

COMPASS

MONTHLY MARKET DATA REPORT OF SOLD PROPERTIES BY CITY AUGUST

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
16108 Mays Avenue	Monte Sereno	7	8 2	57	6,186	\$1,099.26	9,996 (sf)	\$6,988,000	0	\$6,800,000	09/23/25
15211 Becky Lane	Monte Sereno	5	4 1	19	3,061	\$1,878.47	1.07 (a)	\$5,488,888	74	\$5,750,000	09/23/25
115 Yosemite Way	Los Gatos	5	4 0	8	3,250	\$1,569.23	12,382 (sf)	\$4,800,000	8	\$5,100,000	09/19/25
222 Bella Vista Avenue	Los Gatos	4	4 1	36	3,116	\$1,604.62	10,350 (sf)	\$4,800,000	9	\$5,000,000	09/11/25
120 Montclair Road	Los Gatos	5	4 0	6	3,031	\$1,435.17	9,968 (sf)	\$4,250,000	64	\$4,350,000	09/12/25
117 Panorama Way	Los Gatos	4	3 1	157	3,242	\$1,233.81	11,378 (sf)	\$4,390,000	13	\$4,000,000	09/23/25
178 Jackson Street	Los Gatos	4	3 0	9	3,096	\$1,243.54	11,000 (sf)	\$3,895,000	46	\$3,850,000	09/25/25
16166 E Mozart Avenue	Los Gatos	5	4 1	14	4,085	\$935.13	8,984 (sf)	\$4,097,000	1	\$3,820,000	09/15/25
134 Wilder Avenue	Los Gatos	4	2 2	9	2,770	\$1,374.65	6,650 (sf)	\$3,650,000	133	\$3,807,777	09/22/25
136 Teresita Way	Los Gatos	4	2 1	74	3,048	\$1,148.29	1.31 (a)	\$3,499,000	56	\$3,500,000	09/22/25
247 Marchmont Drive	Los Gatos	3	2 1	27	2,126	\$1,585.14	10,250 (sf)	\$3,499,000	60	\$3,370,000	09/12/25
100 Magnuson Terrace	Los Gatos	3	2 1	12	1,944	\$1,671.81	12,354 (sf)	\$2,950,000	65	\$3,250,000	09/10/25
122 Belvale Drive	Los Gatos	4	2 1	9	2,323	\$1,379.68	10,179 (sf)	\$2,998,000	58	\$3,205,000	09/17/25
16251 Lilac Lane	Los Gatos	5	3 0	12	2,371	\$1,339.10	8,160 (sf)	\$3,199,000	68	\$3,175,000	09/11/25
112 Bacigalupi Drive	Los Gatos	4	3 0	9	2,460	\$1,239.84	7,000 (sf)	\$2,888,000	57	\$3,050,000	09/23/25
230 San Mateo Avenue	Los Gatos	3	3 1	10	1,831	\$1,665.76	6,100 (sf)	\$2,999,888	77	\$3,050,000	09/10/25
249 Montclair Road	Los Gatos	3	2 1	9	1,959	\$1,493.11	9,375 (sf)	\$2,850,000	55	\$2,925,000	09/15/25
102 Lu Ray Drive	Los Gatos	3	2 1	4	1,822	\$1,454.45	11,234 (sf)	\$2,700,000	62	\$2,650,000	09/12/25
119 Belcrest Drive	Los Gatos	4	2 0	16	1,748	\$1,480.55	10,375 (sf)	\$2,699,000	60	\$2,588,000	09/26/25
255 University Avenue	Los Gatos	3	2 0	18	1,819	\$1,401.87	5,217 (sf)	\$2,600,000	79	\$2,550,000	09/02/25
15591 Loma Vista Avenue	Los Gatos	5	2 0	6	1,788	\$1,414.99	10,920 (sf)	\$2,400,000	86	\$2,530,000	09/04/25
15570 Loma Vista Avenue	Los Gatos	4	3 0	51	2,474	\$929.67	7,280 (sf)	\$2,399,950	84	\$2,300,000	09/03/25
218 Jo Drive	Los Gatos	3	2 0	65	1,489	\$1,497.65	6,000 (sf)	\$2,274,000	64	\$2,230,000	09/12/25
14329 Mulberry Drive	Los Gatos	3	2 0	6	1,304	\$1,648.77	10,948 (sf)	\$2,198,000	105	\$2,150,000	09/29/25
106 Mill Road	Los Gatos	4	2 1	27	1,994	\$967.90	2,359 (sf)	\$1,980,000	26	\$1,930,000	09/09/25

SOLD

# Listings:	25	AVG VALUES:	27	2,573	\$1,387.70	12,478 (sf)	\$3,459,709	56	\$3,477,231
-------------	----	-------------	----	-------	------------	-------------	-------------	----	-------------

