

COMPASS

MONTHLY MARKET DATA REPORT OF
SOLD PROPERTIES BY CITY
FEBRUARY

BY SUSAN WARD



Susan Ward

COMPASS

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
15681 Kennedy Road	Los Gatos	8	10 1	202	12,405	\$914.95	3.58 (a)	\$12,888,888	34	\$11,350,000	02/06/26
16484 S Kennedy Road	Los Gatos	6	7 1	0	6,387	\$920.63	2.16 (a)	\$5,880,070	0	\$5,880,070	02/19/26
15955 Cerro Vista Court	Los Gatos	4	3 1	13	5,033	\$1,132.53	1.08 (a)	\$5,599,000	34	\$5,700,000	02/19/26
15393 Via Caballero	Monte Sereno	5	4 1	8	3,922	\$1,427.84	23,142 (sf)	\$5,750,000	61	\$5,600,000	02/06/26
110 Lansberry Court	Los Gatos	4	3 1	0	2,610	\$1,830.46	8,010 (sf)	\$4,700,000	56	\$4,777,500	02/24/26
108 Teresita Way	Los Gatos	5	4 0	7	3,831	\$1,226.83	31,200 (sf)	\$4,449,000	59	\$4,700,000	02/09/26
15681 Camino Del Cerro	Los Gatos	5	3 1	3	3,060	\$1,437.91	12,405 (sf)	\$4,149,000	83	\$4,400,000	02/18/26
247 Edelen Avenue	Los Gatos	3	2 1	8	2,100	\$2,047.62	6,050 (sf)	\$4,250,000	41	\$4,300,000	02/25/26
141 Wheeler Avenue	Los Gatos	3	2 1	0	1,620	\$2,592.59	22,490 (sf)	\$4,200,000	66	\$4,200,000	02/24/26
16125 Hillvale Avenue	Monte Sereno	4	3 1	0	2,895	\$1,390.33	53 (sf)	\$4,025,000	75	\$4,025,000	02/03/26
14764 Golf Links Drive	Los Gatos	3	2 1	2	2,586	\$1,477.18	12,376 (sf)	\$3,948,000	68	\$3,820,000	02/19/26
119 Boyer Lane	Los Gatos	3	2 1	8	2,368	\$1,478.04	3,920 (sf)	\$3,000,000	25	\$3,500,000	02/18/26
16760 Magneson Loop	Los Gatos	3	3 0	4	1,784	\$1,765.70	8,145 (sf)	\$3,199,000	94	\$3,150,000	02/20/26
251 Old Adobe Road	Los Gatos	3	2 1	6	2,029	\$1,527.85	10,540 (sf)	\$2,898,000	64	\$3,100,000	02/17/26
126 Central Avenue	Los Gatos	4	2 1	26	2,276	\$1,307.12	7,020 (sf)	\$3,100,000	66	\$2,975,000	02/11/26
120 Pinta Court	Los Gatos	4	2 1	128	2,780	\$935.25	30,000 (sf)	\$2,600,000	58	\$2,600,000	02/02/26
200 Westchester Drive	Los Gatos	4	3 0	259	2,258	\$1,062.89	13,837 (sf)	\$2,595,000	56	\$2,400,000	02/11/26
256 Los Gatos Boulevard	Los Gatos	5	4 2	9	2,511	\$939.86	7,250 (sf)	\$2,399,000	127	\$2,360,000	02/27/26
211 Drakes Bay Avenue	Los Gatos	3	2 0	5	1,584	\$1,483.59	5,460 (sf)	\$2,088,000	49	\$2,350,000	02/11/26
16000 Blossom Hill Road	Los Gatos	3	2 0	7	1,674	\$1,344.09	11,571 (sf)	\$1,750,000	72	\$2,250,000	02/23/26
105 Hildebrand Drive	Los Gatos	4	2 1	17	1,938	\$1,160.99	2,124 (sf)	\$2,249,000	4	\$2,250,000	02/06/26
15245 Francis Oaks Way	Los Gatos	2	1 1	7	1,180	\$1,885.59	1.37 (a)	\$2,100,000	70	\$2,225,000	02/23/26

SOLD

# Listings:	22	AVG VALUES:		33	3,129	\$1,422.27	26,030 (sf)	\$3,991,680	57	\$3,996,026	
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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

SARATOGA

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
16140 Matilija Drive	Los Gatos	6	6 2	8	7,370	\$1,492.54	1.04 (a)	\$9,600,000	70	\$11,000,000	02/11/26
14685 Horseshoe Drive	Saratoga	5	5 1	327	4,294	\$1,863.06	11,660 (sf)	\$7,500,000	1	\$8,000,000	02/12/26
19654 Three Oaks Way	Saratoga	5	4 1	0	4,386	\$1,754.45	1.12 (a)	\$7,695,000	0	\$7,695,000	02/25/26
18800 Bella Vina	Saratoga	4	5 1	6	4,929	\$1,461.41	1.14 (a)	\$6,788,000	29	\$7,203,300	02/13/26
21193 Michaels Drive	Saratoga	4	3 0	58	3,824	\$1,366.37	1.28 (a)	\$5,250,000	48	\$5,225,000	02/11/26
11915 Shadybrook Court	Saratoga	4	4 0	7	4,107	\$1,193.08	19,800 (sf)	\$3,999,950	71	\$4,900,000	02/26/26
13312 Via Madronas Drive	Saratoga	4	2 0	0	2,174	\$2,012.42	14,125 (sf)	\$3,888,000	64	\$4,375,000	02/18/26
19628 Via Monte Drive	Saratoga	5	3 0	0	2,575	\$1,656.31	16,137 (sf)	\$3,999,888	63	\$4,265,000	02/11/26
13010 Glen Brae Drive	Saratoga	4	3 1	158	2,812	\$1,315.79	14,033 (sf)	\$3,995,888	57	\$3,700,000	02/06/26
15050 Oriole Road	Saratoga	5	4 0	146	3,939	\$906.32	1.01 (a)	\$3,600,000	74	\$3,570,000	02/27/26
18336 Swarthmore Drive	Saratoga	4	3 0	5	2,182	\$1,551.33	8,040 (sf)	\$2,998,000	71	\$3,385,000	02/12/26
18747 Martha Avenue	Saratoga	3	2 1	0	2,012	\$1,571.82	10,000 (sf)	\$3,162,500	75	\$3,162,500	02/23/26

