

COMPASS

# MONTHLY MARKET DATA REPORT OF SOLD PROPERTIES BY CITY NOVEMBER

BY SUSAN WARD



Susan Ward

# MONTHLY SOLD PROPERTIES BY CITY

## LOS GATOS

Res. Single Family

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
16000 Greenwood Road	Monte Sereno	5	3 1	74	4,700	\$1,382.98	1.06 (a)	\$6,750,000	78	\$6,500,000	11/25/25
57 Ellenwood Avenue	Los Gatos	4	4 1	153	3,355	\$1,505.22	22,649 (sf)	\$5,250,000	105	\$5,050,000	11/19/25
16100 Jasmine Way	Los Gatos	6	5 0	8	3,195	\$1,378.72	8,736 (sf)	\$4,500,000	20	\$4,405,000	11/21/25
20 Mariposa Avenue	Los Gatos	4	4 1	58	2,333	\$1,821.69	9,620 (sf)	\$4,488,000	78	\$4,250,000	11/17/25
18220 Daves Avenue	Monte Sereno	2	2 0	0	1,760	\$2,301.14	33,034 (sf)	\$4,050,000	84	\$4,050,000	11/20/25
16325 Oakhurst Drive	Monte Sereno	6	3 0	22	3,597	\$1,084.24	30,450 (sf)	\$3,978,000	64	\$3,900,000	11/21/25
16120 Viewfield Road	Monte Sereno	4	3 1	16	2,178	\$1,574.84	20,305 (sf)	\$2,995,000	63	\$3,430,000	11/13/25
17501 Wedgewood Avenue	Los Gatos	4	4 0	5	3,389	\$863.09	11,475 (sf)	\$3,000,000	25	\$2,925,000	11/03/25
112 Mozart Avenue	Los Gatos	4	3 0	32	2,272	\$1,285.21	12,056 (sf)	\$2,950,000	37	\$2,920,000	11/03/25
103 Belridge Drive	Los Gatos	4	3 0	37	2,303	\$1,189.75	10,625 (sf)	\$2,780,000	60	\$2,740,000	11/25/25
118 Belridge Drive	Los Gatos	6	3 0	20	2,448	\$1,086.60	10,873 (sf)	\$2,648,000	60	\$2,660,000	11/20/25
16157 E Mozart Avenue	Los Gatos	4	3 1	148	2,256	\$1,174.65	2,443 (sf)	\$2,748,000	3	\$2,650,000	11/18/25
14510 Blossom Hill Road	Los Gatos	4	2 1	85	2,496	\$961.54	10,980 (sf)	\$2,499,999	53	\$2,400,000	11/05/25
232 More Avenue	Los Gatos	4	3 0	244	2,550	\$931.37	7,980 (sf)	\$2,500,000	61	\$2,375,000	11/14/25
209 Nob Hill Way	Los Gatos	3	2 0	75	1,642	\$1,394.64	6,014 (sf)	\$2,388,000	68	\$2,290,000	11/25/25
364 Market Street	Los Gatos	4	2 1	14	2,224	\$1,000.45	3,059 (sf)	\$2,274,999	8	\$2,225,000	11/26/25
102 Hildebrand Drive	Los Gatos	4	2 1	111	1,938	\$1,145.51	3,315 (sf)	\$2,249,000	4	\$2,220,000	11/24/25
16281 Camino Del Sol	Los Gatos	2	1 0	8	1,292	\$1,629.26	7,700 (sf)	\$1,699,000	76	\$2,105,000	11/21/25
696 N Santa Cruz Avenue	Los Gatos	4	2 0	15	1,678	\$1,221.69	6,320 (sf)	\$1,999,000	77	\$2,050,000	11/12/25
107 Naramore Lane	Los Gatos	3	2 1	42	1,992	\$941.27	2,764 (sf)	\$1,798,000	22	\$1,875,000	11/21/25
SOLD											
# Listings:	20	AVG VALUES:		58	2,480	\$1,293.69	13,329 (sf)	\$3,177,250	52	\$3,151,000	

Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.



# MONTHLY SOLD PROPERTIES BY CITY

## SARATOGA

### Res. Single Family

#### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
15906 Cuvilly Way	Saratoga	5	6 1	10	6,493	\$1,830.89	1.21 (a)	\$11,888,000	19	\$11,888,000	11/07/25
19305 Zinfandel Court	Saratoga	5	5 1	2	5,361	\$1,268.42	40,041 (sf)	\$6,500,000	51	\$6,800,000	11/26/25
13977 Albar Court	Saratoga	5	4 1	91	5,591	\$1,125.02	1.23 (a)	\$6,499,000	34	\$6,290,000	11/13/25
14324 Cordwood Court	Saratoga	6	6 1	9	4,861	\$1,152.03	1.05 (a)	\$5,488,000	48	\$5,600,000	11/18/25
13152 Cumberland Drive	Saratoga	4	2 1	2	2,411	\$2,073.83	13,200 (sf)	\$3,998,000	62	\$5,000,000	11/26/25
18561 Arbolado Way	Saratoga	4	3 0	11	2,603	\$1,863.23	1.01 (a)	\$4,850,000	51	\$4,850,000	11/14/25
19522 Via Real Drive	Saratoga	5	3 0	6	2,520	\$1,776.98	15,096 (sf)	\$4,198,000	62	\$4,478,000	11/05/25
19831 Veronica Drive	Saratoga	6	4 1	0	2,860	\$1,547.20	12,947 (sf)	\$3,980,000	55	\$4,425,000	11/21/25
20557 Deepark Court	Saratoga	5	3 0	2	2,164	\$2,033.27	12,444 (sf)	\$3,999,000	63	\$4,400,000	11/17/25
14231 Juniper Lane	Saratoga	4	3 0	72	2,544	\$1,650.94	20,916 (sf)	\$3,998,000	62	\$4,200,000	11/24/25
20077 Ljepava Drive	Saratoga	5	3 0	25	2,775	\$1,481.08	11,770 (sf)	\$4,199,000	60	\$4,110,000	11/13/25
14001 Chester Avenue	Saratoga	4	3 0	24	4,200	\$952.38	1.09 (a)	\$4,395,000	45	\$4,000,000	11/10/25
12487 Fredericksburg Drive	Saratoga	4	2 1	3	2,312	\$1,686.85	12,600 (sf)	\$3,588,000	57	\$3,900,000	11/05/25
14275 Saratoga Avenue	Saratoga	6	4 0	107	4,531	\$838.67	40,250 (sf)	\$3,988,000	107	\$3,800,000	11/18/25
15821 Hidden Hill Road	Saratoga	5	3 0	17	3,256	\$1,157.86	38,542 (sf)	\$3,750,000	56	\$3,770,000	11/18/25
13550 Myren Drive	Saratoga	3	2 0	13	1,079	\$2,778.50	12,950 (sf)	\$2,998,000	71	\$2,998,000	11/24/25
18732 Afton Avenue	Saratoga	4	2 0	10	1,900	\$1,442.63	10,000 (sf)	\$2,650,000	74	\$2,741,000	11/10/25