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
14966 Sobey Road	Saratoga	5	5 2	9	6,013	\$1,579.91	1.10 (a)	\$9,250,000	11	\$9,500,000	09/23/25
19273 Citrus Lane	Saratoga	5	3 1	8	3,303	\$1,780.20	42,000 (sf)	\$5,848,000	56	\$5,880,000	09/23/25
20455 Franklin Avenue	Saratoga	4	3 1	5	3,176	\$1,794.71	12,513 (sf)	\$5,780,000	24	\$5,700,000	09/03/25
19521 Tweed Court	Saratoga	4	3 0	5	2,856	\$1,873.25	24,829 (sf)	\$4,998,000	65	\$5,350,000	09/02/25
15420 Monte Vista Drive	Saratoga	6	4 1	0	4,501	\$1,166.41	40,000 (sf)	\$5,250,000	56	\$5,250,000	09/02/25
20345 Argonaut Drive	Saratoga	5	4 0	24	3,797	\$1,293.13	13,268 (sf)	\$4,999,888	70	\$4,910,000	09/02/25
15195 El Camino Grande	Saratoga	5	4 1	6	4,321	\$1,134.00	29,415 (sf)	\$4,098,000	78	\$4,900,000	09/12/25
20211 Argonaut Drive	Saratoga	3	2 0	6	1,991	\$2,310.40	13,056 (sf)	\$3,788,000	69	\$4,600,000	09/22/25
19866 Buckhaven Lane	Saratoga	4	3 0	6	2,354	\$1,869.16	9,900 (sf)	\$3,998,000	68	\$4,400,000	09/02/25
19670 Three Oaks Way	Saratoga	4	2 0	0	2,207	\$1,988.22	1.05 (a)	\$4,388,000	73	\$4,388,000	09/16/25
20433 Walnut Avenue	Saratoga	4	3 1	75	2,430	\$1,687.24	7,600 (sf)	\$4,198,000	18	\$4,100,000	09/08/25
12189 Parker Ranch Road	Saratoga	4	3 1	84	3,074	\$1,244.31	1.08 (a)	\$3,950,000	28	\$3,825,000	09/25/25
18709 Metler Court	Saratoga	4	2 1	11	2,093	\$1,505.02	9,612 (sf)	\$3,200,000	67	\$3,150,000	09/02/25
20335 Saratoga Los Gatos Road	Saratoga	4	3 1	105	1,632	\$1,887.25	13,500 (sf)	\$3,288,000	78	\$3,080,000	09/19/25
14251 Paul Avenue	Saratoga	2	1 0	8	1,080	\$2,552.67	7,500 (sf)	\$2,388,000	72	\$2,756,888	09/24/25
18612 Bucknall Road	Saratoga	4	2 0	12	2,272	\$1,188.38	10,720 (sf)	\$2,750,000	75	\$2,700,000	09/26/25
18654 Aspesi Drive	Saratoga	4	2 1	38	1,906	\$1,411.33	9,583 (sf)	\$2,775,000	67	\$2,690,000	09/25/25

SOLD

Listings:	17	AVG VALUES:		24	2,883	\$1,662.68	22,598 (sf)	\$4,408,640	57	\$4,539,993
------------------	-----------	--------------------	--	-----------	--------------	-------------------	--------------------	--------------------	-----------	--------------------

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
898 Jansen Avenue	San Jose	6	5 1	3	4,515	\$1,090.81	9,914 (sf)	\$4,499,000	4	\$4,925,000	09/26/25
1486 Newport Avenue	San Jose	6	5 0	17	3,510	\$1,277.78	33,165 (sf)	\$4,698,000	125	\$4,485,000	09/19/25
1198 Roycott Way	San Jose	4	2 1	6	2,582	\$1,587.92	12,035 (sf)	\$3,799,000	84	\$4,100,000	09/12/25
1279 Curtiss Avenue	San Jose	6	3 1	67	4,100	\$792.68	10,560 (sf)	\$3,495,000	78	\$3,250,000	09/05/25
2143 Mulberry Circle	San Jose	4	2 1	3	2,315	\$1,317.49	9,296 (sf)	\$2,900,000	60	\$3,050,000	09/09/25
1204 Camino Pablo	San Jose	4	3 0	7	2,535	\$1,163.71	8,176 (sf)	\$2,850,000	53	\$2,950,000	09/09/25
585 Atlanta Avenue	San Jose	4	4 0	69	2,889	\$941.50	9,360 (sf)	\$2,799,999	13	\$2,720,000	09/12/25
1675 Parkside Avenue	San Jose	4	3 0	17	2,619	\$1,030.93	6,720 (sf)	\$2,780,000	13	\$2,700,000	09/11/25
1548 San Gabriel Way	San Jose	3	2 1	7	2,230	\$1,179.37	7,952 (sf)	\$2,499,000	70	\$2,630,000	09/17/25
2140 Westmoreland Court	San Jose	6	3 0	36	2,810	\$925.27	10,004 (sf)	\$2,580,000	57	\$2,600,000	09/05/25
1691 Santa Lucia Drive	San Jose	4	3 0	70	2,848	\$912.92	9,450 (sf)	\$2,499,888	67	\$2,600,000	09/03/25
1932 Harris Avenue	San Jose	4	3 0	25	2,410	\$1,016.60	7,457 (sf)	\$2,398,000	62	\$2,450,000	09/26/25
840 Romani Court	San Jose	5	3 0	7	2,654	\$791.26	3,600 (sf)	\$1,950,000	26	\$2,100,000	09/03/25
1574 Carmel Drive	San Jose	4	2 1	29	1,887	\$1,099.63	5,684 (sf)	\$2,099,000	60	\$2,075,000	09/22/25
2348 Richland Avenue	San Jose	4	3 0	17	1,945	\$1,064.27	9,250 (sf)	\$2,198,000	68	\$2,070,000	09/05/25
1335 Vernon Avenue	San Jose	3	2 0	5	1,584	\$1,262.63	5,000 (sf)	\$1,798,000	87	\$2,000,000	09/19/25
1737 Blackford Lane	San Jose	3	2 0	9	1,478	\$1,326.12	9,656 (sf)	\$1,820,000	73	\$1,960,000	09/19/25
903 Michigan Avenue	San Jose	3	1 0	38	1,804	\$1,067.07	6,550 (sf)	\$1,988,000	95	\$1,925,000	09/03/25
2326 Fairglen Drive	San Jose	4	2 0	6	1,672	\$1,136.36	6,180 (sf)	\$1,948,000	65	\$1,900,000	09/29/25
1763 Ellen Avenue	San Jose	4	2 1	9	2,494	\$761.83	10,880 (sf)	\$2,200,000	98	\$1,900,000	09/05/25
824 Buchser Way	San Jose	3	2 1	14	1,581	\$1,143.58	7,040 (sf)	\$1,848,800	57	\$1,808,000	09/12/25
2986 Aulin Drive	San Jose	3	2 0	0	1,613	\$1,115.93	7,770 (sf)	\$1,649,000	66	\$1,800,000	09/08/25
1711 Parkside Avenue	San Jose	4	2 0	34	1,330	\$1,353.38	7,140 (sf)	\$1,829,000	67	\$1,800,000	09/17/25
2466 Saint Lawrence Drive	San Jose	3	2 0	26	1,584	\$1,129.35	6,534 (sf)	\$1,788,888	59	\$1,788,888	09/16/25
960 Sunbonnet Loop	San Jose	5	3 0	77	2,200	\$809.09	3,010 (sf)	\$1,749,000	25	\$1,780,000	09/29/25

