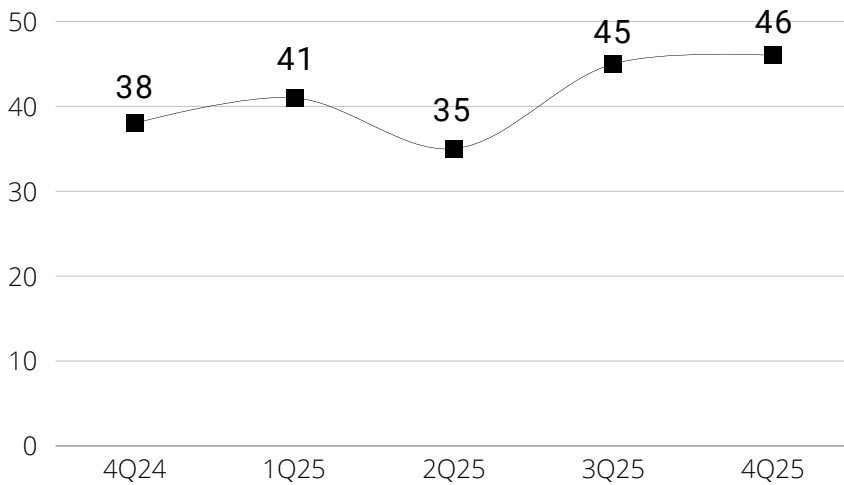


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market



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Contra Costa County

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 2,398 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 \$790k, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 2,377 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 40 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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Q4 2025

New Listings

2,377

-1.9% Year-over-Year

Closed Sales

2,398

-0.5% Year-over-Year

Average Days-on-Market

40

+25.0% Year-over-Year

Average Price Per SqFt

\$534

-1.1% Year-over-Year

Median Sale Price

\$790K

-1.3% Year-over-Year

Total Volume

\$2.4B

-0.6% 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 1,891 closed sales at a median price of \$850K. There was a total of 1,785 new listings with an average of 37 days on the market without price reduction and with an average price per square foot of \$544. With a total volume of \$2.1B.

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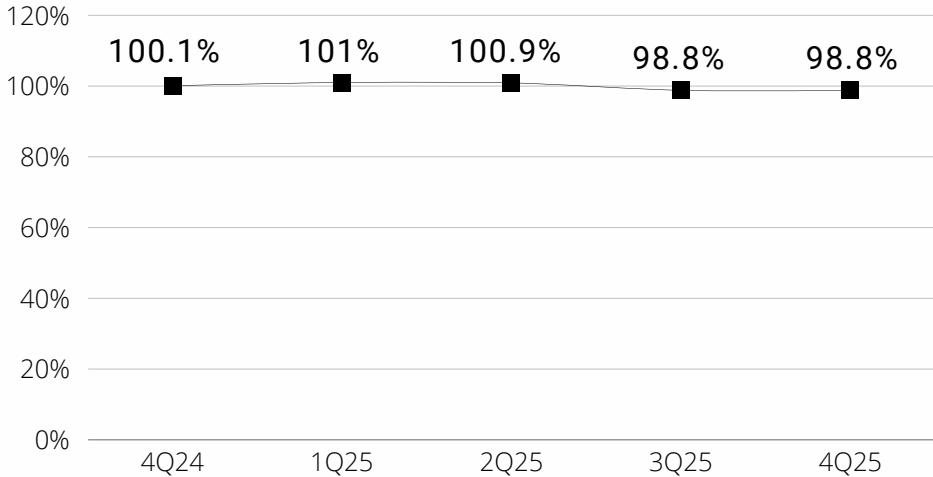




Median Sales Price

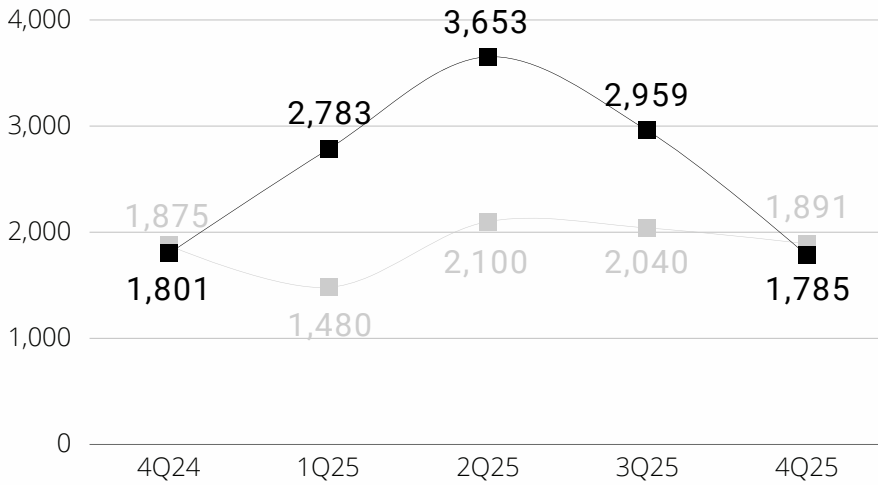
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$310,000	\$627,500	\$730,000	\$994,500	\$1,338,000	\$860,000
1Q25	\$415,000	\$610,000	\$723,000	\$956,550	\$1,700,000	\$844,000
2Q25	\$310,000	\$615,000	\$754,000	\$1,155,000	\$1,900,000	\$891,750
3Q25	\$480,000	\$575,000	\$700,000	\$1,050,000	\$1,550,000	\$850,000
4Q25	\$440,000	\$570,000	\$722,000	\$1,004,000	\$1,305,000	\$850,000

Median Sales Price vs. Original Asking Price

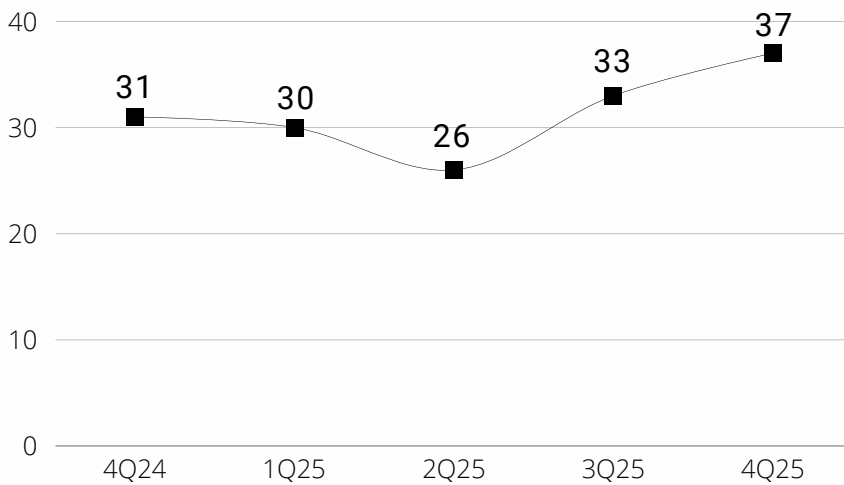


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market



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Contra Costa County Townhomes & Condominiums

The market for Townhomes & Condominiums saw 507 closed sales at a median price of \$545k. There was a total of 592 new listings with an average of 49 days on the market without price reduction and with an average price per square foot of \$495. With a total volume of \$321M.