SOLD

# Listings:	12	AVG VALUES:	60	3,717	\$1,512.08	28,124 (sf)	\$5,206,436	52	\$5,540,067
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COMPASS

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
504 Century Drive	Campbell	4	3 0	8	1,856	\$1,751.08	8,250 (sf)	\$2,788,000	2	\$3,250,000	02/20/26
371 N Milton Avenue	Campbell	4	3 0	9	2,129	\$1,503.05	9,808 (sf)	\$3,150,000	75	\$3,200,000	02/09/26
1089 Audrey Avenue	Campbell	6	4 0	89	2,858	\$1,084.67	10,950 (sf)	\$3,298,880	78	\$3,100,000	02/24/26
665 Hawthorne Avenue	Campbell	5	5 0	92	3,117	\$962.46	9,749 (sf)	\$2,999,999	79	\$2,999,999	02/04/26
240 Victor Avenue	Campbell	3	2 0	8	1,370	\$1,773.72	6,014 (sf)	\$1,999,900	69	\$2,430,000	02/20/26
3294 Pearlton Drive	San Jose	3	2 0	3	1,754	\$1,376.85	8,288 (sf)	\$2,249,000	63	\$2,415,000	02/09/26
2036 Paseo Olivos Court	San Jose	3	2 0	6	1,302	\$1,774.96	8,248 (sf)	\$1,850,000	65	\$2,311,000	02/09/26
4758 Alex Drive	San Jose	4	2 0	0	1,600	\$1,437.50	5,600 (sf)	\$2,300,000	63	\$2,300,000	02/17/26
4965 Kingston Way	San Jose	3	2 0	6	1,110	\$1,963.96	5,985 (sf)	\$2,000,000	65	\$2,180,000	02/09/26
333 W Rincon Avenue	Campbell	4	4 0	6	2,027	\$1,050.81	9,015 (sf)	\$1,990,000	105	\$2,130,000	02/09/26
5035 Grimsby Dr	San Jose	5	2 1	12	1,557	\$1,348.75	5,500 (sf)	\$1,888,888	61	\$2,100,000	02/19/26
3230 Acorn Way	San Jose	2	1 0	8	905	\$2,220.99	9,375 (sf)	\$1,780,000	74	\$2,010,000	02/27/26
1094 Denver Drive	Campbell	3	2 0	4	1,144	\$1,748.25	6,882 (sf)	\$1,749,000	68	\$2,000,000	02/02/26
4273 Mckinnon Drive	San Jose	3	2 0	6	1,407	\$1,336.18	6,000 (sf)	\$1,598,000	67	\$1,880,000	02/05/26
1040 Linda Drive	Campbell	4	2 0	9	1,191	\$1,574.31	6,693 (sf)	\$1,899,000	64	\$1,875,000	02/18/26
1732 Fallbrook Avenue	San Jose	4	2 0	7	1,397	\$1,324.98	6,200 (sf)	\$1,688,000	68	\$1,851,000	02/18/26
2501 Tolworth Drive	San Jose	4	2 0	7	1,527	\$1,211.53	6,633 (sf)	\$1,698,000	65	\$1,850,000	02/17/26
271 N Central Avenue	Campbell	3	1 0	5	1,056	\$1,712.12	7,000 (sf)	\$1,699,000	125	\$1,808,000	02/18/26
1333 Klamath Drive	San Jose	3	2 0	7	1,144	\$1,507.87	6,039 (sf)	\$1,525,000	68	\$1,725,000	02/20/26
1370 Saratoga Avenue	San Jose	3	1 0	125	1,128	\$1,520.39	10,125 (sf)	\$1,888,888	73	\$1,715,000	02/20/26
1364 Saratoga Avenue	San Jose	3	1 0	125	1,128	\$1,520.39	10,125 (sf)	\$1,888,888	73	\$1,715,000	02/20/26
68 Page Street	Campbell	3	3 0	11	1,471	\$1,162.47	3,360 (sf)	\$1,699,000	1	\$1,710,000	02/19/26
733 S San Tomas Aquino Road	Campbell	2	1 0	18	1,003	\$1,695.91	9,100 (sf)	\$1,400,000	80	\$1,701,000	02/19/26
2487 Redbud Court	San Jose	3	2 0	5	1,392	\$1,149.43	6,650 (sf)	\$1,398,000	48	\$1,600,000	02/05/26