SOLD

Listings:	25	AVG VALUES:	24	2,368	\$1,091.90	8,895 (sf)	\$2,506,543	61	\$2,534,676
-----------	----	-------------	----	-------	------------	------------	-------------	----	-------------

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 Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
737 Bellerose Drive	San Jose	3	3 0	38	2,481	\$906.89	7,700 (sf)	\$2,199,000	68	\$2,250,000	09/22/25
1726 Cheney Drive	San Jose	5	3 1	103	2,678	\$746.83	6,610 (sf)	\$1,699,999	47	\$2,000,000	09/04/25
726 Schiele Avenue	San Jose	4	4 0	13	2,939	\$673.70	6,125 (sf)	\$1,999,999	101	\$1,980,000	09/03/25
35 Hawthorne Way	San Jose	3	2 0	6	2,207	\$781.60	5,967 (sf)	\$1,800,000	112	\$1,725,000	09/18/25
2032 W Hedding Street	San Jose	3	2 1	38	2,059	\$825.64	7,350 (sf)	\$1,750,000	71	\$1,700,000	09/08/25
466 N 18Th Street	San Jose	5	4 0	26	2,352	\$701.53	5,625 (sf)	\$1,649,000	0	\$1,650,000	09/22/25
1377 Mariposa Avenue	San Jose	2	2 0	8	1,253	\$1,276.94	6,580 (sf)	\$1,500,000	110	\$1,600,000	09/02/25
207 Brooklyn Avenue	San Jose	3	2 0	57	1,200	\$1,279.17	4,902 (sf)	\$1,600,000	40	\$1,535,000	09/24/25
655 N 5Th Street	San Jose	3	2 0	5	1,580	\$949.37	6,348 (sf)	\$1,395,000	84	\$1,500,000	09/12/25
1489 Burrell Court	San Jose	3	2 0	41	1,660	\$861.45	5,104 (sf)	\$1,250,000	101	\$1,430,000	09/10/25
935 W Taylor Street	San Jose	3	2 0	0	1,264	\$1,107.59	5,550 (sf)	\$1,395,000	79	\$1,400,000	09/06/25
416 S 6Th Street	San Jose	4	2 0	11	1,753	\$755.85	6,210 (sf)	\$1,325,000	121	\$1,325,000	09/04/25
1596 Mckendrie Street	San Jose	4	2 0	0	1,809	\$718.63	4,935 (sf)	\$1,200,000	101	\$1,300,000	09/05/25
467 N 13Th Street	San Jose	3	3 0	78	1,350	\$962.96	5,750 (sf)	\$1,299,900	102	\$1,300,000	09/29/25
623 N 1St Street	San Jose	2	1 1	58	1,808	\$699.67	8,000 (sf)	\$1,295,000	111	\$1,265,000	09/12/25
221 S 21St Street	San Jose	4	3 0	22	1,785	\$703.08	5,200 (sf)	\$1,299,950	14	\$1,255,000	09/26/25
1382 Keoncrest Avenue	San Jose	3	1 0	39	1,381	\$887.04	5,656 (sf)	\$1,199,000	78	\$1,225,000	09/22/25
336 West Court	San Jose	4	3 0	8	968	\$1,250.00	5,625 (sf)	\$988,000	98	\$1,210,000	09/22/25
80 Hobson Street	San Jose	2	1 0	7	1,134	\$1,058.20	5,350 (sf)	\$1,100,000	88	\$1,200,000	09/29/25
445 N 16Th Street	San Jose	3	2 0	8	1,304	\$901.07	5,750 (sf)	\$1,198,000	115	\$1,175,000	09/09/25
771 N 16Th Street	San Jose	3	2 0	12	1,213	\$948.06	6,625 (sf)	\$999,900	78	\$1,150,000	09/25/25
624 N 17Th St	San Jose	3	1 0	74	1,437	\$800.28	5,625 (sf)	\$1,200,000	123	\$1,150,000	09/23/25
789 S 12Th St	San Jose	5	2 0	43	2,276	\$501.98	6,165 (sf)	\$1,199,888	115	\$1,142,500	09/23/25
956 S 9Th Street	San Jose	3	2 0	83	1,760	\$630.68	5,875 (sf)	\$1,099,999	33	\$1,110,000	09/05/25
1285 Vine Street	San Jose	3	2 0	21	1,324	\$830.82	5,670 (sf)	\$1,099,000	110	\$1,100,000	09/16/25
471 N 10Th Street	San Jose	2	1 1	8	868	\$1,209.68	9,522 (sf)	\$954,000	124	\$1,050,000	09/15/25
480 Raymond Avenue	San Jose	2	1 0	29	898	\$1,026.59	4,000 (sf)	\$949,888	85	\$921,880	09/12/25
774 S 12Th St	San Jose	3	2 0	12	1,424	\$633.43	4,630 (sf)	\$899,888	103	\$902,000	09/22/25
151 N 7Th Street	San Jose	3	1 0	0	1,092	\$805.86	5,480 (sf)	\$880,000	124	\$880,000	09/17/25
211 Lincoln Avenue	San Jose	2	1 0	0	1,152	\$737.85	5,754 (sf)	\$850,000	125	\$850,000	09/23/25
209 N 16Th Street	San Jose	2	2 0	20	887	\$950.39	3,240 (sf)	\$898,000	124	\$843,000	09/02/25
1019 N 12Th Street	San Jose	3	2 0	0	957	\$835.95	2,739 (sf)	\$800,000	94	\$800,000	09/01/25
854 N 16Th Street	San Jose	2	1 0	66	816	\$948.53	4,560 (sf)	\$799,900	67	\$774,000	09/08/25