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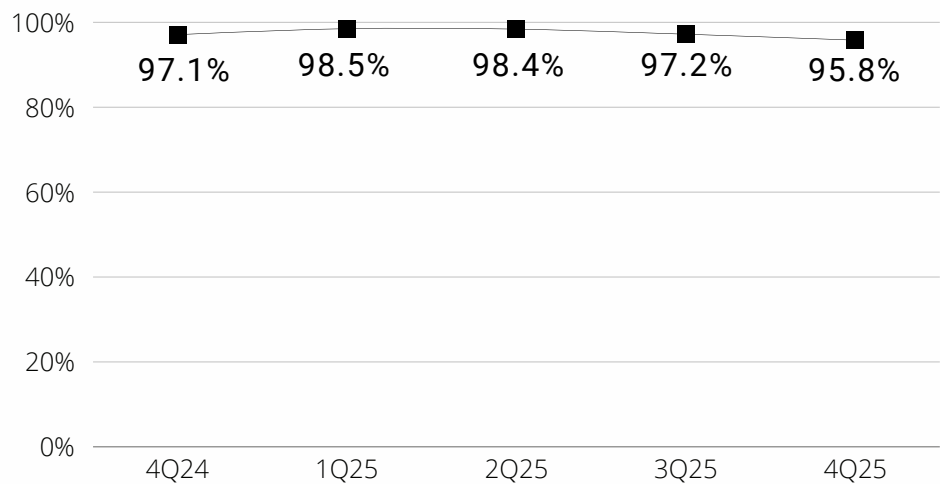




Median Sales Price

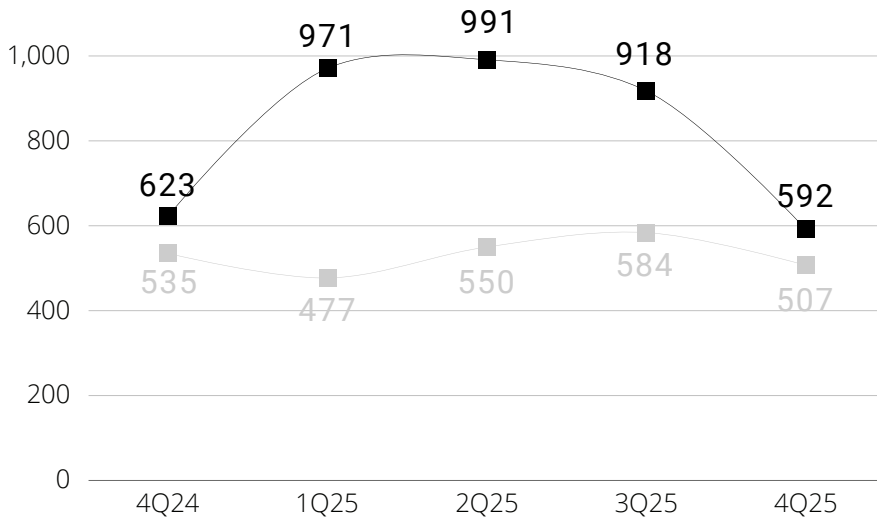
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$321,000	\$560,000	\$820,000	\$1,190,000	\$1,105,000	\$600,000
1Q25	\$339,000	\$510,000	\$860,000	\$1,239,995	-	\$580,000
2Q25	\$341,000	\$501,760	\$810,000	\$965,000	-	\$545,000
3Q25	\$302,500	\$531,475	\$753,750	\$1,132,500	-	\$586,500
4Q25	\$310,000	\$500,000	\$743,500	\$745,000	\$1,250,000	\$545,000

Median Sales Price vs. Original Asking Price

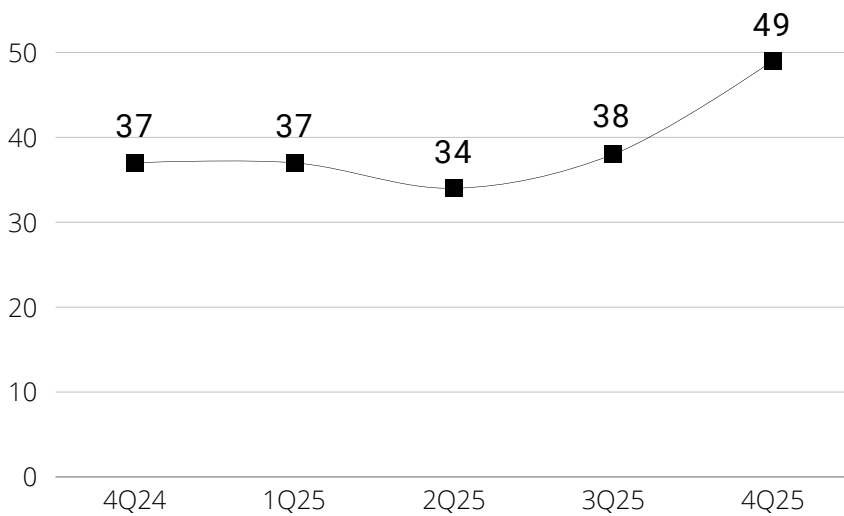


New Listings vs. Closed Sales

■ 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 415 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 397 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 54 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 \$803, 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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Q4 2025

New Listings

397

-8.1% Year-over-Year

Closed Sales

415

+2.2% Year-over-Year

Average Days-on-Market

54

+42.1% Year-over-Year

Average Price Per SqFt

\$803

-0.5% Year-over-Year

Median Sale Price

\$1.1M

-5.0% Year-over-Year

Total Volume

\$553M

+3.2% 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 338 closed sales at a median price of \$1.2M. There was a total of 318 new listings with an average of 52 days on the market without price reduction and with an average price per square foot of \$830. With a total volume of \$494M.

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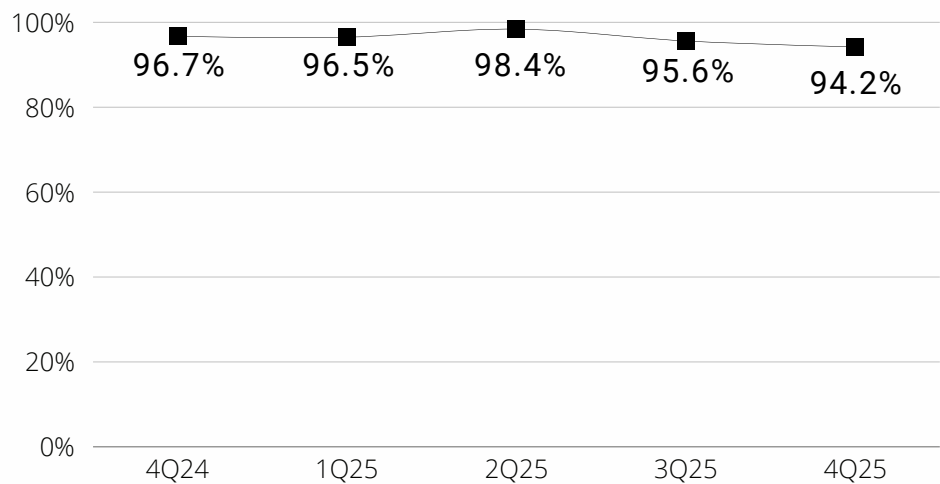