SOLD

Listings: **24** **AVG VALUES:** **24** **1,524** **\$1,488.03** **7,566 (sf)** **\$2,017,727** **67** **\$2,160,667**

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

WILLOW GLEN

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1085 Camino Ramon	San Jose	6	4 1	7	3,974	\$1,031.71	12,198 (sf)	\$3,850,000	125	\$4,100,000	02/10/26
1806 Cottle Avenue	San Jose	4	3 1	20	2,825	\$1,256.64	7,150 (sf)	\$3,398,888	1	\$3,550,000	02/23/26
1544 De Anza Way	San Jose	5	3 0	15	2,700	\$1,175.93	6,900 (sf)	\$3,298,000	0	\$3,175,000	02/23/26
1232 Delmas Avenue	San Jose	4	3 0	8	3,368	\$905.58	7,500 (sf)	\$2,899,000	7	\$3,050,000	02/20/26
1492 Robsheal Drive	San Jose	5	3 0	6	2,722	\$1,069.54	9,200 (sf)	\$2,799,888	56	\$2,911,277	02/23/26
1506 Robsheal Drive	San Jose	3	2 1	4	2,288	\$1,245.63	9,200 (sf)	\$2,599,000	56	\$2,850,000	02/27/26
2249 Gundersen Drive	San Jose	3	2 1	7	2,263	\$1,237.30	11,466 (sf)	\$2,699,000	62	\$2,800,000	02/24/26
1926 Shulman Avenue	San Jose	3	2 1	7	2,192	\$1,241.79	9,539 (sf)	\$2,300,000	65	\$2,722,000	02/13/26
2256 Fairhill Lane	San Jose	4	2 1	8	1,755	\$1,481.48	6,000 (sf)	\$2,650,000	68	\$2,600,000	02/12/26
1617 Fairwood Avenue	San Jose	4	2 0	17	1,755	\$1,425.07	6,695 (sf)	\$2,350,000	68	\$2,501,000	02/26/26
2606 Hill Park Drive	San Jose	5	2 1	0	2,461	\$1,015.85	10,519 (sf)	\$2,500,000	62	\$2,500,000	02/19/26
1725 Lincoln Avenue	San Jose	4	3 0	4	2,118	\$1,156.75	6,615 (sf)	\$2,200,000	99	\$2,450,000	02/09/26
2265 Fairhill Lane	San Jose	4	2 0	6	1,755	\$1,367.52	6,000 (sf)	\$2,400,000	67	\$2,400,000	02/26/26
1829 Cabana Drive	San Jose	3	1 1	171	1,608	\$1,467.66	9,625 (sf)	\$2,495,000	73	\$2,360,000	02/03/26
2638 Park Wilshire Drive	San Jose	5	3 0	6	2,739	\$857.98	6,324 (sf)	\$2,024,000	63	\$2,350,000	02/27/26
2495 Malaga Drive	San Jose	4	2 1	53	1,678	\$1,340.88	6,313 (sf)	\$2,199,800	64	\$2,250,000	02/04/26
2605 Briarwood Drive	San Jose	3	2 1	3	1,857	\$1,198.17	6,300 (sf)	\$2,000,000	65	\$2,225,000	02/27/26
1037 Hazelwood	San Jose	3	2 0	7	1,715	\$1,282.80	5,824 (sf)	\$2,098,000	86	\$2,200,000	02/27/26
2902 Hidalgo Court	San Jose	3	2 0	9	1,584	\$1,373.74	7,700 (sf)	\$1,999,000	64	\$2,176,000	02/05/26
860 Buchser Way	San Jose	3	2 1	6	1,853	\$1,098.22	6,890 (sf)	\$1,900,000	56	\$2,035,000	02/23/26
1556 Creek Drive	San Jose	4	2 1	14	1,887	\$1,075.19	6,090 (sf)	\$1,850,000	61	\$2,028,888	02/09/26
1635 Trona Way	San Jose	3	2 1	6	1,584	\$1,256.94	6,300 (sf)	\$1,778,000	65	\$1,991,000	02/19/26
1218 Roycott Way	San Jose	3	2 0	0	1,762	\$1,078.32	7,280 (sf)	\$1,900,000	73	\$1,900,000	02/20/26
1571 Hicks Avenue	San Jose	3	2 0	8	1,707	\$1,113.06	7,405 (sf)	\$1,750,000	75	\$1,900,000	02/26/26
827 Riverside Drive	San Jose	3	3 0	10	1,486	\$1,244.95	7,140 (sf)	\$1,775,000	78	\$1,850,000	02/13/26
1543 Santa Maria Avenue	San Jose	3	1 0	0	1,258	\$1,470.59	6,900 (sf)	\$1,849,000	78	\$1,850,000	02/09/26
1306 Glenwood Avenue	San Jose	3	1 1	8	1,530	\$1,143.79	4,930 (sf)	\$1,588,000	93	\$1,750,000	02/27/26
2764 Bungalow Court	San Jose	4	2 1	6	1,949	\$897.90	3,010 (sf)	\$1,648,888	26	\$1,750,000	02/27/26
1828 Nestorita Way	San Jose	3	2 0	21	1,446	\$1,179.11	6,825 (sf)	\$1,729,995	68	\$1,705,000	02/04/26
1152 Curtner Avenue	San Jose	4	2 0	54	2,100	\$803.81	7,475 (sf)	\$1,688,000	78	\$1,688,000	02/24/26
1727 Willowhurst Avenue	San Jose	2	1 1	7	1,421	\$1,185.78	6,250 (sf)	\$1,450,000	88	\$1,685,000	02/17/26
1674 Husted Avenue	San Jose	3	2 0	3	1,296	\$1,292.44	6,588 (sf)	\$1,550,000	64	\$1,675,000	02/03/26
1148 Willow Glen Way	San Jose	2	2 0	0	1,303	\$1,266.31	4,361 (sf)	\$1,699,000	88	\$1,650,000	02/11/26
2863 Rubino Cir	San Jose	4	2 1	11	1,889	\$820.54	3,355 (sf)	\$1,450,000	27	\$1,550,000	02/17/26
462 Marshall Avenue	San Jose	3	2 0	9	1,235	\$1,232.39	5,400 (sf)	\$1,388,000	68	\$1,522,000	02/05/26
2637 Coit Drive	San Jose	3	2 0	10	1,066	\$1,275.80	5,500 (sf)	\$1,500,000	70	\$1,360,000	02/20/26
1934 Kirkland Avenue	San Jose	2	1 0	0	891	\$1,487.09	6,000 (sf)	\$1,325,000	76	\$1,325,000	02/19/26
715 Harrison St	San Jose	2	2 0	33	1,141	\$1,139.35	6,996 (sf)	\$1,350,000	76	\$1,300,000	02/23/26
841 Willis Avenue	San Jose	3	1 1	116	1,344	\$892.86	7,400 (sf)	\$1,199,000	115	\$1,200,000	02/06/26
89 Lester Avenue	San Jose	2	1 0	12	698	\$1,669.05	5,590 (sf)	\$1,195,000	101	\$1,165,000	02/17/26
1528 Minnesota Avenue	San Jose	2	1 0	27	1,032	\$1,065.89	7,488 (sf)	\$1,000,000	85	\$1,100,000	02/19/26