#### SOLD

# Listings:	17	AVG VALUES:	24	3,380	\$1,568.22	28,480 (sf)	\$4,762,706	57	\$4,897,059
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Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

# MONTHLY SOLD PROPERTIES BY CITY

## WILLOW GLEN

Res. Single Family

### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2020 James Place	San Jose	5	4 1	8	4,471	\$1,286.26	9,875 (sf)	\$5,398,868	0	\$5,750,868	11/24/25
888 Pine Avenue	San Jose	4	3 0	109	2,874	\$1,158.66	6,345 (sf)	\$3,468,000	0	\$3,330,000	11/14/25
2716 Lansford Avenue	San Jose	4	3 0	8	2,457	\$1,302.40	8,484 (sf)	\$2,875,000	71	\$3,200,000	11/07/25
1785 Santa Barbara Drive	San Jose	4	3 0	30	2,963	\$1,072.39	8,914 (sf)	\$3,205,000	9	\$3,177,500	11/21/25
1668 Dolores Drive	San Jose	5	5 1	23	4,021	\$789.60	9,798 (sf)	\$3,389,000	12	\$3,175,000	11/17/25
1124 Pine Avenue	San Jose	4	4 1	14	2,699	\$1,148.57	6,000 (sf)	\$2,999,000	1	\$3,100,000	11/14/25
2985 Lantz Avenue	San Jose	5	3 0	159	2,870	\$1,024.39	8,314 (sf)	\$2,998,000	0	\$2,940,000	11/14/25
1548 Lincoln Avenue	San Jose	4	4 0	16	3,688	\$772.78	6,098 (sf)	\$2,990,000	110	\$2,850,000	11/05/25
1042 Camino Ramon	San Jose	3	2 0	7	1,809	\$1,492.54	6,634 (sf)	\$2,499,000	87	\$2,700,000	11/21/25
1655 Everett Avenue	San Jose	3	2 1	17	1,840	\$1,467.39	6,000 (sf)	\$2,599,000	89	\$2,700,000	11/06/25
1735 Whispering Willow Place	San Jose	4	2 1	72	2,948	\$915.88	5,326 (sf)	\$2,750,000	24	\$2,700,000	11/03/25
1791 Frobisher Way	San Jose	5	3 0	96	2,545	\$943.03	6,300 (sf)	\$2,399,000	61	\$2,400,000	11/20/25
2059 Jonathan Avenue	San Jose	4	3 0	78	1,735	\$1,380.40	6,082 (sf)	\$2,480,000	76	\$2,395,000	11/25/25
1705 Harte Drive	San Jose	4	2 0	7	1,688	\$1,362.56	7,440 (sf)	\$2,149,000	64	\$2,300,000	11/14/25
1665 Fairorchard Avenue	San Jose	4	2 0	22	1,672	\$1,375.60	6,901 (sf)	\$2,295,000	65	\$2,300,000	11/26/25
2129 Bello Avenue	San Jose	3	2 0	6	1,662	\$1,330.93	8,192 (sf)	\$1,998,000	77	\$2,212,000	11/21/25
2538 Custer Drive	San Jose	5	2 1	15	2,191	\$974.44	6,000 (sf)	\$2,200,000	62	\$2,135,000	11/13/25
995 Willow Glen Way	San Jose	3	2 0	8	1,330	\$1,578.95	8,200 (sf)	\$1,998,000	101	\$2,100,000	11/13/25
2925 Newark Way	San Jose	3	2 1	20	1,800	\$1,111.11	6,363 (sf)	\$1,998,000	68	\$2,000,000	11/03/25
2536 Malaga Drive	San Jose	4	2 1	8	1,678	\$1,163.29	6,660 (sf)	\$1,698,000	64	\$1,952,000	11/19/25
817 Pitkin Loop	San Jose	4	2 1	26	2,429	\$802.80	3,600 (sf)	\$1,899,000	26	\$1,950,000	11/05/25
1265 Blewett Avenue	San Jose	3	3 1	84	1,786	\$1,084.83	6,018 (sf)	\$1,988,888	87	\$1,937,500	11/10/25
940 Sunbonnet Loop	San Jose	4	2 1	6	2,377	\$803.53	3,026 (sf)	\$1,849,000	25	\$1,910,000	11/05/25
1610 Carmel Drive	San Jose	3	2 0	5	1,490	\$1,221.48	6,000 (sf)	\$1,649,000	61	\$1,820,000	11/05/25
501 Minnesota Avenue	San Jose	4	2 1	74	2,726	\$660.31	6,204 (sf)	\$1,849,000	85	\$1,800,000	11/06/25
1028 Pascoe Avenue	San Jose	3	3 0	42	1,467	\$1,192.91	5,500 (sf)	\$1,749,888	68	\$1,750,000	11/13/25
1632 Trona Way	San Jose	3	2 0	38	1,523	\$1,132.63	7,242 (sf)	\$1,698,000	64	\$1,725,000	11/11/25
1959 Schrader Drive	San Jose	3	2 0	11	1,362	\$1,248.16	6,100 (sf)	\$1,698,000	69	\$1,700,000	11/26/25
1344 Iris Court	San Jose	3	2 0	146	1,882	\$900.64	6,264 (sf)	\$1,699,950	85	\$1,695,000	11/06/25
1247 Curtner Avenue	San Jose	4	3 0	113	1,882	\$892.67	7,200 (sf)	\$1,748,000	78	\$1,680,000	11/21/25
2917 Quinto Way	San Jose	4	2 0	15	1,320	\$1,271.21	5,225 (sf)	\$1,688,000	71	\$1,678,000	11/17/25
1175 Crescent Drive	San Jose	3	1 0	7	1,690	\$982.25	6,050 (sf)	\$1,700,000	86	\$1,660,000	11/26/25
1712 Harte Drive	San Jose	4	2 0	0	1,571	\$1,050.29	6,360 (sf)	\$1,650,000	65	\$1,650,000	11/01/25
2114 Ardis Drive	San Jose	4	2 0	12	1,649	\$939.96	13,000 (sf)	\$1,798,000	75	\$1,550,000	11/20/25
2829 Rubino Circle	San Jose	3	2 1	115	1,821	\$823.17	3,386 (sf)	\$1,499,000	26	\$1,499,000	11/21/25
986 Spencer Avenue	San Jose	3	2 0	27	1,130	\$1,115.04	5,960 (sf)	\$1,298,000	115	\$1,260,000	11/14/25
1105 Lincoln Court	San Jose	2	1 0	8	1,058	\$1,039.70	4,067 (sf)	\$1,100,000	86	\$1,100,000	11/03/25
546 Coe Avenue	San Jose	2	1 0	7	1,230	\$813.01	5,762 (sf)	\$988,000	117	\$1,000,000	11/05/25
1025 Delmas Avenue	San Jose	3	1 0	8	1,500	\$300.00	4,280 (sf)	\$1,099,000	100	\$450,000	11/17/25