Median Sales Price

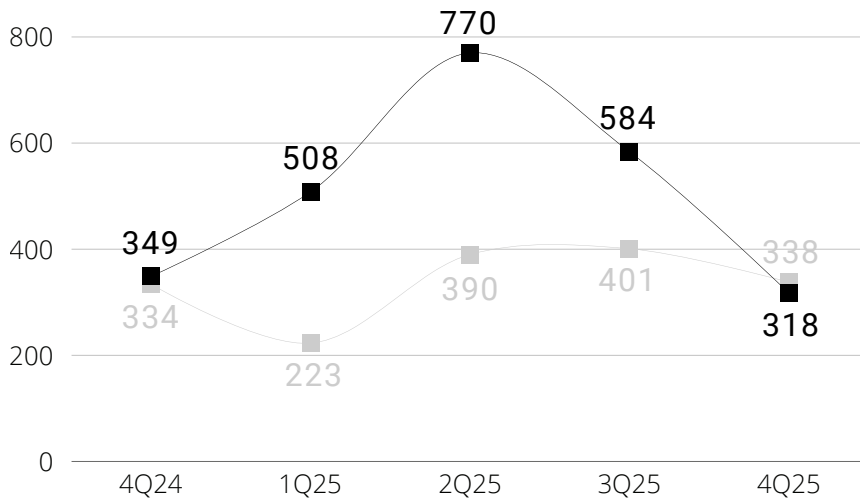
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$610,750	\$775,000	\$1,325,000	\$1,550,000	\$2,217,000	\$1,311,500
1Q25	\$790,000	\$810,000	\$1,330,000	\$1,515,000	\$2,300,000	\$1,290,000
2Q25	\$662,500	\$910,000	\$1,350,000	\$1,625,000	\$2,055,500	\$1,310,000
3Q25	\$665,000	\$905,000	\$1,388,000	\$1,575,000	\$1,705,000	\$1,303,000
4Q25	\$706,000	\$871,000	\$1,300,000	\$1,600,000	\$1,760,250	\$1,275,000

Median Sales Price vs. Original Asking Price

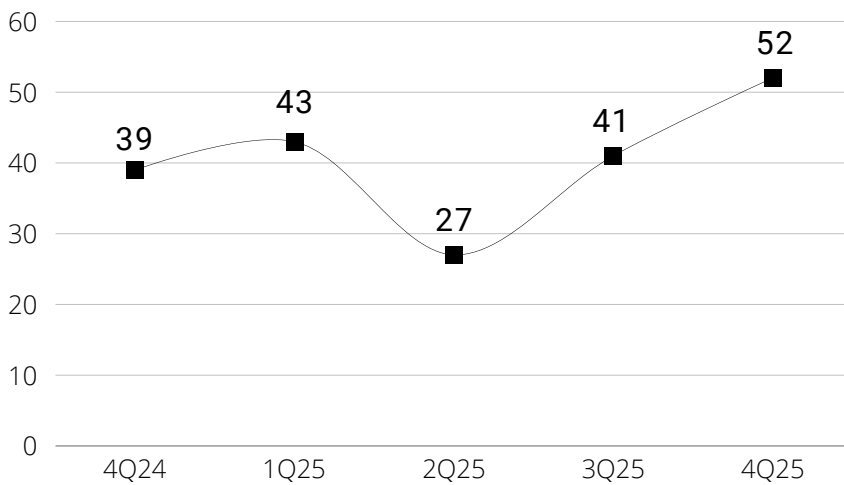


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market





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Santa Cruz County

Townhomes & Condominiums

The market for Townhomes & Condominiums saw 77 closed sales at a median price of \$750K. There was a total of 78 new listings with an average of 62 days on the market without price reduction and with an average price per square foot of \$689. With a total volume of \$59M.

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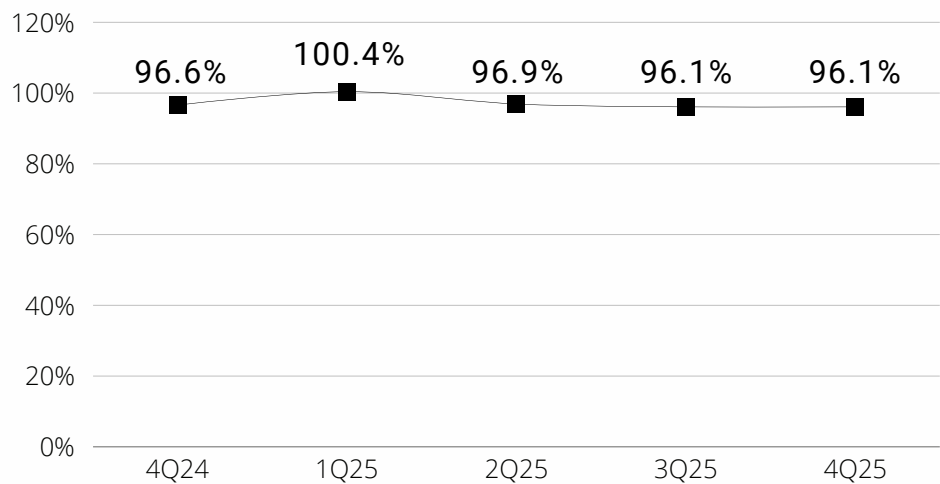




Median Sales Price

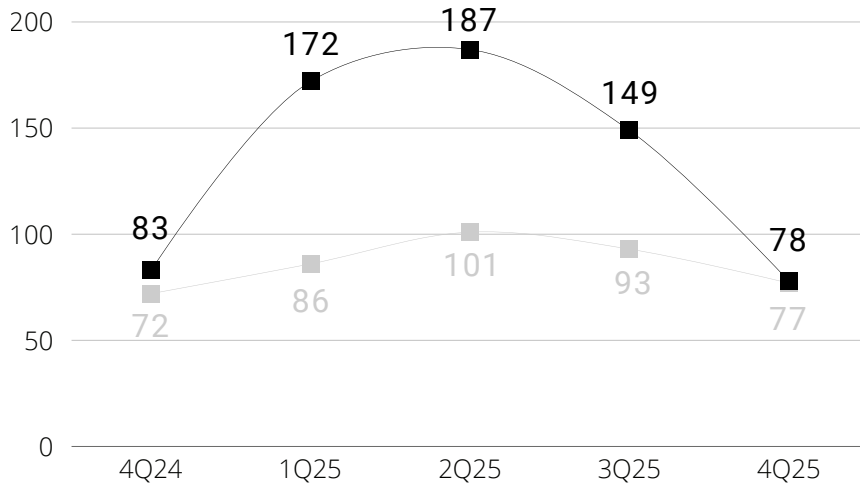
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$523,232	\$855,281	\$875,625	-	-	\$795,250
1Q25	\$514,500	\$878,500	\$970,000	\$1,204,750	-	\$842,500
2Q25	\$565,000	\$783,500	\$975,000	\$1,117,500	\$1,795,000	\$840,000
3Q25	\$572,500	\$793,750	\$952,000	\$1,185,000	-	\$825,000
4Q25	\$340,000	\$722,000	\$947,575	-	-	\$750,000