SOLD

# Listings:	33	AVG VALUES:	28	1,548	\$875.98	5,764 (sf)	\$1,265,858	89	\$1,293,890
-------------	----	-------------	----	-------	----------	------------	-------------	----	-------------

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
120 24Th Avenue	Santa Cruz	4	3 1	73	3,114	\$1,541.43	3,920 (sf)	\$5,199,000	0	\$4,800,000	09/10/25
380 Lake Avenue	Santa Cruz	4	3 1	25	2,629	\$1,544.84	3,485 (sf)	\$4,499,000	1	\$4,061,378	09/24/25
22956 E Cliff Drive	Santa Cruz	4	4 0	85	2,038	\$1,570.17	4,138 (sf)	\$3,298,000	45	\$3,200,000	09/17/25
351 Oxford Way	Santa Cruz	3	2 0	15	1,981	\$1,264.51	10,367 (sf)	\$2,500,000	77	\$2,505,000	09/09/25
125 Moran Way	Santa Cruz	3	2 0	9	1,458	\$1,587.79	6,970 (sf)	\$1,999,000	62	\$2,315,000	09/04/25
340 Twilight Lane	Santa Cruz	3	2 1	21	2,924	\$682.28	5.50 (a)	\$1,995,000	18	\$1,995,000	09/30/25
410 35Th Avenue	Santa Cruz	2	2 1	12	1,216	\$1,603.62	2,483 (sf)	\$1,495,000	31	\$1,950,000	09/30/25
334 Park Way	Santa Cruz	5	3 0	95	2,674	\$719.90	12,937 (sf)	\$2,099,999	95	\$1,925,000	09/02/25
208 Brook Avenue	Santa Cruz	3	2 0	142	1,382	\$1,360.35	1,830 (sf)	\$1,975,000	49	\$1,880,000	09/15/25
328 Stanford Avenue	Santa Cruz	3	2 1	6	2,571	\$680.67	9,845 (sf)	\$1,635,000	96	\$1,750,000	09/03/25
103 Calvin Place	Santa Cruz	4	2 0	17	1,863	\$885.67	9,278 (sf)	\$1,688,000	56	\$1,650,000	09/12/25
656 Prospect Heights	Santa Cruz	4	2 1	22	2,513	\$628.73	12,023 (sf)	\$1,599,000	72	\$1,580,000	09/22/25
133 Goss Avenue	Santa Cruz	3	2 0	9	2,010	\$758.71	10,803 (sf)	\$1,499,000	51	\$1,525,000	09/30/25
120 Alamo Avenue	Santa Cruz	3	2 0	123	1,811	\$787.96	5,750 (sf)	\$1,449,000	48	\$1,427,000	09/15/25
417 Park Way	Santa Cruz	3	2 0	5	1,460	\$958.90	4,661 (sf)	\$1,399,000	39	\$1,400,000	09/09/25
342 Wilkes Circle	Santa Cruz	3	2 0	4	1,220	\$1,081.97	2,962 (sf)	\$1,245,000	51	\$1,320,000	09/22/25
216 2Nd Avenue	Santa Cruz	1	1 0	31	608	\$2,171.05	2,614 (sf)	\$1,290,000	97	\$1,320,000	09/17/25
806 Seabright Avenue	Santa Cruz	4	2 0	7	2,652	\$488.31	6,011 (sf)	\$1,300,000	95	\$1,295,000	09/15/25
81 Rooney Street	Santa Cruz	3	2 0	84	1,740	\$718.39	7,884 (sf)	\$1,250,000	52	\$1,250,000	09/19/25
1719 Bay Street	Santa Cruz	2	1 1	17	1,058	\$1,171.08	5,706 (sf)	\$1,269,000	75	\$1,239,000	09/23/25
204 Oak Way	Santa Cruz	3	2 1	76	2,153	\$564.33	4,835 (sf)	\$1,249,000	45	\$1,215,000	09/19/25
2604 La Paloma Lane	Santa Cruz	3	2 1	84	1,741	\$695.00	3,746 (sf)	\$1,200,000	30	\$1,210,000	09/26/25
220 Arbor Avenue	Santa Cruz	2	2 0	18	1,772	\$680.02	12,720 (sf)	\$1,150,000	62	\$1,205,000	09/16/25
128 Robinson Lane	Santa Cruz	3	2 1	27	1,308	\$898.32	32,931 (sf)	\$1,200,000	27	\$1,175,000	09/10/25
10701 Empire Grade	Santa Cruz	3	2 0	14	2,219	\$507.89	24,829 (sf)	\$1,079,000	0	\$1,127,000	09/18/25
215 Laurent Street	Santa Cruz	2	1 0	0	1,275	\$823.53	7,144 (sf)	\$1,050,000	78	\$1,050,000	09/11/25
3080 Eleanor Way	Santa Cruz	2	1 0	18	850	\$1,235.29	5,358 (sf)	\$1,075,000	73	\$1,050,000	09/18/25
608 & 612 Mission Street	Santa Cruz	5	2 0	11	2,484	\$422.71	13,112 (sf)	\$1,100,000	69	\$1,050,000	09/12/25
412- 412.5 Broadway	Santa Cruz	3	1 0	33	2,556	\$406.49	8,189 (sf)	\$1,039,000	127	\$1,039,000	09/12/25
2625 Howe Street	Santa Cruz	2	1 0	5	834	\$1,205.04	4,922 (sf)	\$989,000	95	\$1,005,000	09/02/25
248 Goss Avenue	Santa Cruz	3	1 0	7	1,020	\$970.59	5,706 (sf)	\$980,000	80	\$990,000	09/19/25
298 Vine Hill Road	Santa Cruz	4	2 0	35	2,438	\$338.39	2.14 (a)	\$1,200,000	47	\$825,000	09/03/25