### SOLD

# Listings: 39      AVG VALUES: 38      2,073      \$1,075.02      6,543 (sf)      \$2,180,374      62      \$2,185,433

Sources: MLS via Broker, Public Record, Condo/strata sales for month of **March 2025** unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.



# MONTHLY SOLD PROPERTIES BY CITY

## CAMPBELL

Res. Single Family

### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1573 Walnut Drive	Campbell	3	2 0	0	2,292	\$1,265.27	18,984 (sf)	\$2,900,000	77	\$2,900,000	11/10/25
875 Emory Avenue	Campbell	4	4 0	9	2,566	\$1,100.94	19,000 (sf)	\$2,499,000	78	\$2,825,000	11/07/25
4599 Tilbury Drive	San Jose	4	3 0	19	1,789	\$1,542.76	6,758 (sf)	\$2,390,000	66	\$2,760,000	11/25/25
3370 Pearlton Drive	San Jose	4	2 1	8	2,109	\$1,266.00	9,020 (sf)	\$2,500,000	61	\$2,670,000	11/19/25
3570 Sunnydale Court	San Jose	4	3 0	5	2,649	\$981.50	6,200 (sf)	\$2,498,000	45	\$2,600,000	11/14/25
2183 Abbey Lane	Campbell	3	2 0	6	1,381	\$1,650.98	6,100 (sf)	\$1,988,888	64	\$2,280,000	11/24/25
2510 Villanova Road	San Jose	3	2 0	7	1,163	\$1,900.26	6,490 (sf)	\$1,888,888	66	\$2,210,000	11/04/25
5169 Bobbie Avenue	San Jose	4	2 0	5	1,433	\$1,493.37	6,441 (sf)	\$1,898,000	61	\$2,140,000	11/07/25
4736 Westmont Avenue	Campbell	4	2 0	8	1,675	\$1,275.22	6,000 (sf)	\$1,998,000	51	\$2,136,000	11/21/25
4406 Norwich Way	San Jose	3	2 0	9	1,302	\$1,635.94	6,489 (sf)	\$1,999,980	66	\$2,130,000	11/05/25
1607 Duvall Drive	San Jose	4	2 0	1	1,400	\$1,500.00	6,000 (sf)	\$1,950,000	65	\$2,100,000	11/12/25
816 Waldo Road	Campbell	3	2 0	13	1,706	\$1,213.36	7,502 (sf)	\$1,880,000	63	\$2,070,000	11/26/25
1918 Castro Drive	San Jose	4	2 0	13	1,585	\$1,293.38	6,000 (sf)	\$1,998,000	58	\$2,050,000	11/14/25
2303 Camrose Avenue	San Jose	4	2 0	16	1,354	\$1,514.03	7,000 (sf)	\$1,999,000	62	\$2,050,000	11/14/25
1297 Virginia Avenue	Campbell	3	2 0	6	1,281	\$1,576.89	8,000 (sf)	\$1,799,000	66	\$2,020,000	11/12/25
3216 Bluebird Drive	San Jose	2	1 0	12	1,068	\$1,886.70	12,768 (sf)	\$1,595,000	76	\$2,015,000	11/21/25
514 Coakley Drive	San Jose	3	3 0	8	1,555	\$1,234.73	8,400 (sf)	\$1,690,000	67	\$1,920,000	11/03/25
1006 Almarida Drive	San Jose	4	3 0	68	2,481	\$771.87	8,442 (sf)	\$1,650,000	63	\$1,915,000	11/25/25
2868 Hemlock Avenue	San Jose	4	3 0	5	2,053	\$925.47	2,926 (sf)	\$1,888,888	28	\$1,900,000	11/07/25
1438 Stockbridge Drive	San Jose	3	2 0	3	1,288	\$1,436.34	7,906 (sf)	\$1,795,000	65	\$1,850,000	11/04/25
1189 Boynton Avenue	San Jose	4	2 0	7	1,794	\$997.77	6,011 (sf)	\$1,798,000	52	\$1,790,000	11/13/25
764 Onyx Court	San Jose	3	2 0	14	1,291	\$1,340.05	8,610 (sf)	\$1,750,000	70	\$1,730,000	11/03/25
4497 Latimer Avenue	San Jose	3	2 0	7	1,266	\$1,342.81	7,200 (sf)	\$1,599,900	66	\$1,700,000	11/10/25
3067 Greentree Way	San Jose	3	2 0	9	1,480	\$1,148.65	6,090 (sf)	\$1,699,000	67	\$1,700,000	11/04/25
3523 Kirkwood Drive	San Jose	2	1 0	45	1,470	\$1,127.55	7,440 (sf)	\$1,688,888	85	\$1,657,500	11/14/25
435 Rosewood Ave	San Jose	3	1 0	32	1,404	\$1,113.25	8,000 (sf)	\$1,680,000	78	\$1,563,000	11/21/25
283 Esther Avenue	Campbell	3	3 0	26	1,540	\$948.05	2,736 (sf)	\$1,521,000	30	\$1,460,000	11/04/25
1797 W Campbell Avenue	Campbell	3	2 0	7	1,272	\$1,100.63	6,100 (sf)	\$1,450,000	68	\$1,400,000	11/07/25
1797 W Campbell Avenue	Campbell	3	2 0	31	1,272	\$1,100.63	6,100 (sf)	\$1,425,000	68	\$1,400,000	11/07/25