Median Sales Price vs. Original Asking Price

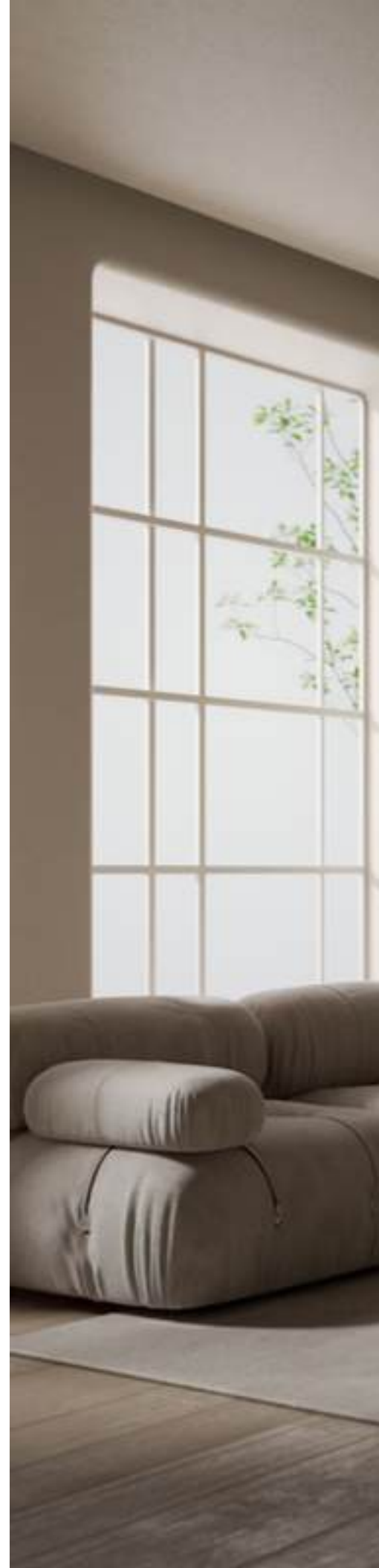
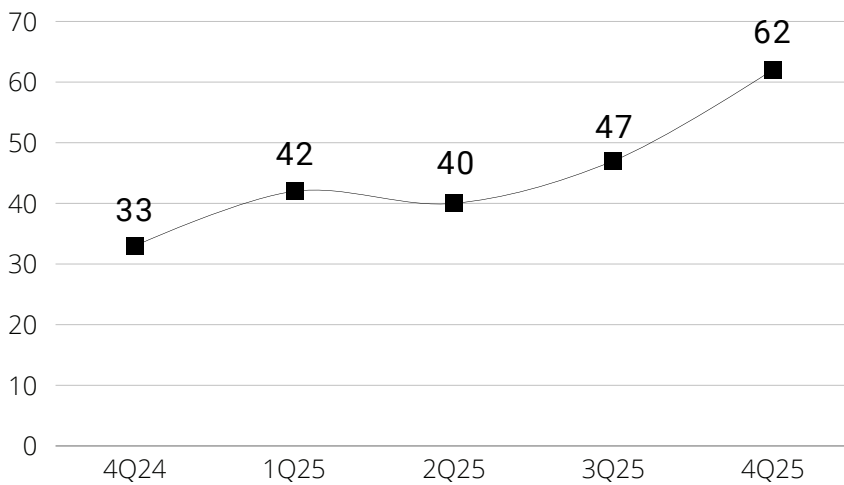


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market



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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 568 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 \$899k, underscoring their desirability and the overall strength of the market, especially in serving upscale clientele.

Moreover, the market saw a total of 525 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 55 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 \$710, 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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Q4 2025

New Listings

525

+1.9% Year-over-Year

Closed Sales

568

+12.3% Year-over-Year

Average Days-on-Market

55

+19.6% Year-over-Year

Average Price Per SqFt

\$710

-6.2% Year-over-Year

Median Sale Price

\$899K

+3.2% Year-over-Year

Total Volume

\$754M

+2.6% 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 483 closed sales at a median price of \$910K. There was a total of 446 new listings with an average of 56 days on the market without price reduction and with an average price per square foot of \$720. With a total volume of \$684M.

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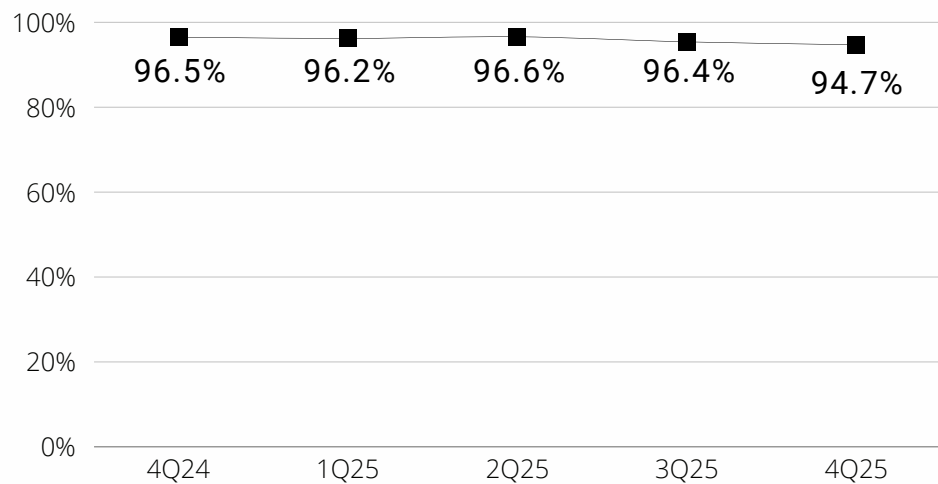




Median Sales Price

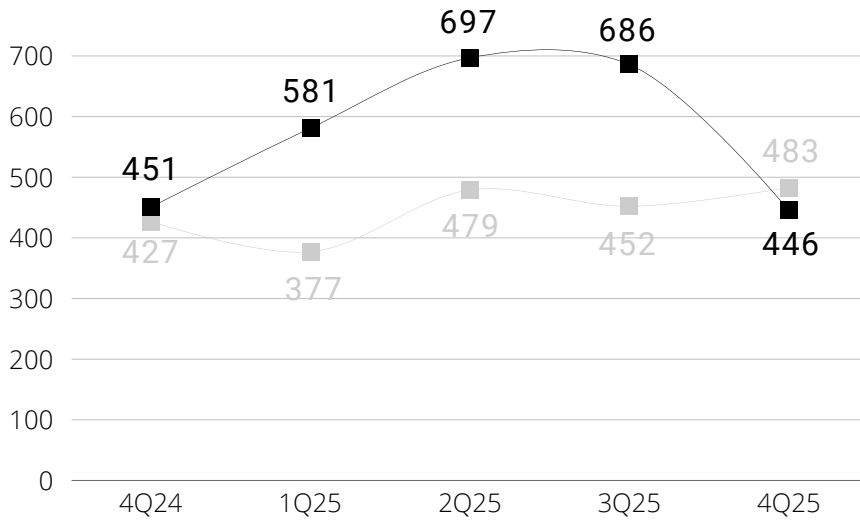
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$836,000	\$782,500	\$861,000	\$1,110,000	\$1,349,000	\$918,000
1Q25	\$865,000	\$724,500	\$885,000	\$1,190,500	\$1,325,000	\$905,000
2Q25	\$830,000	\$840,000	\$895,000	\$1,049,000	\$1,545,000	\$909,000
3Q25	\$902,500	\$792,500	\$922,500	\$1,119,000	\$1,488,000	\$997,500
4Q25	\$846,000	\$757,500	\$897,000	\$1,045,000	\$1,150,000	\$910,000