SOLD

# Listings:	32	AVG VALUES:	35	1,862	\$967.31	18,121 (sf)	\$1,687,312	58	\$1,666,512
-------------	----	-------------	----	-------	----------	-------------	-------------	----	-------------

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
356 Covington Road	Los Altos	6	6 1	37	6,713	\$1,549.23	43,520 (sf)	\$10,750,000	30	\$10,400,000	09/05/25
115 Doud Drive	Los Altos	5	4 2	9	4,376	\$1,876.37	24,653 (sf)	\$7,488,000	76	\$8,211,015	09/15/25
1355 Arbor Avenue	Los Altos	5	3 1	7	4,400	\$1,863.64	20,825 (sf)	\$7,998,000	19	\$8,200,000	09/22/25
585 Cherry Avenue	Los Altos	5	5 1	14	3,743	\$1,963.67	9,412 (sf)	\$7,088,000	0	\$7,350,000	09/22/25
1068 Riverside Drive	Los Altos	5	5 1	12	3,992	\$1,723.45	18,843 (sf)	\$7,388,000	0	\$6,880,000	09/04/25
430 San Domingo Way	Los Altos	4	2 0	0	2,530	\$2,173.91	10,253 (sf)	\$5,500,000	54	\$5,500,000	09/16/25
201 Yerba Buena Avenue	Los Altos	4	3 0	13	2,962	\$1,856.85	13,050 (sf)	\$5,788,000	54	\$5,500,000	09/22/25
390 Cherry Avenue	Los Altos	3	2 1	8	1,797	\$3,060.66	12,375 (sf)	\$4,695,000	71	\$5,500,000	09/03/25
1204 Eureka Court	Los Altos	4	3 0	6	2,251	\$2,398.93	12,348 (sf)	\$4,498,000	60	\$5,400,000	09/16/25
1245 Monte Verde Court	Los Altos	4	3 0	8	2,676	\$2,008.59	13,000 (sf)	\$4,799,000	21	\$5,375,000	09/18/25
688 Kingswood Way	Los Altos	4	2 0	6	2,002	\$2,597.40	10,000 (sf)	\$4,150,000	68	\$5,200,000	09/02/25
663 Camellia Way	Los Altos	3	2 1	8	2,044	\$2,407.05	10,080 (sf)	\$4,495,000	69	\$4,920,000	09/10/25
743 Santa Rita Avenue	Los Altos	3	2 1	6	1,962	\$2,497.45	11,200 (sf)	\$4,298,000	76	\$4,900,000	09/22/25
1 Hampton Court	Los Altos	4	2 1	11	2,335	\$2,080.64	10,440 (sf)	\$4,998,000	61	\$4,858,300	09/02/25
1671 Ben Roe Drive	Los Altos	6	4 1	12	2,815	\$1,652.19	9,997 (sf)	\$4,388,000	67	\$4,650,926	09/02/25
861 Riverside Drive	Los Altos	3	2 0	7	2,319	\$1,854.25	11,152 (sf)	\$4,390,000	73	\$4,300,000	09/25/25
384 Cuesta Drive	Los Altos	3	2 0	11	1,534	\$2,770.53	11,662 (sf)	\$3,198,000	74	\$4,250,000	09/30/25
1635 Morton Avenue	Los Altos	3	2 0	4	1,834	\$2,191.93	9,944 (sf)	\$3,500,000	66	\$4,020,000	09/12/25
2040 Longden Circle	Los Altos	4	2 1	7	2,198	\$1,818.70	17,000 (sf)	\$3,888,000	59	\$3,997,500	09/04/25
348 Costello Drive	Los Altos	3	2 0	51	2,064	\$1,894.38	28,500 (sf)	\$3,995,000	64	\$3,910,000	09/08/25
770 Mora Drive	Los Altos	4	2 1	7	2,056	\$1,750.97	10,076 (sf)	\$3,798,000	72	\$3,600,000	09/18/25
1881 Alford Avenue	Los Altos	3	2 0	0	1,316	\$2,659.57	9,750 (sf)	\$3,500,000	72	\$3,500,000	09/05/25
162 Del Monte Avenue	Los Altos	3	2 0	9	1,354	\$2,566.47	5,828 (sf)	\$3,298,000	79	\$3,475,000	09/19/25
673 Orange Avenue	Los Altos	3	2 0	5	1,400	\$2,285.71	6,000 (sf)	\$3,400,000	100	\$3,200,000	09/11/25
1847 Fallen Leaf Lane	Los Altos	4	2 0	16	1,472	\$2,160.33	9,348 (sf)	\$3,385,000	72	\$3,180,000	09/16/25

SOLD

# Listings:	25	AVG VALUES:	11	2,566	\$2,146.52	13,970 (sf)	\$4,986,920	58	\$5,211,110
-------------	----	-------------	----	-------	------------	-------------	-------------	----	-------------