### SOLD

# Listings:	29	AVG VALUES:	14	1,618	\$1,299.46	7,749 (sf)	\$1,910,946	63	\$2,032,466
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Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

# MONTHLY SOLD PROPERTIES BY CITY

## SAN JOSE

Res. Single Fami

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1621 University Way	San Jose	4	5 1	2	5,069	\$986.39	18,564 (sf)	\$4,998,000	11	\$4,999,999	11/14/2
696 Margaret Street	San Jose	4	3 0	14	3,901	\$788.26	27,940 (sf)	\$3,298,000	97	\$3,075,000	11/23/2
1433 Selborn Place	San Jose	4	2 1	14	2,310	\$1,095.24	4,356 (sf)	\$2,698,000	29	\$2,530,000	11/06/2
2177 Emory Street	San Jose	3	2 0	6	2,032	\$1,126.97	8,352 (sf)	\$1,988,000	69	\$2,290,000	11/19/2
1536 Shasta Avenue	San Jose	3	2 0	6	2,024	\$958.50	5,760 (sf)	\$1,950,000	93	\$1,940,000	11/07/2
1567 Mcdaniel Avenue	San Jose	3	2 0	51	1,800	\$966.67	5,085 (sf)	\$1,750,000	95	\$1,740,000	11/21/2
692 Menker Avenue	San Jose	3	2 0	8	1,940	\$845.36	6,000 (sf)	\$1,640,000	61	\$1,640,000	11/10/2
1372 Davis Street	San Jose	5	3 0	100	2,199	\$723.06	4,800 (sf)	\$1,598,800	100	\$1,590,000	11/19/2
659 S 15Th Street	San Jose	5	3 0	1	2,346	\$656.44	6,768 (sf)	\$1,800,000	97	\$1,540,000	11/18/2
209 Race Street	San Jose	4	2 1	123	2,100	\$690.48	5,808 (sf)	\$1,498,800	105	\$1,450,000	11/17/2
750 Schiele Avenue	San Jose	3	2 0	33	1,081	\$1,271.97	6,125 (sf)	\$1,349,800	102	\$1,375,000	11/14/2
631 S 14Th Street	San Jose	3	2 1	32	2,096	\$618.32	5,952 (sf)	\$1,699,000	98	\$1,296,000	11/18/2
141 N Almaden Boulevard	San Jose	3	2 0	20	1,100	\$1,150.00	4,521 (sf)	\$1,300,000	125	\$1,265,000	11/17/2
2571 Los Coches Avenue	San Jose	3	1 0	54	1,140	\$1,085.96	5,250 (sf)	\$1,224,000	78	\$1,238,000	11/11/2
1503 Willowhaven Court	San Jose	3	2 0	24	1,518	\$810.28	3,840 (sf)	\$1,299,000	47	\$1,230,000	11/13/2
880 Goodwin	San Jose	3	2 0	4	1,123	\$1,090.83	5,720 (sf)	\$1,100,000	71	\$1,225,000	11/26/2
502 Macarthur Avenue	San Jose	3	1 0	7	1,257	\$958.63	6,510 (sf)	\$995,000	80	\$1,205,000	11/17/2
553 Irving Avenue	San Jose	3	1 0	10	1,286	\$874.81	6,900 (sf)	\$995,000	86	\$1,125,000	11/18/2
82 Hollywood Avenue	San Jose	4	2 0	62	1,956	\$572.60	5,922 (sf)	\$1,100,000	105	\$1,120,000	11/20/2
956 Schiele Avenue	San Jose	2	1 0	17	1,113	\$992.81	6,000 (sf)	\$1,089,000	99	\$1,105,000	11/25/2
670 N 14Th Street	San Jose	2	2 0	12	811	\$1,331.69	5,000 (sf)	\$979,000	124	\$1,080,000	11/03/2
1107 N 4Th	San Jose	3	2 0	27	1,140	\$938.60	6,850 (sf)	\$1,050,000	78	\$1,070,000	11/13/2
324 N 20Th Street	San Jose	2	2 0	23	948	\$1,042.19	5,750 (sf)	\$998,000	119	\$988,000	11/26/2
2473 Olive Avenue	San Jose	2	1 0	39	856	\$1,139.02	4,200 (sf)	\$998,000	100	\$975,000	11/06/2
494 Madera Avenue	San Jose	3	1 0	161	1,220	\$778.69	8,928 (sf)	\$999,999	95	\$950,000	11/26/2
496 Autumn Court	San Jose	2	1 0	25	876	\$987.58	3,400 (sf)	\$875,000	100	\$865,123	11/14/2
674 S 5Th Street	San Jose	3	3 1	7	1,324	\$641.99	8,838 (sf)	\$949,444	115	\$850,000	11/12/2
1493 Sanborn Avenue	San Jose	2	1 0	8	1,008	\$791.67	4,480 (sf)	\$798,000	93	\$798,000	11/10/2
863 N 17Th Street	San Jose	3	1 0	151	1,293	\$603.25	7,290 (sf)	\$888,000	124	\$780,000	11/21/2
SOLD											
# Listings:	29	AVG VALUES:		36	1,685	\$914.42	7,066 (sf)	\$1,513,995	90	\$1,494,315	

Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.



# MONTHLY SOLD PROPERTIES BY CITY

## SANTA CRUZ

Res. Single Family

### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
301 25Th Avenue	Santa Cruz	3	3 0	74	2,253	\$1,285.25	5,968 (sf)	\$2,998,000	73	\$2,895,678	11/01/25
265 15Th Avenue	Santa Cruz	3	2 0	58	1,465	\$1,791.81	5,881 (sf)	\$2,895,000	69	\$2,625,000	11/20/25
22104 E Cliff Drive	Santa Cruz	3	2 0	8	2,518	\$933.28	3,746 (sf)	\$1,750,000	48	\$2,350,000	11/04/25
252 Fast Lane	Santa Cruz	4	3 1	45	3,091	\$695.57	2.80 (a)	\$2,290,000	36	\$2,150,000	11/07/25
121 Acadia Avenue	Santa Cruz	4	2 0	15	2,346	\$816.28	19,558 (sf)	\$1,995,000	78	\$1,915,000	11/17/25
223 Merced Avenue	Santa Cruz	3	3 0	12	1,435	\$1,299.65	5,184 (sf)	\$1,900,000	52	\$1,865,000	11/07/25
331 Van Ness Avenue	Santa Cruz	3	1 1	50	1,318	\$1,138.09	7,710 (sf)	\$1,537,000	115	\$1,500,000	11/07/25
552 14Th Avenue	Santa Cruz	2	1 0	165	750	\$1,961.33	4,312 (sf)	\$998,888	94	\$1,471,000	11/03/25
916 Melrose Avenue	Santa Cruz	2	2 0	12	1,229	\$1,183.89	5,140 (sf)	\$1,398,000	87	\$1,455,000	11/21/25
520 Dufour Street	Santa Cruz	2	1 0	0	701	\$1,968.62	6,142 (sf)	\$1,399,000	127	\$1,380,000	11/07/25
2257 Juan Pablo Lane	Santa Cruz	3	2 0	15	1,486	\$928.67	6,142 (sf)	\$1,399,000	47	\$1,380,000	11/17/25
104 Meadowview Lane	Santa Cruz	3	2 1	174	2,524	\$521.00	3,158 (sf)	\$1,325,000	13	\$1,315,000	11/05/25
126 Cedar Street	Santa Cruz	3	2 0	252	1,900	\$683.68	3,223 (sf)	\$1,299,000	142	\$1,299,000	11/26/25
136 Neary Street	Santa Cruz	3	2 1	80	1,254	\$1,019.94	2,744 (sf)	\$1,279,000	27	\$1,279,000	11/03/25
148 Mason Street	Santa Cruz	4	2 1	158	1,923	\$660.43	4,617 (sf)	\$1,299,000	153	\$1,270,000	11/18/25
3503 Dover Drive	Santa Cruz	3	2 0	8	1,415	\$855.12	6,621 (sf)	\$1,210,000	38	\$1,210,000	11/03/25
2522 Charlene Lane	Santa Cruz	3	1 1	78	1,153	\$728.53	1,350 (sf)	\$869,900	40	\$840,000	11/21/25
1103 Mission Street	Santa Cruz	3	1 1	21	1,706	\$485.93	6,839 (sf)	\$899,000	87	\$829,000	11/24/25
207 Grandview Street	Santa Cruz	4	2 0	124	1,168	\$599.32	11,674 (sf)	\$880,000	66	\$700,000	11/25/25
901 River Street	Santa Cruz	1	1 1	6	1,095	\$547.95	2,396 (sf)	\$648,000	79	\$600,000	11/25/25
1944 Harper Street	Santa Cruz	2	1 0	2	864	\$449.65	1,655 (sf)	\$388,500	43	\$388,500	11/04/25

### SOLD

# Listings:	21	AVG VALUES:	65	1,600	\$978.76	11,242 (sf)	\$1,459,871	72	\$1,462,723
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Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