Median Sales Price vs. Original Asking Price

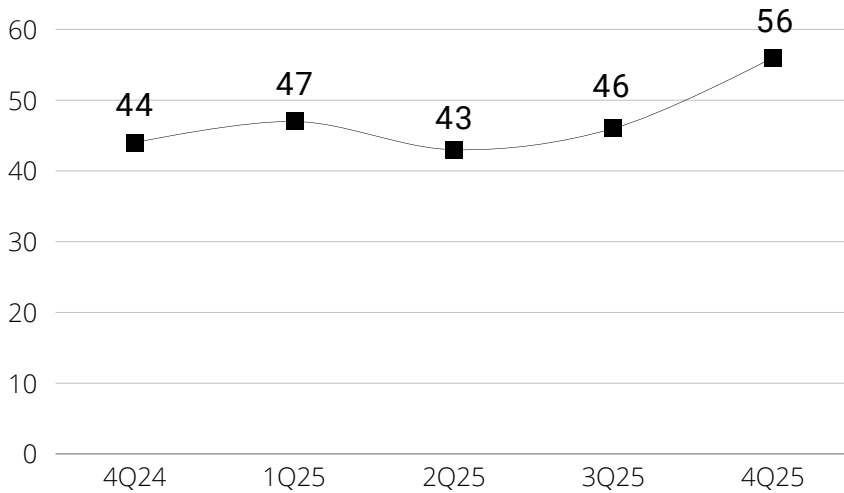


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market



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Monterey County

Townhomes & Condominiums

The market for Townhomes & Condominiums saw 85 closed sales at a median price of \$719K. There was a total of 79 new listings with an average of 55 days on the market without price reduction and with an average price per square foot of \$658. With a total volume of \$69M.

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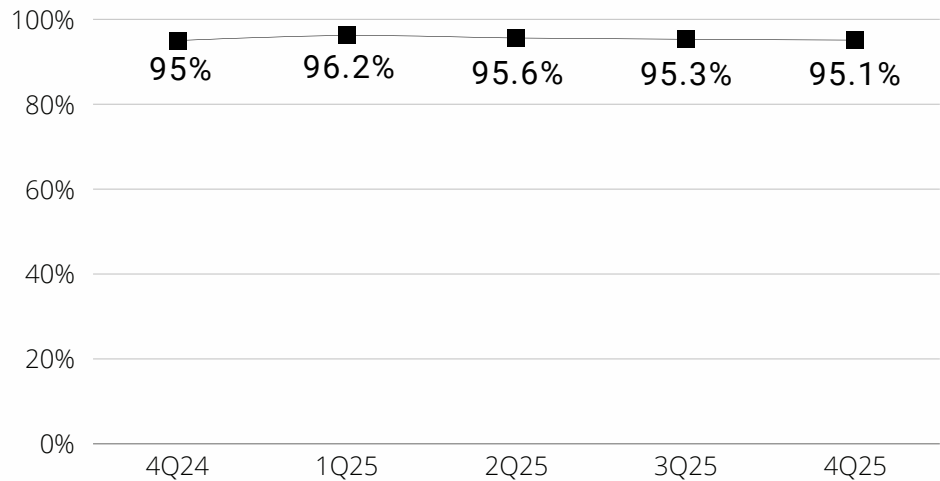




Median Sales Price

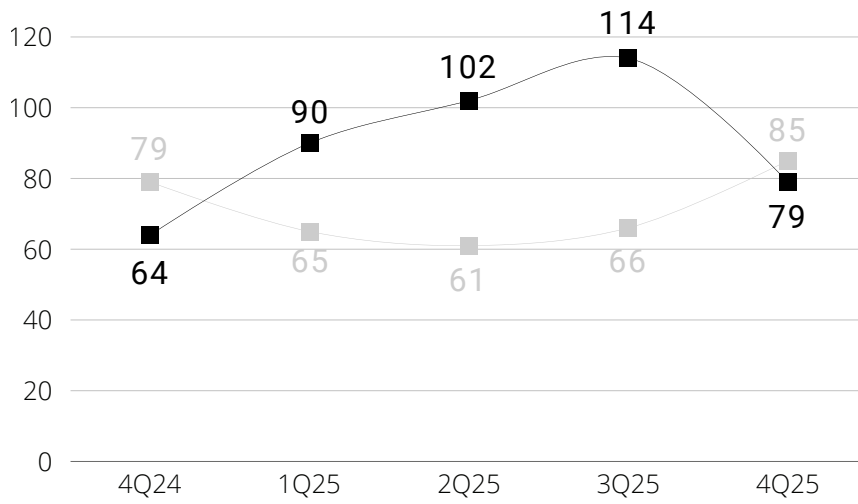
	0-1BD	2BD	3BD	4BD	5+BD	ALL
4Q24	\$340,000	\$755,000	\$760,000	-	-	\$697,000
1Q25	\$482,500	\$797,000	\$1,110,000	\$433,000	-	\$710,000
2Q25	\$469,500	\$777,000	\$1,155,000	\$440,000	-	\$716,000
3Q25	\$569,500	\$795,000	\$1,150,000	\$6,665,000	-	\$785,000
4Q25	\$360,000	\$865,000	\$1,065,550	\$435,000	-	\$719,000