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

PALO ALTO

Res. Single Family

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
840 Lincoln Avenue	Palo Alto	6	6 1	6	8,386	\$2,289.53	20,000 (sf)	\$17,500,000	17	\$19,200,000	09/25/25
1307 University Avenue	Palo Alto	7	8 1	13	7,473	\$1,525.49	15,000 (sf)	\$12,180,000	0	\$11,400,000	09/05/25
1404 Bryant Street	Palo Alto	4	3 1	75	3,450	\$2,133.33	15,000 (sf)	\$7,988,000	110	\$7,360,000	09/05/25
2365 Waverley Street	Palo Alto	4	4 0	105	2,933	\$2,216.16	13,090 (sf)	\$7,488,000	75	\$6,500,000	09/22/25
3618 Laguna Avenue	Palo Alto	6	5 1	5	3,719	\$1,720.89	11,253 (sf)	\$5,988,000	0	\$6,400,000	09/22/25
1020 Channing Ave	Palo Alto	5	3 0	15	3,501	\$1,719.51	7,650 (sf)	\$5,888,000	20	\$6,020,000	09/09/25
1310 Greenwood Avenue	Palo Alto	4	3 1	8	2,332	\$2,572.90	9,720 (sf)	\$5,498,000	79	\$6,000,000	09/08/25
253 Seale Avenue	Palo Alto	4	2 1	19	2,758	\$2,145.76	9,000 (sf)	\$5,988,000	96	\$5,918,000	09/30/25
2526 Webster Street	Palo Alto	4	2 1	8	2,529	\$2,182.68	9,304 (sf)	\$4,858,000	78	\$5,520,000	09/22/25
1021 Fife Avenue	Palo Alto	4	3 0	4	2,131	\$2,580.95	5,000 (sf)	\$5,280,000	21	\$5,500,000	09/19/25
789 University Avenue	Palo Alto	5	4 0	55	3,536	\$1,541.29	9,375 (sf)	\$5,488,000	104	\$5,450,000	09/24/25
757 Homer Avenue	Palo Alto	6	5 1	31	3,234	\$1,631.11	6,000 (sf)	\$4,988,000	120	\$5,275,000	09/25/25
4080 Amaranta Avenue	Palo Alto	3	5 0	10	5,485	\$907.68	21,730 (sf)	\$3,980,000	73	\$4,978,600	09/15/25
1245 Waverley Street	Palo Alto	4	3 0	22	2,661	\$1,850.06	6,000 (sf)	\$4,998,000	123	\$4,923,000	09/22/25
1494 Kings Lane	Palo Alto	5	3 0	33	2,528	\$1,918.51	6,200 (sf)	\$4,798,000	75	\$4,850,000	09/25/25
1021 N California Avenue	Palo Alto	4	3 1	13	2,056	\$2,237.35	6,100 (sf)	\$4,250,000	0	\$4,600,000	09/30/25
1641 Portola Avenue	Palo Alto	4	3 0	8	2,444	\$1,847.38	5,775 (sf)	\$4,488,000	98	\$4,515,000	09/30/25
3179 Stockton Place	Palo Alto	4	2 1	6	2,238	\$2,001.79	6,000 (sf)	\$3,998,000	24	\$4,480,000	09/24/25
3224 Kipling Street	Palo Alto	3	2 0	7	1,721	\$2,469.49	9,211 (sf)	\$3,750,000	74	\$4,250,000	09/08/25
2460 South Court	Palo Alto	3	2 1	7	1,979	\$2,139.97	7,350 (sf)	\$3,788,000	88	\$4,235,000	09/09/25
1470 Channing Avenue	Palo Alto	3	2 0	8	1,832	\$2,183.41	6,729 (sf)	\$3,688,000	68	\$4,000,000	09/12/25
534 Hilbar Lane	Palo Alto	4	2 0	8	1,617	\$2,427.33	6,161 (sf)	\$3,588,000	75	\$3,925,000	09/03/25
665 Towle Way	Palo Alto	5	2 1	6	2,713	\$1,441.95	9,288 (sf)	\$3,995,000	61	\$3,912,000	09/17/25
3767 Cass Way	Palo Alto	4	2 0	3	1,922	\$1,951.09	7,350 (sf)	\$3,390,000	66	\$3,750,000	09/02/25
790 Montrose Avenue	Palo Alto	3	2 0	7	1,744	\$2,110.09	6,040 (sf)	\$2,998,000	71	\$3,680,000	09/05/25
2268 Oberlin Street	Palo Alto	3	2 0	11	1,822	\$1,981.34	6,250 (sf)	\$3,098,888	97	\$3,610,000	09/17/25
2082 Channing Avenue	Palo Alto	4	3 1	94	2,779	\$1,241.45	3,379 (sf)	\$3,550,000	10	\$3,450,000	09/19/25
3329 Ramona Street	Palo Alto	3	1 0	6	1,027	\$3,213.24	6,250 (sf)	\$2,699,000	75	\$3,300,000	09/15/25
2842 Greer Road	Palo Alto	3	2 0	37	1,393	\$2,368.99	6,414 (sf)	\$2,980,000	74	\$3,300,000	09/29/25
622 Wellsbury Way	Palo Alto	3	2 0	6	1,300	\$2,476.92	6,072 (sf)	\$2,998,000	69	\$3,220,000	09/03/25
3160 Waverley Street	Palo Alto	3	2 0	19	1,377	\$2,323.89	7,650 (sf)	\$3,495,000	72	\$3,200,000	09/09/25
942 Ramona Street	Palo Alto	3	3 0	6	1,689	\$1,805.80	4,219 (sf)	\$2,725,000	122	\$3,050,000	09/04/25
3728 Carlson Circle	Palo Alto	6	3 0	10	1,753	\$1,674.27	6,231 (sf)	\$2,658,000	73	\$2,935,000	09/30/25
315 W Meadow Drive	Palo Alto	4	2 0	7	1,710	\$1,701.75	7,200 (sf)	\$2,498,000	65	\$2,910,000	09/19/25
SOLD											
# Listings:	34	AVG VALUES:		20	2,699	\$2,015.69	8,470 (sf)	\$4,927,732	67	\$5,165,194	