SOLD

Listings: 41 AVG VALUES: 18 1,835 \$1,190.77 6,981 (sf) \$2,032,255 67 \$2,125,614

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
156 Knightshaven Way	San Jose	4	3 0	7	2,330	\$729.61	8,400 (sf)	\$1,520,888	35	\$1,700,000	02/25/26
448 River Rock Court	San Jose	3	2 1	6	1,704	\$880.28	4,297 (sf)	\$1,450,000	31	\$1,500,000	02/06/26
182 Agustin Narvaez Street	San Jose	4	3 1	12	2,170	\$672.81	2,079 (sf)	\$1,399,888	6	\$1,460,001	02/13/26
328 Heritage View Terrace	San Jose	3	2 1	5	1,776	\$734.80	1,546 (sf)	\$1,260,000	22	\$1,305,000	02/05/26
445 S 22Nd St	San Jose	4	2 1	98	2,199	\$577.54	3,608 (sf)	\$1,300,000	20	\$1,270,000	02/25/26
2997 Samaria Pl	San Jose	4	2 1	7	1,811	\$684.70	3,128 (sf)	\$999,000	28	\$1,240,000	02/09/26
2786 Plumas Drive	San Jose	4	2 0	39	1,418	\$863.89	6,380 (sf)	\$1,329,888	59	\$1,225,000	02/20/26
2935 Durant Avenue	San Jose	4	3 0	4	1,688	\$710.90	5,300 (sf)	\$1,200,000	64	\$1,200,000	02/26/26
354 Heritage View Terrace	San Jose	2	2 1	5	1,690	\$710.06	1,396 (sf)	\$1,198,000	22	\$1,200,000	02/09/26
175 Page Mill Drive	San Jose	4	2 1	18	1,732	\$657.04	5,663 (sf)	\$1,128,000	62	\$1,138,000	02/05/26
1582 Trieste Way	San Jose	4	2 1	12	1,408	\$794.03	3,960 (sf)	\$1,098,000	49	\$1,118,000	02/06/26
570 Continental Drive	San Jose	3	2 0	37	1,137	\$923.48	5,200 (sf)	\$1,095,000	67	\$1,050,000	02/02/26
434 Mignot Lane	San Jose	4	2 0	18	1,215	\$823.05	5,350 (sf)	\$998,888	66	\$1,000,000	02/12/26
458 Southside Drive	San Jose	4	2 0	9	1,241	\$791.30	5,049 (sf)	\$888,888	66	\$982,000	02/18/26
563 Oldbrook Court	San Jose	4	2 0	6	1,220	\$768.85	6,104 (sf)	\$850,000	53	\$938,000	02/10/26
558 Mekler Court	San Jose	3	2 0	0	1,180	\$741.53	3,960 (sf)	\$875,000	47	\$875,000	02/03/26
691 Lotus Street	San Jose	3	1 1	1	1,710	\$479.53	7,414 (sf)	\$799,000	71	\$820,000	02/25/26
2034 Bikini Avenue	San Jose	3	1 0	4	1,061	\$754.95	2,600 (sf)	\$693,000	52	\$801,000	02/04/26