# MONTHLY SOLD PROPERTIES BY CITY

## LOS ALTOS

Res. Single Family

### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
420 W Portola Avenue	Los Altos	5	4 1	12	4,365	\$1,993.13	20,410 (sf)	\$8,695,000	0	\$8,700,000	11/14/25
340 W Portola Avenue	Los Altos	5	4 1	10	4,235	\$1,770.96	19,627 (sf)	\$7,498,000	23	\$7,500,000	11/24/25
271 Stratford Place	Los Altos	5	3 1	8	3,508	\$1,833.19	10,700 (sf)	\$4,988,000	64	\$6,430,830	11/07/25
1405 Montclair Place	Los Altos	5	4 1	7	3,434	\$1,776.35	11,200 (sf)	\$5,298,000	26	\$6,100,000	11/05/25
668 Arboleda Drive	Los Altos	4	2 1	6	2,889	\$2,076.84	10,440 (sf)	\$5,388,000	34	\$6,000,000	11/12/25
447 Traverso Avenue	Los Altos	4	2 1	0	2,166	\$2,423.82	9,922 (sf)	\$4,998,888	72	\$5,250,000	11/14/25
35 Alma Court	Los Altos	3	2 1	6	2,096	\$2,480.92	10,780 (sf)	\$4,695,000	67	\$5,200,000	11/10/25
5349 Beechwood Lane	Los Altos	4	3 0	10	2,487	\$2,020.51	14,260 (sf)	\$4,795,000	74	\$5,025,000	11/07/25
1402 Oak Avenue	Los Altos	6	3 0	7	2,915	\$1,715.27	10,400 (sf)	\$4,498,000	54	\$5,000,000	11/18/25
1023 Mercedes Avenue	Los Altos	4	3 0	8	1,975	\$2,369.62	9,375 (sf)	\$3,998,000	74	\$4,680,000	11/20/25
614 Palm Avenue	Los Altos	4	2 0	7	1,924	\$2,364.86	7,471 (sf)	\$3,998,000	51	\$4,550,000	11/20/25
1684 Newcastle Drive	Los Altos	4	2 1	6	2,409	\$1,876.30	10,120 (sf)	\$3,890,000	68	\$4,520,000	11/21/25
1992 Deodara Drive	Los Altos	5	3 1	50	2,692	\$1,675.33	15,996 (sf)	\$4,595,000	20	\$4,510,000	11/14/25
706 N San Antonio Road	Los Altos	4	5 1	101	4,503	\$988.23	14,843 (sf)	\$4,988,000	10	\$4,450,000	11/25/25
1624 Clay Drive	Los Altos	4	2 0	6	2,301	\$1,851.37	12,789 (sf)	\$3,998,000	57	\$4,260,000	11/14/25
599 University Avenue	Los Altos	3	2 0	6	1,592	\$2,298.99	6,650 (sf)	\$3,188,000	76	\$3,660,000	11/03/25
1627 Shirley Avenue	Los Altos	5	4 1	62	3,203	\$1,123.95	4,200 (sf)	\$3,698,000	1	\$3,600,000	11/18/25
1260 Grant Road	Los Altos	3	2 0	33	1,446	\$2,005.53	10,125 (sf)	\$2,998,000	71	\$2,900,000	11/18/25
179 Giffin Road	Los Altos	2	2 0	6	1,209	\$2,315.96	8,030 (sf)	\$2,700,000	74	\$2,800,000	11/26/25

### SOLD

# Listings:	19	AVG VALUES:	18	2,703	\$1,945.32	11,439 (sf)	\$4,679,205	48	\$5,007,149
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Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.



# COMPASS

## MONTHLY SOLD PROPERTIES BY CITY

### PALO ALTO

Res. Single Family

#### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1827 Cowper Street	Palo Alto	6	3 1	7	4,440	\$1,936.94	7,500 (sf)	\$8,650,000	17	\$8,600,000	11/06/25
1285 Hamilton Avenue	Palo Alto	3	3 0	9	2,907	\$2,433.78	10,400 (sf)	\$5,398,000	90	\$7,075,000	11/20/25
545 Georgia Avenue	Palo Alto	5	5 1	8	3,771	\$1,723.68	8,341 (sf)	\$6,088,888	0	\$6,500,000	11/10/25
883 Rorke Way	Palo Alto	6	4 1	12	3,406	\$1,702.88	7,460 (sf)	\$4,990,000	0	\$5,800,000	11/10/25
765 University Avenue	Palo Alto	4	3 1	8	3,798	\$1,474.46	9,375 (sf)	\$4,988,000	121	\$5,600,000	11/21/25
2685 Cowper Street	Palo Alto	4	3 0	7	2,411	\$2,011.61	6,660 (sf)	\$4,588,000	66	\$4,850,000	11/25/25
1015 Los Robles Avenue	Palo Alto	5	2 0	0	2,539	\$1,831.43	16,560 (sf)	\$4,500,000	77	\$4,650,000	11/20/25
590 Ashton Avenue	Palo Alto	4	2 1	6	2,394	\$1,900.58	6,084 (sf)	\$4,299,000	34	\$4,550,000	11/21/25
970 Blair Court	Palo Alto	5	3 0	5	2,316	\$1,955.48	12,789 (sf)	\$3,950,000	70	\$4,528,888	11/14/25
1301 Forest Avenue	Palo Alto	3	2 0	9	1,716	\$2,622.38	6,420 (sf)	\$3,650,000	84	\$4,500,000	11/06/25
20 Kent Place	Palo Alto	2	2 0	27	1,650	\$2,518.18	7,137 (sf)	\$4,198,000	74	\$4,155,000	11/14/25
715 Matadero Avenue	Palo Alto	4	3 0	52	2,408	\$1,661.13	7,830 (sf)	\$3,998,000	34	\$4,000,000	11/24/25
1100 Bryant Street	Palo Alto	3	2 0	2	2,290	\$1,703.06	5,250 (sf)	\$3,198,000	122	\$3,900,000	11/26/25
579 Jackson Drive	Palo Alto	3	2 0	0	1,387	\$2,703.68	6,097 (sf)	\$3,750,000	75	\$3,750,000	11/10/25
3141 David Court	Palo Alto	3	2 0	6	1,667	\$2,159.57	9,777 (sf)	\$3,595,000	70	\$3,600,000	11/14/25
3615 Evergreen Drive	Palo Alto	4	3 0	7	1,941	\$1,829.21	7,056 (sf)	\$2,998,000	69	\$3,550,500	11/07/25
339 El Verano Avenue	Palo Alto	3	2 0	5	1,445	\$2,283.74	7,500 (sf)	\$2,700,000	72	\$3,300,000	11/14/25
756 Encina Grande Drive	Palo Alto	2	1 0	7	1,005	\$3,195.02	7,458 (sf)	\$2,998,000	76	\$3,211,000	11/24/25
772 Paul Avenue	Palo Alto	3	2 0	1	1,318	\$2,427.92	8,700 (sf)	\$2,900,000	77	\$3,200,000	11/04/25
61 Primrose Way	Palo Alto	4	2 0	18	1,925	\$1,636.36	5,896 (sf)	\$3,350,000	78	\$3,150,000	11/17/25
2590 Webster Street	Palo Alto	4	2 0	52	1,962	\$1,605.50	7,150 (sf)	\$3,395,000	79	\$3,150,000	11/12/25
759 Cowper Street	Palo Alto	2	1 0	11	1,400	\$2,148.57	5,000 (sf)	\$2,798,000	102	\$3,008,000	11/05/25
773 E Meadow Drive	Palo Alto	3	2 0	12	1,230	\$2,276.42	7,434 (sf)	\$2,699,900	69	\$2,800,000	11/21/25
645 Maybell Avenue #A	Palo Alto	3	2 0	34	1,182	\$2,368.87	6,786 (sf)	\$2,798,000	70	\$2,800,000	11/13/25
3888 Magnolia Drive	Palo Alto	3	2 0	59	1,772	\$1,551.92	8,100 (sf)	\$2,950,000	77	\$2,750,000	11/19/25
3136 Genevieve Court	Palo Alto	3	2 0	21	1,298	\$2,080.12	6,972 (sf)	\$2,695,000	73	\$2,700,000	11/13/25
3946 Louis Road	Palo Alto	3	2 0	9	1,508	\$1,724.14	6,602 (sf)	\$2,499,950	68	\$2,600,000	11/10/25
26 Roosevelt Circle	Palo Alto	3	2 0	66	1,114	\$2,277.83	6,897 (sf)	\$2,800,000	74	\$2,537,500	11/03/25
678 Hawthorne Avenue	Palo Alto	3	2 0	12	773	\$3,234.15	2,000 (sf)	\$1,950,000	98	\$2,500,000	11/12/25
671 Kingsley Avenue	Palo Alto	2	1 0	40	912	\$2,302.63	4,350 (sf)	\$1,988,000	110	\$2,100,000	11/13/25