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
596 Franklin Street	Mountain View	6	4 3	15	4,718	\$1,216.19	7,007 (sf)	\$5,748,000	0	\$5,738,000	09/26/25
1033 Marilyn Drive	Mountain View	4	3 1	7	2,959	\$1,841.84	10,539 (sf)	\$5,450,000	0	\$5,450,000	09/26/25
3418 Stacey Court	Mountain View	4	2 1	8	2,338	\$1,995.30	8,214 (sf)	\$4,398,000	46	\$4,665,000	09/17/25
1513 Meadow Lane	Mountain View	4	3 1	6	2,206	\$1,933.82	8,421 (sf)	\$3,798,000	71	\$4,266,000	09/30/25
1152 Morton Court	Mountain View	4	2 1	25	2,157	\$1,842.84	8,470 (sf)	\$4,200,000	72	\$3,975,000	09/24/25
95 Centre Street	Mountain View	5	4 0	78	2,758	\$1,232.78	7,440 (sf)	\$3,495,000	74	\$3,400,000	09/16/25
586 Burgoyne Street	Mountain View	4	4 0	13	2,396	\$1,348.08	6,570 (sf)	\$2,980,000	24	\$3,230,000	09/22/25
2188 Yorkshire Way	Mountain View	3	2 0	13	2,048	\$1,474.61	10,080 (sf)	\$3,188,000	76	\$3,020,000	09/18/25
543 Toft Street	Mountain View	3	2 0	16	1,489	\$1,816.66	5,100 (sf)	\$2,575,000	77	\$2,705,000	09/08/25
929 Rincon Street	Mountain View	3	2 1	6	1,679	\$1,598.57	2,047 (sf)	\$2,398,000	16	\$2,684,000	09/18/25
787 San Clemente Way	Mountain View	5	2 1	6	1,950	\$1,225.19	6,200 (sf)	\$2,398,000	61	\$2,389,118	09/16/25
945 San Ramon Court	Mountain View	4	2 0	4	1,574	\$1,493.01	8,137 (sf)	\$1,998,000	61	\$2,350,000	09/03/25
1789 Elsie Avenue	Mountain View	3	2 0	7	1,331	\$1,739.29	5,600 (sf)	\$2,199,000	75	\$2,315,000	09/12/25
304 Windmill Park Lane	Mountain View	3	2 0	9	1,538	\$1,495.45	4,290 (sf)	\$2,298,000	37	\$2,300,000	09/11/25
526 Victory Avenue	Mountain View	3	2 0	0	1,116	\$1,915.17	5,000 (sf)	\$2,137,330	71	\$2,137,330	09/24/25
234 Houghton Street	Mountain View	2	2 1	6	1,258	\$1,675.68	2,612 (sf)	\$1,899,000	30	\$2,108,000	09/12/25
2381 Adele Avenue	Mountain View	3	2 0	58	1,384	\$1,445.09	6,000 (sf)	\$2,199,999	67	\$2,000,000	09/22/25
185 Hamwood Terrace	Mountain View	3	3 1	41	1,612	\$992.56	1,512 (sf)	\$1,698,000	18	\$1,600,000	09/15/25
1913 W Middlefield Road	Mountain View	3	2 0	25	1,410	\$1,099.29	6,408 (sf)	\$1,800,000	99	\$1,550,000	09/01/25
2133 University Avenue	Mountain View	3	1 0	14	960	\$1,562.50	4,165 (sf)	\$1,488,000	87	\$1,500,000	09/29/25
SOLD											
# Listings:	20	AVG VALUES:		18	1,944	\$1,547.19	6,191 (sf)	\$2,917,266	53	\$2,969,122	