Median Sales Price vs. Original Asking Price

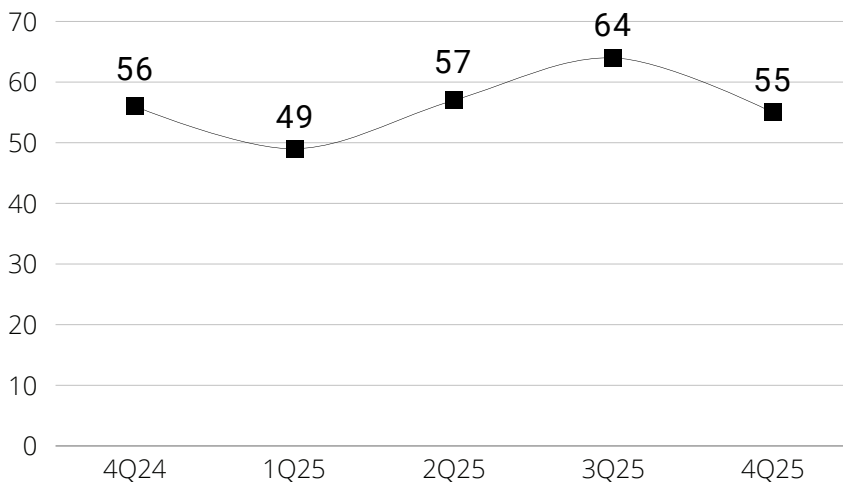


New Listings vs. Closed Sales

■ New Listings
■ Closed Sales



Average Days on Market



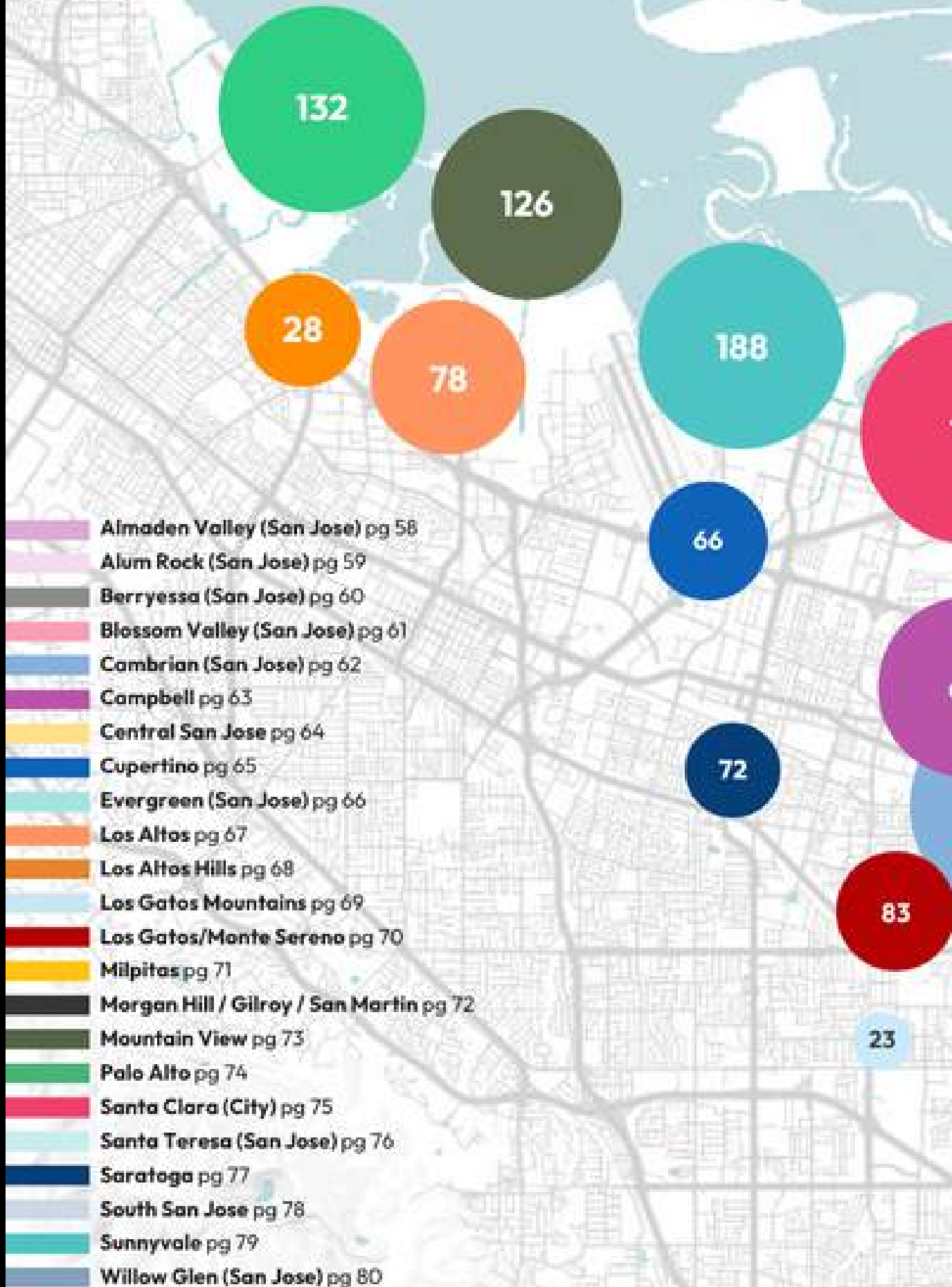
Haiyan

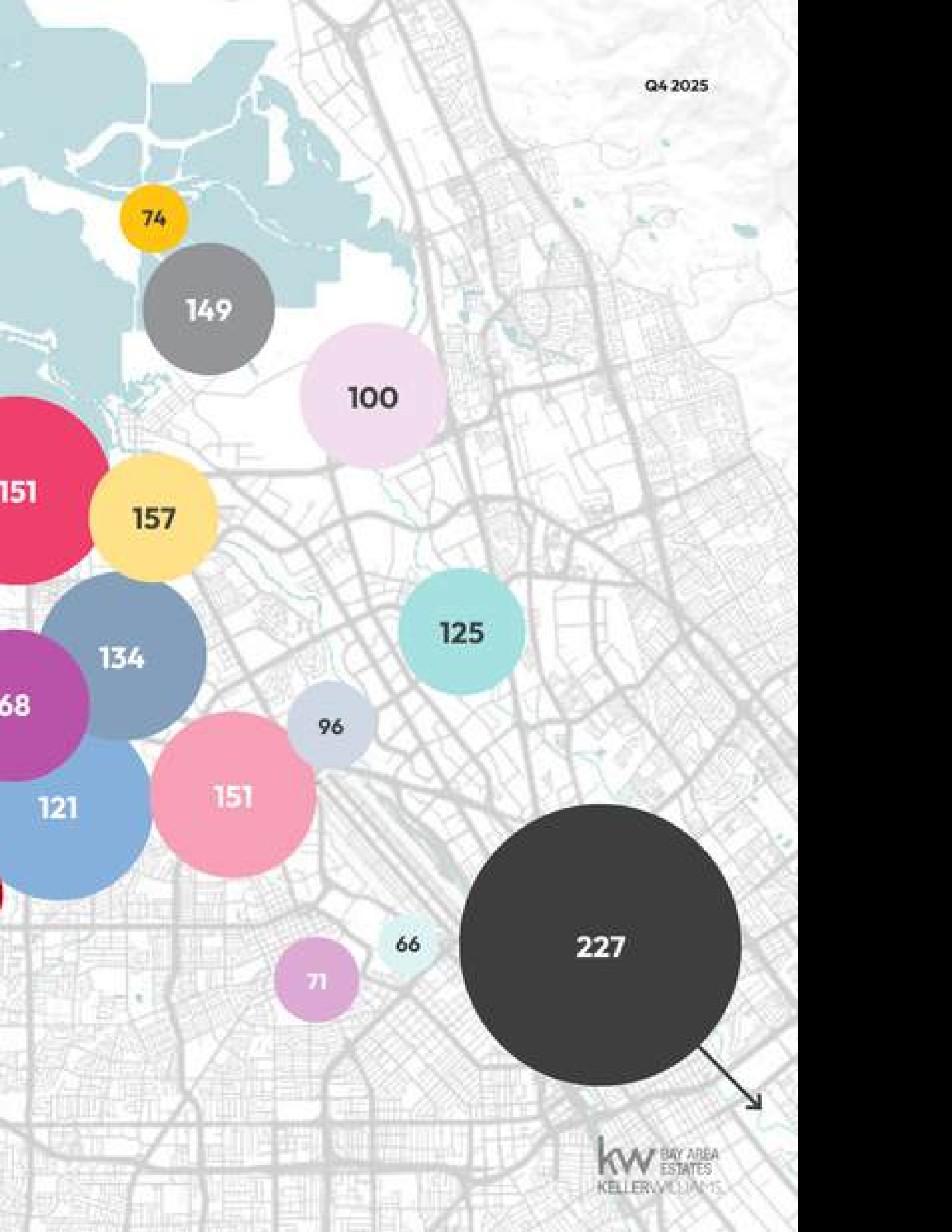
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Santa Clara County Number of Sales





Almaden Valley (San Jose)

\$4.1M

Highest Sale Price

\$985K

Lowest Sale Price

\$1,431

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,100,000	\$1,859,000	\$2,325,000	\$2,407,544	\$2,330,000
Q4 2025	-	\$1,100,000	\$1,949,000	\$2,250,000	\$2,755,000	\$2,200,000
% Price Change	-	-	+4.84%	-3.23%	+14.43%	-5.58%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,140,000	\$1,205,000	-	-	\$1,150,000
Q4 2025	-	\$992,500	\$1,422,500	\$1,215,000	-	\$1,215,000
% Price Change	-	-12.94%	+18.05%	-	-	+5.65%

Alum Rock (San Jose)