SOLD

# Listings:	18	AVG VALUES:	16	1,594	\$738.80	4,524 (sf)	\$1,115,747	46	\$1,156,778
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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
151 Blackpoint Lane	Santa Cruz	3	2 0	76	2,353	\$2,401.19	18,992 (sf)	\$5,950,000	58	\$5,650,000	02/05/26
420 Bonnie Brae	Santa Cruz	5	4 1	270	5,123	\$866.39	4.86 (a)	\$4,500,000	17	\$4,438,500	02/20/26
4790 Opal Cliff Drive	Santa Cruz	3	2 1	0	1,969	\$1,927.37	8,799 (sf)	\$3,995,000	72	\$3,795,000	02/06/26
1212 Laurent Street	Santa Cruz	3	3 1	11	3,350	\$1,038.81	12,589 (sf)	\$3,695,000	42	\$3,480,000	02/25/26
100 Bay Crest Road	Santa Cruz	3	3 1	100	2,454	\$1,385.49	2,614 (sf)	\$3,497,750	3	\$3,400,000	02/19/26
1310 Escalona Drive	Santa Cruz	4	3 1	22	3,386	\$875.66	10,846 (sf)	\$2,998,000	75	\$2,965,000	02/27/26
131 Spring Street	Santa Cruz	3	1 1	7	1,996	\$1,072.14	14,462 (sf)	\$1,619,500	67	\$2,140,000	02/20/26
158 Belvedere Terrace	Santa Cruz	2	2 0	11	2,535	\$749.51	5,053 (sf)	\$1,699,000	73	\$1,900,000	02/19/26
2-1130 E Cliff Drive	Santa Cruz	4	2 0	203	3,649	\$486.43	4,530 (sf)	\$1,999,999	121	\$1,775,000	02/25/26
148 Myrtle Street	Santa Cruz	5	3 0	104	2,290	\$764.19	5,009 (sf)	\$1,798,000	51	\$1,750,000	02/27/26
419 Linden Street	Santa Cruz	3	2 0	9	2,070	\$772.95	12,632 (sf)	\$1,425,000	28	\$1,600,000	02/20/26
3200 Axford Road	Santa Cruz	3	3 0	14	2,063	\$775.08	6,534 (sf)	\$1,599,000	33	\$1,599,000	02/17/26
1612 Escalona Drive	Santa Cruz	3	1 0	119	1,390	\$1,097.12	7,057 (sf)	\$1,549,000	74	\$1,525,000	02/11/26
2304 Mattison Lane	Santa Cruz	3	2 0	81	1,355	\$1,014.76	6,273 (sf)	\$1,395,000	57	\$1,375,000	02/02/26
2027 Koopmans Avenue	Santa Cruz	3	2 0	8	1,393	\$976.31	6,578 (sf)	\$1,075,000	42	\$1,360,000	02/23/26
128 Mcmillan Drive	Santa Cruz	4	2 1	33	1,733	\$780.44	9,148 (sf)	\$1,399,000	48	\$1,352,500	02/02/26
124 Western Court	Santa Cruz	3	2 0	5	1,432	\$935.75	5,009 (sf)	\$1,275,000	52	\$1,340,000	02/23/26
462 Hampstead Way	Santa Cruz	3	2 0	8	1,416	\$939.27	4,443 (sf)	\$1,250,000	73	\$1,330,000	02/05/26
108 Jessie Street	Santa Cruz	3	2 0	7	1,468	\$885.56	3,510 (sf)	\$1,295,000	49	\$1,300,000	02/18/26
133 Washburn Avenue	Santa Cruz	2	1 0	21	1,004	\$1,245.02	3,302 (sf)	\$1,350,000	93	\$1,250,000	02/24/26
336 Dakota Avenue	Santa Cruz	2	1 0	6	988	\$1,179.15	6,621 (sf)	\$1,149,000	86	\$1,165,000	02/18/26
510 Warren Drive	Santa Cruz	3	2 1	0	2,719	\$422.95	5.28 (a)	\$1,220,000	48	\$1,150,000	02/14/26
298 Vine Hill Road	Santa Cruz	4	2 0	29	2,702	\$419.13	2.14 (a)	\$1,199,000	48	\$1,132,500	02/20/26
134 May Avenue	Santa Cruz	2	2 0	58	1,134	\$995.59	4,530 (sf)	\$1,129,000	62	\$1,129,000	02/09/26
919 Paget Avenue	Santa Cruz	3	2 0	98	1,470	\$714.29	4,443 (sf)	\$1,050,000	43	\$1,050,000	02/11/26
1122 Seabright Avenue	Santa Cruz	3	1 0	134	946	\$1,106.77	3,311 (sf)	\$1,070,000	89	\$1,047,000	02/27/26
218 Wilkes Circle	Santa Cruz	1	1 0	9	653	\$1,542.88	3,659 (sf)	\$995,000	76	\$1,007,500	02/17/26
252 Nichols Drive	Santa Cruz	3	2 0	0	1,654	\$604.59	22,521 (sf)	\$1,049,000	42	\$1,000,000	02/10/26
223 Button Street	Santa Cruz	2	1 1	4	1,068	\$807.12	2,222 (sf)	\$869,000	22	\$862,000	02/10/26
208 Mountain View Avenue	Santa Cruz	1	1 0	7	566	\$1,330.39	2,091 (sf)	\$699,900	108	\$753,000	02/24/26
323 Broadway #A1	Santa Cruz	2	2 0	8	1,165	\$622.32	1,002 (sf)	\$725,000	46	\$725,000	02/20/26

SOLD

# Listings:	31	AVG VALUES:	47	1,919	\$991.44	23,630 (sf)	\$1,823,198	58	\$1,817,613
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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