#### SOLD

# Listings:	30	AVG VALUES:	17	1,996	\$2,109.37	7,519 (sf)	\$3,712,025	71	\$3,980,530
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Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

# MONTHLY SOLD PROPERTIES BY CITY

## MOUNTAIN VIEW

Res. Single Family

### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2681 Saint Giles Lane	Mountain View	4	3 0	6	2,432	\$1,962.17	10,500 (sf)	\$4,098,000	53	\$4,772,000	11/26/25
1887 Walnut Drive	Mountain View	4	3 0	8	2,139	\$2,127.16	8,400 (sf)	\$4,195,000	62	\$4,550,000	11/10/25
394 Farley Street	Mountain View	5	4 1	15	3,092	\$1,390.69	6,189 (sf)	\$4,388,000	3	\$4,300,000	11/24/25
763 Cuesta Drive	Mountain View	4	4 0	57	2,255	\$1,552.11	5,965 (sf)	\$3,488,000	0	\$3,500,000	11/14/25
954 Burgoyne Street	Mountain View	4	4 0	16	2,156	\$1,527.75	5,400 (sf)	\$3,198,000	5	\$3,293,820	11/04/25
1013 Karen Way	Mountain View	3	2 0	7	1,539	\$2,117.54	5,965 (sf)	\$2,698,000	73	\$3,258,888	11/18/25
1159 Solana Drive	Mountain View	3	1 0	6	974	\$2,772.07	5,737 (sf)	\$2,498,000	74	\$2,700,000	11/12/25
101 Glen Alpine Court	Mountain View	3	3 0	8	2,136	\$1,224.25	3,484 (sf)	\$2,248,880	26	\$2,615,000	11/20/25
2474 Alvin Street	Mountain View	3	2 0	7	1,116	\$2,181.90	5,000 (sf)	\$2,250,000	71	\$2,435,000	11/24/25
432 Victory Avenue	Mountain View	3	2 0	8	1,140	\$2,105.26	6,000 (sf)	\$1,998,000	70	\$2,400,000	11/06/25
118 Magnolia Lane	Mountain View	3	3 0	19	1,786	\$1,315.79	2,498 (sf)	\$1,998,888	27	\$2,350,000	11/24/25
884 San Simeon Drive	Mountain View	4	2 0	14	1,302	\$1,716.59	5,640 (sf)	\$2,088,000	63	\$2,235,000	11/12/25
3400 Pyramid Way	Mountain View	4	4 0	6	2,161	\$1,031.93	1,896 (sf)	\$1,899,000	7	\$2,230,000	11/10/25
530 Devonshire Court	Mountain View	3	2 1	37	1,697	\$1,255.16	3,200 (sf)	\$2,148,800	27	\$2,130,000	11/24/25
103 Whits Road	Mountain View	3	2 1	115	1,339	\$1,433.91	1,850 (sf)	\$2,080,000	30	\$1,920,000	11/11/25
711 Farley Street	Mountain View	3	2 0	0	1,242	\$1,529.79	6,300 (sf)	\$1,900,000	75	\$1,900,000	11/18/25
298 S Rengstorff Avenue	Mountain View	3	2 1	139	1,696	\$972.88	4,020 (sf)	\$1,749,888	29	\$1,650,000	11/12/25

### SOLD

# Listings:	17	AVG VALUES:	28	1,777	\$1,659.82	5,179 (sf)	\$2,642,615	41	\$2,837,630
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Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.