\$2.7M

Highest Sale Price

\$379K

Lowest Sale Price

\$1,270

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$805,000	\$1,010,000	\$1,140,000	\$1,925,000	\$1,050,000
Q4 2025	-	\$860,000	\$1,000,000	\$1,125,000	\$1,100,000	\$1,055,000
% Price Change	-	+6.83%	-0.99%	-1.32%	-42.86%	+0.48%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$430,000	\$547,000	\$689,000	-	-	\$548,500
Q4 2025	\$398,500	\$530,000	\$772,500	\$735,000	-	\$515,000
% Price Change	-7.33%	-3.11%	+12.12%	-	-	-6.11%

Berryessa (San Jose)

\$3.1M

Highest Sale Price

\$430K

Lowest Sale Price

\$1,494

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,000,000	\$1,495,000	\$1,760,000	\$1,850,000	\$1,615,000
Q4 2025	-	\$1,171,000	\$1,455,000	\$1,730,000	\$1,952,500	\$1,600,000
% Price Change	-	+17.10%	-2.68%	-1.70%	+5.54%	-0.93%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$846,500	\$1,190,000	\$1,260,000	-	\$1,030,000
Q4 2025	\$482,000	\$770,000	\$1,150,000	\$1,275,000	-	\$1,088,013
% Price Change	-	-9.04%	-3.36%	+1.19%	-	+5.63%

Blossom Valley (San Jose)

\$2.2M

Highest Sale Price

\$375K

Lowest Sale Price

\$1,166

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,302,500	\$1,410,000	\$1,575,000	\$1,797,500	\$1,525,000
Q4 2025	-	\$1,200,000	\$1,350,000	\$1,600,000	\$1,647,750	\$1,500,000
% Price Change	-	-7.87%	-4.26%	+1.59%	-8.33%	-1.64%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$490,250	\$575,000	\$845,000	\$1,299,000	-	\$610,000
Q4 2025	\$442,500	\$575,000	\$830,000	-	-	\$635,000
% Price Change	-9.74%	+0.00%	-1.78%	-	-	+4.10%

Cambrian (San Jose)

\$3.6M

Highest Sale Price

\$470K

Lowest Sale Price

\$2,037

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,400,000	\$1,785,000	\$1,835,000	\$2,275,500	\$1,800,000
Q4 2025	-	-	\$1,680,000	\$2,000,000	\$2,555,000	\$1,750,000
% Price Change	-	-	-5.88%	+8.99%	-12.28%	-2.78%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$507,500	\$829,500	\$1,372,000	-	-	\$912,500
Q4 2025	-	\$648,500	\$1,005,000	-	-	\$712,500
% Price Change	-	-21.82%	-26.75%	-	-	-21.92%

Campbell

\$4.3M

Highest Sale Price

\$500K

Lowest Sale Price

\$3,202

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	-	\$1,919,000	\$2,200,000	\$3,125,000	\$2,150,000
Q4 2025	\$2,450,000	-	\$1,937,500	\$2,110,000	\$2,505,000	\$2,087,500
% Price Change	-	-	+0.96%	-4.09%	-19.84%	-2.91%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$510,000	\$771,500	\$1,188,000	\$2,000,001	-	\$850,000
Q4 2025	\$505,000	\$815,000	\$1,300,000	-	-	\$1,012,000
% Price Change	-0.98%	+5.64%	+9.43%	-	-	+19.06%

Central San Jose

\$4.9M

Highest Sale Price

\$386K

Lowest Sale Price

\$1,347

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$740,000	\$1,100,000	\$1,245,000	\$1,670,000	\$2,775,000	\$1,250,000
Q4 2025	\$836,000	\$935,000	\$1,280,500	\$1,581,500	\$1,590,000	\$1,215,000
% Price Change	+12.97%	-15.00%	+2.85%	-5.30%	-42.70%	-2.80%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$575,000	\$750,000	\$995,000	\$1,149,000	-	\$765,000
Q4 2025	\$550,000	\$710,000	\$1,150,000	\$940,000	-	\$750,000
% Price Change	-4.35%	-5.33%	+15.58%	-18.19%	-	-1.96%

Cupertino

\$5M

Highest Sale Price

\$785K

Lowest Sale Price

\$2,769

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$2,152,500	\$2,814,000	\$3,500,000	\$3,810,000	\$3,315,000
Q4 2025	-	\$2,800,000	\$2,925,000	\$3,410,000	\$4,246,125	\$3,315,000
% Price Change	-	+30.08%	+3.94%	-2.57%	+11.45%	+0.00%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$860,000	\$1,283,750	\$1,850,000	\$1,975,000	-	\$1,377,500
Q4 2025	\$800,000	\$1,187,500	\$1,541,500	\$1,635,000	-	\$1,255,000
% Price Change	-6.98%	-7.50%	-16.68%	-17.22%	-	-8.89%

Evergreen (San Jose)

\$6.1M

Highest Sale Price

\$350K

Lowest Sale Price

\$1,341

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	-	\$1,400,000	\$1,999,999	\$2,785,001	\$1,881,944
Q4 2025	-	-	\$1,413,000	\$1,729,000	\$2,827,500	\$1,720,000
% Price Change	-	-	+0.93%	-13.55%	+1.53%	-8.61%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$452,000	\$755,000	\$980,000	-	-	\$781,500
Q4 2025	\$350,000	\$691,500	\$990,000	-	-	\$740,000
% Price Change	-22.57%	-8.41%	+1.02%	-	-	-5.31%

Los Altos

\$11.2M

Highest Sale Price

\$798K

Lowest Sale Price

\$4,017

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$3,300,000	\$4,275,000	\$4,825,000	\$6,875,000	\$4,525,000
Q4 2025	-	\$3,618,000	\$4,219,000	\$5,117,500	\$6,500,000	\$4,910,000
% Price Change	-	+9.64%	-1.31%	+6.06%	-5.45%	+8.51%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$1,450,000	\$1,837,000	-	-	-	\$1,771,000
Q4 2025	\$1,500,000	\$1,760,000	\$2,795,000	-	-	\$1,760,000
% Price Change	+3.45%	-4.19%	-	-	-	-0.62%

Los Altos Hills

\$19.5M

Highest Sale Price

\$2.8M

Lowest Sale Price

\$2,488

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	-	\$4,550,000	\$5,650,000	\$5,200,000	\$5,250,000
Q4 2025	-	-	\$4,570,000	\$4,300,000	\$6,200,000	\$4,765,000
% Price Change	-	-	+0.44%	-23.89%	+19.23%	-9.24%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	-	-	-	-	-
Q4 2025	-	-	-	-	-	-
% Price Change	-	-	-	-	-	-

Los Gatos Mountains

\$3.8M

Highest Sale Price

\$745K

Lowest Sale Price

\$1,030

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$475,000	\$915,000	\$1,115,000	\$1,350,000	\$3,350,000	\$1,250,000
Q4 2025	-	\$765,500	\$1,194,000	\$2,415,000	\$1,225,000	\$1,135,000
% Price Change	-	-16.34%	+7.09%	+78.89%	-63.43%	-9.20%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	-	-	-	-	-
Q4 2025	-	-	-	-	-	-
% Price Change	-	-	-	-	-	-

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Los Gatos/ Monte Sereno

\$8M

Highest Sale Price

\$380K

Lowest Sale Price

\$2,301

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$900,000	\$1,800,000	\$2,595,000	\$3,500,777	\$4,250,000	\$3,092,500
Q4 2025	-	\$3,077,500	\$2,900,000	\$2,925,000	\$4,500,000	\$3,300,000
% Price Change	-	+70.97%	+11.75%	-16.45%	+5.88%	+6.71%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$600,000	\$1,413,700	\$1,799,444	\$1,492,500	-	\$1,569,000
Q4 2025	-	\$699,433	\$1,600,000	\$1,740,000	-	\$1,393,000
% Price Change	-	-50.52%	-11.08%	+16.58%	-	-11.22%