LOS ALTOS

Res. Single Family

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
506 Panchita Way	Los Altos	6	5 1	7	3,719	\$2,285.56	10,175 (sf)	\$8,498,000	0	\$8,500,000	02/10/26
1669 Whitham Avenue	Los Altos	5	5 1	6	4,967	\$1,660.96	24,829 (sf)	\$8,250,000	7	\$8,250,000	02/07/26
124 Osage Avenue	Los Altos	7	3 0	9	2,874	\$2,506.26	19,740 (sf)	\$5,495,000	70	\$7,203,000	02/11/26
1901 Alford Avenue	Los Altos	6	5 1	6	4,633	\$1,554.07	14,862 (sf)	\$6,998,000	1	\$7,200,000	02/11/26
1225 Altamead Drive	Los Altos	5	3 1	7	3,090	\$2,071.20	10,054 (sf)	\$5,999,888	12	\$6,400,000	02/17/26
941 Berry Avenue	Los Altos	4	4 1	15	4,756	\$1,315.18	13,329 (sf)	\$5,998,000	30	\$6,255,000	02/23/26
520 E Edith Avenue	Los Altos	5	3 2	8	4,038	\$1,545.32	12,800 (sf)	\$5,395,000	39	\$6,240,000	02/24/26
1686 Parkhills Avenue	Los Altos	6	6 0	7	3,661	\$1,638.90	9,375 (sf)	\$5,888,000	2	\$6,000,000	02/18/26
643 Jay Street	Los Altos	5	2 1	8	1,408	\$4,190.34	19,900 (sf)	\$4,995,000	76	\$5,900,000	02/17/26
6 Cypress Court	Los Altos	5	3 2	82	4,495	\$1,312.57	18,150 (sf)	\$5,600,000	107	\$5,900,000	02/18/26
730 Raymundo Avenue	Los Altos	3	2 0	1	1,829	\$3,143.79	17,500 (sf)	\$4,998,000	75	\$5,750,000	02/17/26
1808 Alford Avenue	Los Altos	4	3 0	4	3,099	\$1,790.90	9,438 (sf)	\$4,988,000	28	\$5,550,000	02/24/26
260 Trianon Way	Los Altos	4	3 0	8	2,404	\$2,287.85	11,070 (sf)	\$4,798,000	63	\$5,500,000	02/26/26
706 University Avenue	Los Altos	3	3 0	88	1,944	\$2,788.07	14,178 (sf)	\$5,498,000	74	\$5,420,000	02/18/26
999 Hayman Place	Los Altos	4	2 1	10	2,541	\$2,066.12	11,100 (sf)	\$4,498,000	51	\$5,250,000	02/03/26
446 Lerida Avenue	Los Altos	4	3 1	6	2,802	\$1,818.34	5,811 (sf)	\$4,968,000	11	\$5,095,000	02/18/26
1677 Middleton Avenue	Los Altos	3	2 0	7	1,781	\$2,473.33	10,260 (sf)	\$4,298,000	70	\$4,405,000	02/03/26
11701 Winding Way	Los Altos	5	4 1	88	3,586	\$1,222.72	9,000 (sf)	\$4,395,000	33	\$4,384,682	02/19/26
141 Jordan Avenue	Los Altos	3	2 0	9	1,981	\$2,170.62	10,657 (sf)	\$3,695,000	77	\$4,300,000	02/27/26
915 Berry Avenue	Los Altos	4	3 0	8	2,159	\$1,899.03	10,200 (sf)	\$3,750,000	74	\$4,100,000	02/18/26
SOLD											
# Listings:	20	AVG VALUES:		19	3,088	\$2,087.06	13,121 (sf)	\$5,450,144	45	\$5,880,134	