# MONTHLY SOLD PROPERTIES BY CITY

## SUNNYVALE

Res. Single Family

**SOLD**

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1244 Elderberry Drive	Sunnyvale	4	3 1	7	2,396	\$1,821.79	8,400 (sf)	\$3,488,000	68	\$4,365,000	11/07/25
1523 Ashcroft Way	Sunnyvale	6	4 1	9	3,580	\$1,187.15	15,876 (sf)	\$3,988,000	59	\$4,250,000	11/07/25
1402 Bedford Avenue	Sunnyvale	4	3 0	26	2,177	\$1,538.81	9,630 (sf)	\$3,489,000	67	\$3,350,000	11/13/25
1668 Goldfinch Way	Sunnyvale	4	3 0	8	1,828	\$1,773.52	6,138 (sf)	\$2,998,000	60	\$3,242,000	11/05/25
1507 Dominion Avenue	Sunnyvale	3	2 0	9	1,435	\$2,236.93	8,424 (sf)	\$2,498,000	69	\$3,210,000	11/13/25
861 Flin Way	Sunnyvale	4	3 0	27	1,952	\$1,639.34	7,130 (sf)	\$3,325,000	64	\$3,200,000	11/05/25
826 Flin Way	Sunnyvale	4	2 0	7	1,664	\$1,862.98	6,000 (sf)	\$2,699,990	63	\$3,100,000	11/25/25
1072 Syracuse Drive	Sunnyvale	4	2 0	9	1,481	\$1,995.27	7,102 (sf)	\$2,899,999	68	\$2,955,000	11/25/25
141 Carlisle Way	Sunnyvale	3	2 0	8	1,578	\$1,837.77	6,000 (sf)	\$2,650,000	59	\$2,900,000	11/25/25
1061 Azalea Drive	Sunnyvale	4	2 0	10	1,959	\$1,470.14	11,500 (sf)	\$2,800,000	59	\$2,880,000	11/03/25
863 Laburnum Drive	Sunnyvale	3	2 0	1	1,622	\$1,664.61	6,200 (sf)	\$2,098,000	60	\$2,700,000	11/26/25
434 Purisima Avenue	Sunnyvale	3	2 0	6	1,201	\$2,164.86	6,386 (sf)	\$2,188,000	68	\$2,600,000	11/03/25
1127 Viscaino Avenue	Sunnyvale	3	2 0	13	1,372	\$1,895.04	5,795 (sf)	\$2,200,000	64	\$2,600,000	11/05/25
932 Leighton Way	Sunnyvale	4	2 0	7	1,319	\$1,956.03	6,360 (sf)	\$2,498,000	67	\$2,580,000	11/17/25
1155 London Avenue	Sunnyvale	5	3 0	21	2,469	\$1,038.88	6,720 (sf)	\$2,998,000	70	\$2,565,000	11/21/25
1550 Meadowlark Lane	Sunnyvale	3	2 0	5	1,362	\$1,843.61	6,370 (sf)	\$1,988,800	63	\$2,511,000	11/14/25
1579 Heron Avenue	Sunnyvale	3	2 0	10	1,312	\$1,905.49	6,138 (sf)	\$2,090,000	64	\$2,500,000	11/13/25
543 Cashmere Court	Sunnyvale	3	2 0	10	1,540	\$1,590.91	4,655 (sf)	\$1,998,000	56	\$2,450,000	11/21/25
545 E Olive Avenue	Sunnyvale	4	3 0	48	1,569	\$1,497.77	5,610 (sf)	\$2,398,000	76	\$2,350,000	11/25/25
1472 Hampton Drive	Sunnyvale	3	1 1	37	1,102	\$1,951.00	7,068 (sf)	\$2,199,000	75	\$2,150,000	11/19/25
314 Harcot Terrace	Sunnyvale	3	2 1	30	1,679	\$1,178.03	2,262 (sf)	\$1,998,000	4	\$1,977,909	11/07/25
1201 Heatherstone Way	Sunnyvale	3	1 0	31	1,078	\$1,807.51	6,000 (sf)	\$2,199,000	72	\$1,948,500	11/17/25
237 E East Ferndale Avenue	Sunnyvale	3	2 0	5	1,238	\$1,534.73	5,000 (sf)	\$1,750,000	71	\$1,900,000	11/10/25
155 W Duane Avenue	Sunnyvale	3	2 0	5	1,173	\$1,463.60	5,400 (sf)	\$1,599,000	75	\$1,716,800	11/17/25
716 Lakechime Drive	Sunnyvale	3	2 0	18	1,430	\$1,139.86	5,824 (sf)	\$1,600,000	68	\$1,630,000	11/20/25
1017 Lakedale Way	Sunnyvale	3	2 0	17	1,108	\$1,353.79	5,928 (sf)	\$1,497,000	67	\$1,500,000	11/06/25
782 Manzanita Avenue	Sunnyvale	4	2 0	72	1,365	\$1,076.92	5,000 (sf)	\$1,499,000	72	\$1,470,000	11/10/25
342 W Duane Avenue	Sunnyvale	3	1 1	7	1,132	\$1,268.11	6,283 (sf)	\$995,000	73	\$1,435,500	11/20/25
659 San Miguel	Sunnyvale	3	1 1	5	1,112	\$1,241.01	5,000 (sf)	\$1,288,888	71	\$1,380,000	11/18/25

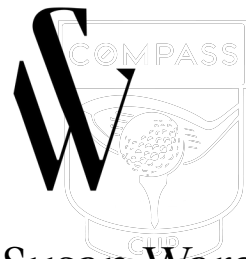
**SOLD**

# Listings:	29	AVG VALUES:	16	1,594	\$1,618.46	6,697 (sf)	\$2,341,989	65	\$2,531,611
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Source: MLS via Broker Metrics condominium sales for month of *Insert Dates* unless otherwise noted. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

# I LOOK FORWARD TO WORKING WITH YOU

I go above and beyond to support my clients search for their perfect home, providing guidance and advice through every step of the process to make it seamless and hassle-free. Together, we will collaborate to find a home that meets your needs, your budget, and your lifestyle - so that you can confidently make your dream home yours when you find it.



Susan Ward

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