Milpitas

\$3.2M

Highest Sale Price

\$530K

Lowest Sale Price

\$1,400

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,392,500	\$1,448,000	\$1,788,888	\$1,900,000	\$1,612,500
Q4 2025	-	\$1,290,000	\$1,421,000	\$1,712,500	\$1,957,501	\$1,670,000
% Price Change	-	-7.36%	-1.86%	-4.27%	+3.03%	+3.57%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$953,799	\$1,250,000	\$1,510,000	-	\$1,194,695
Q4 2025	-	\$919,000	\$1,210,000	-	-	\$1,155,000
% Price Change	-	-3.65%	-3.20%	-	-	-3.32%

Morgan Hill/Gilroy/ San Martin

\$3.9M

Highest Sale Price

\$365K

Lowest Sale Price

\$1,765

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$540,000	\$775,000	\$999,888	\$1,289,900	\$1,647,128	\$1,224,000
Q4 2025	\$610,000	\$837,500	\$1,037,190	\$1,415,450	\$1,700,000	\$1,282,500
% Price Change	+12.96%	+8.06%	+3.73%	+9.73%	+3.21%	+4.78%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$465,000	\$732,500	\$860,000	\$970,000	-	\$810,000
Q4 2025	\$445,000	\$600,000	\$873,477	\$1,049,000	-	\$845,000
% Price Change	-4.30%	-18.09%	+1.57%	+8.14%	-	+4.32%

Mountain View

\$4.7M

Highest Sale Price

\$505K

Lowest Sale Price

\$2,805

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$1,700,000	\$2,150,000	\$2,374,000	\$3,150,000	\$3,650,875	\$2,705,000
Q4 2025	-	\$1,862,500	\$2,500,000	\$3,317,000	\$4,300,000	\$2,800,000
% Price Change	-	-13.37%	+5.31%	+5.30%	+17.78%	+3.51%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$595,500	\$1,040,000	\$1,660,000	\$1,808,000	-	\$1,195,000
Q4 2025	\$571,500	\$940,000	\$1,615,000	\$1,769,500	-	\$1,300,000
% Price Change	-4.03%	-9.62%	-2.71%	-2.13%	-	+8.79%

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Palo Alto

\$17.5M

Highest Sale Price

\$660K

Lowest Sale Price

\$4,302

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$2,790,000	\$3,551,500	\$4,150,000	\$5,200,000	\$3,726,000
Q4 2025	-	\$2,800,000	\$3,301,000	\$4,000,000	\$6,135,000	\$3,779,000
% Price Change	-	+0.36%	-7.05%	-3.61%	+17.98%	+1.42%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$640,000	\$1,307,000	\$1,884,500	-	-	\$1,500,000
Q4 2025	\$830,003	\$1,450,000	\$1,863,000	-	-	\$1,504,775
% Price Change	+29.69%	+10.94%	-1.14%	-	-	+0.32%

Santa Clara (City)

\$3.6M

Highest Sale Price

\$375K

Lowest Sale Price

\$1,960

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,568,500	\$1,775,000	\$2,200,000	\$3,132,000	\$1,874,000
Q4 2025	-	\$1,850,000	\$1,822,500	\$2,027,500	\$2,712,500	\$1,890,000
% Price Change	-	+17.95%	+2.68%	-7.84%	-13.39%	+0.85%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$541,000	\$850,000	\$1,405,000	\$1,287,500	-	\$1,085,000
Q4 2025	\$465,444	\$743,000	\$1,407,500	\$1,300,000	-	\$875,000
% Price Change	-13.97%	-12.59%	+0.18%	+0.97%	-	-19.35%

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Santa Teresa (San Jose)

\$1.9M

Highest Sale Price

\$680K

Lowest Sale Price

\$1,198

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,170,000	\$1,292,500	\$1,600,000	\$1,675,000	\$1,460,000
Q4 2025	-	\$1,195,000	\$1,285,000	\$1,415,900	\$1,690,000	\$1,365,000
% Price Change	-	+2.14%	-0.58%	-11.51%	+0.90%	-6.51%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$857,000	\$1,000,000	\$1,212,500	-	\$955,000
Q4 2025	-	\$821,000	\$1,055,051	\$1,240,000	-	\$935,000
% Price Change	-	-4.20%	+5.51%	+2.27%	-	-2.09%

Saratoga

\$11.8M

Highest Sale Price

\$645K

Lowest Sale Price

\$2,778

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$4,250,000	\$3,050,000	\$4,200,000	\$4,500,000	\$4,150,000
Q4 2025	-	\$1,500,000	\$2,720,000	\$4,100,000	\$4,475,000	\$4,260,000
% Price Change	-	-64.71%	-10.82%	-2.38%	-0.56%	+2.65%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$692,000	\$1,330,000	\$1,859,695	\$2,800,595	-	\$1,350,000
Q4 2025	\$645,000	-	\$1,988,903	\$2,712,383	-	\$2,027,385
% Price Change	-6.79%	-	+47.33%	-3.15%	-	+50.18%

South San Jose

\$1.9M

Highest Sale Price

\$375K

Lowest Sale Price

\$1,066

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	-	\$1,037,500	\$1,300,000	\$1,275,000	\$1,207,950
Q4 2025	-	\$1,100,000	\$1,075,000	\$1,279,000	\$1,135,000	\$1,122,500
% Price Change	-	-	+3.61%	-1.62%	-10.98%	-7.07%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$455,000	\$650,000	\$954,000	-	-	\$707,000
Q4 2025	\$460,000	\$620,000	\$670,000	\$1,050,000	-	\$665,000
% Price Change	+1.10%	-4.62%	-29.77%	-	-	-5.94%

Sunnyvale

\$4.3M

Highest Sale Price

\$450K

Lowest Sale Price

\$2,286

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,701,000	\$2,250,000	\$2,900,000	\$3,099,444	\$2,597,500
Q4 2025	-	\$1,574,500	\$2,305,000	\$2,890,000	\$3,160,000	\$2,600,000
% Price Change	-	-7.44%	+2.44%	-0.34%	+1.95%	+0.00%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$1,625,000	\$1,170,000	\$1,605,000	\$1,800,000	-	\$1,504,500
Q4 2025	\$809,995	\$1,180,000	\$1,470,000	\$1,762,500	-	\$1,380,000
% Price Change	-50.15%	+0.85%	-8.41%	-2.08%	-	-8.28%

Willow Glen (San Jose)

\$8.6M

Highest Sale Price

\$450K

Lowest Sale Price

\$3,127

Highest Price/ SqFt

Single Family Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	\$1,100,000	\$1,562,500	\$1,960,000	\$2,399,000	\$2,811,500	\$2,100,000
Q4 2025	-	\$1,260,000	\$1,805,500	\$2,299,000	\$2,950,000	\$2,005,000
% Price Change	-	-19.36%	-7.88%	-4.17%	+4.93%	-4.52%

Townhome/Condo Median Sales Price

	0-1BD	2BD	3BD	4BD	5+BD	ALL
Q4 2024	-	\$1,075,000	\$1,065,000	-	-	\$1,075,000
Q4 2025	-	\$916,500	\$1,200,000	-	-	\$1,050,000
% Price Change	-	-14.74%	+12.68%	-	-	-2.33%

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