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
1700 Waverley Street	Palo Alto	5	6 1	0	7,178	\$2,960.43	12,474 (sf)	\$25,950,000	4	\$21,250,000	02/09/26
2262 Louis Road	Palo Alto	7	4 0	27	2,960	\$3,091.22	38,911 (sf)	\$9,998,000	81	\$9,150,000	02/26/26
985 Lincoln Avenue	Palo Alto	5	4 1	7	2,893	\$2,570.00	6,250 (sf)	\$6,498,000	0	\$7,435,000	02/24/26
4000 Manzana Lane	Palo Alto	6	6 0	59	5,528	\$1,302.46	14,625 (sf)	\$7,688,880	24	\$7,200,000	02/24/26
909 Waverley Street	Palo Alto	6	6 1	11	4,049	\$1,685.60	5,312 (sf)	\$6,895,000	6	\$6,825,000	02/27/26
915 Colonial Lane	Palo Alto	5	4 1	1	3,289	\$2,067.50	7,605 (sf)	\$6,495,775	1	\$6,800,000	02/20/26
3413 Ross Road	Palo Alto	5	5 0	10	3,453	\$1,905.59	7,976 (sf)	\$6,499,888	0	\$6,580,000	02/26/26
170 Southwood Drive	Palo Alto	5	4 0	0	2,736	\$2,165.57	13,500 (sf)	\$5,925,000	92	\$5,925,000	02/04/26
852 La Para Avenue	Palo Alto	4	4 0	21	2,467	\$2,229.43	6,384 (sf)	\$4,990,000	0	\$5,500,000	02/04/26
771 Barron Avenue	Palo Alto	4	4 1	26	2,861	\$1,887.45	8,368 (sf)	\$5,495,000	0	\$5,400,000	02/17/26
1341 Tasso Street	Palo Alto	4	3 0	12	2,374	\$2,181.97	5,625 (sf)	\$4,995,000	104	\$5,180,000	02/24/26
2200 Saint Francis Drive	Palo Alto	4	4 1	13	2,420	\$2,111.57	7,082 (sf)	\$4,988,000	1	\$5,110,000	02/26/26
222 Sequoia Avenue	Palo Alto	4	3 0	0	2,628	\$1,902.59	7,492 (sf)	\$5,000,000	98	\$5,000,000	02/25/26
3502 Arbutus Avenue	Palo Alto	4	2 1	13	2,726	\$1,797.51	12,240 (sf)	\$4,650,000	68	\$4,900,000	02/04/26
3330 Stockton Place	Palo Alto	4	2 0	7	2,309	\$1,818.97	6,300 (sf)	\$3,880,000	74	\$4,200,000	02/25/26
580 Lincoln Avenue	Palo Alto	3	1 0	9	1,488	\$2,768.82	7,500 (sf)	\$3,795,000	78	\$4,120,000	02/20/26
1032 Fulton Street	Palo Alto	4	2 0	7	1,459	\$2,782.73	5,625 (sf)	\$3,450,000	106	\$4,060,000	02/17/26
1015 High Street	Palo Alto	2	3 1	9	2,526	\$1,504.35	5,250 (sf)	\$3,350,000	111	\$3,800,000	02/06/26
3665 South Court	Palo Alto	4	3 0	0	2,358	\$1,484.31	6,200 (sf)	\$3,500,000	74	\$3,500,000	02/06/26
315 W Meadow Drive	Palo Alto	4	2 0	8	1,710	\$2,021.05	7,200 (sf)	\$2,950,000	65	\$3,456,000	02/17/26
578 Green Manor Court	Palo Alto	3	1 0	6	950	\$3,369.47	7,314 (sf)	\$2,498,000	77	\$3,201,000	02/27/26
759 Kendall Avenue	Palo Alto	2	3 0	7	1,866	\$1,586.28	6,800 (sf)	\$2,850,000	77	\$2,960,000	02/03/26
3428 Alma Village Circle	Palo Alto	4	3 1	7	2,259	\$1,283.75	2,272 (sf)	\$2,898,000	13	\$2,900,000	02/11/26
579 Green Manor Court	Palo Alto	2	1 0	6	936	\$2,991.45	7,168 (sf)	\$2,498,000	78	\$2,800,000	02/19/26
3902 Laguna	Palo Alto	3	2 0	65	1,150	\$2,417.39	6,825 (sf)	\$2,789,000	60	\$2,780,000	02/17/26
4119 Park Boulevard	Palo Alto	3	2 0	8	1,448	\$1,906.08	8,496 (sf)	\$2,498,000	67	\$2,760,000	02/26/26

SOLD

# Listings:	26	AVG VALUES:	13	2,616	\$2,145.91	8,877 (sf)	\$5,500,944	52	\$5,492,000
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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

MOUNTAIN VIEW

Res. Single Family

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1521 Meadow Lane	Mountain View	5	4 1	11	3,864	\$1,655.80	8,560 (sf)	\$6,398,000	1	\$6,398,000	02/11/26
89 Centre Street	Mountain View	5	4 1	14	3,300	\$1,348.48	11,250 (sf)	\$4,560,000	1	\$4,450,000	02/27/26
1933 Golden Way	Mountain View	3	2 0	8	2,112	\$1,979.17	8,200 (sf)	\$3,898,000	63	\$4,180,000	02/25/26
3575 Wellesley Court	Mountain View	4	2 1	8	2,122	\$1,896.80	11,286 (sf)	\$3,998,000	64	\$4,025,000	02/20/26
1748 Crane Avenue	Mountain View	4	3 1	13	2,230	\$1,659.19	5,616 (sf)	\$3,599,000	74	\$3,700,000	02/25/26
1861 Montecito Avenue	Mountain View	4	2 0	6	1,837	\$1,660.32	5,400 (sf)	\$2,698,000	76	\$3,050,000	02/27/26
787 San Clemente Way	Mountain View	5	2 1	7	1,950	\$1,556.41	6,200 (sf)	\$2,599,000	62	\$3,035,000	02/19/26
766 Cuesta Drive	Mountain View	3	2 0	5	1,178	\$2,292.02	6,624 (sf)	\$2,499,000	71	\$2,700,000	02/03/26
1600 Don Court	Mountain View	3	2 0	0	1,512	\$1,719.58	6,090 (sf)	\$2,600,000	73	\$2,600,000	02/06/26
141 Laurel Way	Mountain View	3	2 1	7	1,339	\$1,831.22	1,817 (sf)	\$1,998,000	30	\$2,452,000	02/13/26
1686 Mercy Street	Mountain View	2	2 0	6	1,056	\$2,130.68	4,992 (sf)	\$1,998,000	77	\$2,250,000	02/24/26
820 Jackson Street	Mountain View	4	3 0	0	1,913	\$1,150.03	4,550 (sf)	\$2,200,000	80	\$2,200,000	02/02/26
810 Emily Drive	Mountain View	3	1 0	7	960	\$1,895.83	5,500 (sf)	\$1,598,000	72	\$1,820,000	02/09/26
SOLD											
# Listings:	13	AVG VALUES:		7	1,952	\$1,751.96	6,622 (sf)	\$3,126,385	57	\$3,296,923	