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

SUNNYVALE

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1454 Kyle Court	Sunnyvale	5	3 0	8	2,548	\$1,556.12	9,100 (sf)	\$3,648,000	64	\$3,965,000	09/08/25
709 Vinemable Terrace	Sunnyvale	4	4 1	20	2,983	\$1,233.66	3,744 (sf)	\$3,588,000	5	\$3,680,000	09/16/25
1514 Samedra Street	Sunnyvale	4	2 0	6	1,950	\$1,871.79	9,975 (sf)	\$2,899,000	68	\$3,650,000	09/08/25
892 W Knickerbocker Drive	Sunnyvale	3	2 1	11	2,146	\$1,662.63	8,500 (sf)	\$2,789,000	50	\$3,568,000	09/16/25
1425 Franchere Place	Sunnyvale	4	3 0	8	1,746	\$2,004.58	7,597 (sf)	\$2,998,000	69	\$3,500,000	09/03/25
814 Gail Avenue	Sunnyvale	3	2 0	9	2,234	\$1,521.93	10,087 (sf)	\$2,995,000	72	\$3,400,000	09/05/25
1650 Edmonton Avenue	Sunnyvale	4	2 0	34	1,782	\$1,865.88	8,464 (sf)	\$3,369,000	67	\$3,325,000	09/05/25
1526 Bedford Avenue	Sunnyvale	4	2 0	10	1,889	\$1,748.54	8,580 (sf)	\$3,398,888	68	\$3,303,000	09/03/25
1339 Lennox Way	Sunnyvale	4	2 0	13	1,989	\$1,623.93	8,208 (sf)	\$2,998,000	55	\$3,230,000	09/16/25
907 Bainbridge Ct	Sunnyvale	4	2 0	20	1,481	\$2,150.57	7,200 (sf)	\$2,999,000	68	\$3,185,000	09/15/25
1580 Benton Street	Sunnyvale	5	3 0	5	2,295	\$1,361.66	6,200 (sf)	\$3,000,000	57	\$3,125,000	09/15/25
1156 Shenandoah Drive	Sunnyvale	4	2 0	8	1,960	\$1,589.29	8,064 (sf)	\$2,928,000	65	\$3,115,000	09/18/25
992 Planetree Place	Sunnyvale	4	3 0	9	1,702	\$1,763.15	5,225 (sf)	\$2,388,888	63	\$3,000,888	09/19/25
1010 La Salle Drive	Sunnyvale	4	2 0	7	1,816	\$1,586.99	10,117 (sf)	\$2,998,000	67	\$2,881,980	09/04/25
1204 Navlet Court	Sunnyvale	4	2 0	10	1,752	\$1,602.74	7,770 (sf)	\$2,828,000	65	\$2,808,000	09/10/25
856 Hydrangea Court	Sunnyvale	4	2 1	8	1,992	\$1,405.62	6,380 (sf)	\$2,488,000	60	\$2,800,000	09/16/25
788 Mayten Tree Court	Sunnyvale	4	2 0	7	1,790	\$1,564.25	6,222 (sf)	\$2,288,888	62	\$2,800,000	09/22/25
659 Torrington Drive	Sunnyvale	4	2 0	48	1,920	\$1,453.13	7,027 (sf)	\$2,798,000	66	\$2,790,000	09/02/25
1598 Benton Street	Sunnyvale	3	2 0	7	1,619	\$1,686.23	6,200 (sf)	\$2,488,000	58	\$2,730,000	09/09/25
811 Peekskill Drive	Sunnyvale	4	2 0	10	1,811	\$1,488.13	6,700 (sf)	\$2,695,000	63	\$2,695,000	09/24/25
1173 Myrtle Dr	Sunnyvale	4	3 0	37	1,842	\$1,459.28	5,500 (sf)	\$2,699,000	70	\$2,688,000	09/18/25
905 W Cardinal Drive	Sunnyvale	3	2 0	10	1,390	\$1,892.09	6,300 (sf)	\$2,299,000	71	\$2,630,000	09/05/25
543 Crawford Drive	Sunnyvale	3	1 1	9	1,246	\$2,046.55	9,000 (sf)	\$2,099,000	69	\$2,550,000	09/05/25
749 W Remington Drive	Sunnyvale	4	2 0	36	1,570	\$1,579.62	6,700 (sf)	\$2,550,000	63	\$2,480,000	09/29/25
573 Worley Ave.	Sunnyvale	4	2 1	4	1,783	\$1,388.11	4,998 (sf)	\$2,349,000	72	\$2,475,000	09/11/25
985 Reed Avenue	Sunnyvale	4	2 0	156	1,795	\$1,337.05	6,534 (sf)	\$2,388,000	55	\$2,400,000	09/15/25
949 Bidwell Ave	Sunnyvale	3	2 0	12	1,210	\$1,900.83	6,270 (sf)	\$1,998,000	69	\$2,300,000	09/29/25
956 Bryant Way	Sunnyvale	3	2 0	40	1,354	\$1,639.59	8,700 (sf)	\$2,349,000	75	\$2,220,000	09/23/25
362 N Murphy Avenue	Sunnyvale	3	2 1	7	1,541	\$1,375.73	7,280 (sf)	\$1,999,888	83	\$2,120,000	09/26/25
1625 S Wolfe Road	Sunnyvale	3	2 0	6	1,064	\$1,879.70	5,712 (sf)	\$1,780,000	66	\$2,000,000	09/16/25
241 E Taylor	Sunnyvale	3	2 0	5	1,534	\$1,179.92	5,700 (sf)	\$1,798,000	77	\$1,810,000	09/16/25
310 Jackson Street	Sunnyvale	3	2 0	2	1,965	\$877.86	6,875 (sf)	\$1,775,000	77	\$1,725,000	09/22/25
143 Florence Street	Sunnyvale	2	1 0	92	936	\$1,837.39	6,000 (sf)	\$1,850,000	83	\$1,719,800	09/08/25
551 Bryan Avenue	Sunnyvale	2	1 0	12	1,226	\$1,386.62	5,400 (sf)	\$1,599,999	77	\$1,700,000	09/08/25
693 Madrone Avenue	Sunnyvale	3	1 1	21	1,092	\$1,492.67	5,000 (sf)	\$1,695,000	72	\$1,630,000	09/19/25
779 San Pablo Avenue	Sunnyvale	3	1 1	6	1,112	\$1,456.83	4,950 (sf)	\$1,579,000	71	\$1,620,000	09/25/25
176 Garner Drive	Sunnyvale	4	3 0	20	1,647	\$880.39	5,000 (sf)	\$1,625,888	71	\$1,450,000	09/15/25
1374 Socorro Avenue	Sunnyvale	3	2 0	0	1,000	\$1,420.00	5,500 (sf)	\$1,420,000	69	\$1,420,000	09/12/25

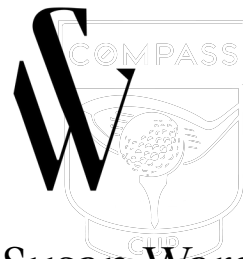
SOLD

# Listings:	38	AVG VALUES:	19	1,703	\$1,572.92	6,915 (sf)	\$2,485,169	66	\$2,644,465
-------------	----	-------------	----	-------	------------	------------	-------------	----	-------------

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

REALTOR® | DRE 01955771

susan.ward@compass.com

M: 408.384.1351