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
1031 Enderby Way	Sunnyvale	4	3 1	8	2,537	\$1,773.75	8,800 (sf)	\$3,580,000	67	\$4,500,000	02/13/26
875 Tartarian Way	Sunnyvale	6	3 0	7	2,360	\$1,546.61	9,317 (sf)	\$2,995,000	58	\$3,650,000	02/26/26
840 Pear Avenue	Sunnyvale	4	3 0	9	1,947	\$1,849.00	8,900 (sf)	\$2,988,000	63	\$3,600,000	02/24/26
1007 Blair Avenue	Sunnyvale	4	3 0	13	2,061	\$1,722.46	5,663 (sf)	\$3,499,000	0	\$3,550,000	02/19/26
1790 Karameos Court	Sunnyvale	4	2 1	8	1,960	\$1,734.69	8,556 (sf)	\$3,198,000	65	\$3,400,000	02/12/26
682 Erie Drive	Sunnyvale	6	2 1	0	2,360	\$1,384.75	6,000 (sf)	\$2,990,000	58	\$3,268,000	02/03/26
1765 Linnet Lane	Sunnyvale	4	2 0	306	2,435	\$1,334.70	6,600 (sf)	\$2,988,888	64	\$3,250,000	02/23/26
327 Polaris Terrace	Sunnyvale	5	3 0	8	2,431	\$1,303.99	2,602 (sf)	\$2,999,999	9	\$3,170,000	02/17/26
876 Rubis Drive	Sunnyvale	4	3 0	0	2,178	\$1,423.32	6,120 (sf)	\$3,100,000	61	\$3,100,000	02/02/26
967 Erica Drive	Sunnyvale	5	3 0	8	2,596	\$1,161.40	6,324 (sf)	\$2,780,000	56	\$3,015,000	02/19/26
1334 Spoonbill Way	Sunnyvale	3	2 0	7	1,604	\$1,789.28	5,928 (sf)	\$2,698,888	53	\$2,870,000	02/06/26
430 Juniper Court	Sunnyvale	4	2 0	6	1,827	\$1,565.41	6,393 (sf)	\$2,490,000	56	\$2,860,000	02/06/26
1385 Selo Drive	Sunnyvale	4	2 1	2	1,685	\$1,676.56	6,360 (sf)	\$2,498,000	77	\$2,825,000	02/27/26
894 Grape Avenue	Sunnyvale	3	2 0	8	1,532	\$1,801.57	6,000 (sf)	\$2,379,000	72	\$2,760,000	02/03/26
422 Liquidambar Way	Sunnyvale	4	2 1	0	2,017	\$1,336.14	9,000 (sf)	\$2,695,000	56	\$2,695,000	02/19/26
1362 Lillian Avenue	Sunnyvale	2	1 0	8	840	\$3,184.52	9,250 (sf)	\$1,999,000	76	\$2,675,000	02/25/26
827 Cumberland Drive	Sunnyvale	5	3 0	28	2,218	\$1,185.75	7,812 (sf)	\$2,599,000	58	\$2,630,000	02/11/26
439 Novato Avenue	Sunnyvale	5	3 0	9	2,409	\$1,087.59	5,500 (sf)	\$2,688,000	72	\$2,620,000	02/20/26
1122 Vasquez Avenue	Sunnyvale	3	2 0	7	1,372	\$1,867.35	5,795 (sf)	\$1,998,000	65	\$2,562,000	02/10/26
294 Beechnut Avenue	Sunnyvale	3	2 0	7	1,521	\$1,594.35	7,800 (sf)	\$1,998,888	75	\$2,425,000	02/13/26
368 Flora Vista Avenue	Sunnyvale	3	3 0	8	1,488	\$1,584.68	5,350 (sf)	\$1,999,000	84	\$2,358,000	02/23/26
1014 W Homestead Road	Sunnyvale	4	2 0	68	1,525	\$1,540.98	7,956 (sf)	\$2,399,988	68	\$2,350,000	02/06/26
664 San Pedro Avenue	Sunnyvale	3	2 0	8	1,542	\$1,478.60	5,550 (sf)	\$1,898,000	72	\$2,280,000	02/18/26
565 Waite Avenue	Sunnyvale	3	2 0	9	1,555	\$1,457.81	5,564 (sf)	\$1,925,000	77	\$2,266,888	02/26/26
152 Florence Street	Sunnyvale	3	2 0	17	1,525	\$1,360.72	6,500 (sf)	\$2,199,999	84	\$2,075,100	02/25/26
341 Orchard Avenue	Sunnyvale	3	2 0	8	1,222	\$1,636.73	5,200 (sf)	\$1,888,000	84	\$2,000,088	02/13/26
731 San Pablo Avenue	Sunnyvale	4	2 1	6	1,801	\$1,082.73	5,100 (sf)	\$1,895,000	72	\$1,950,000	02/19/26
371 Orchard Avenue	Sunnyvale	3	2 0	40	1,207	\$1,449.88	5,200 (sf)	\$1,788,888	83	\$1,750,000	02/17/26
274 W Duane Avenue	Sunnyvale	3	1 0	8	1,079	\$1,595.82	5,824 (sf)	\$1,498,000	75	\$1,721,888	02/18/26
233 E Taylor Avenue	Sunnyvale	3	1 0	7	1,171	\$1,460.29	5,700 (sf)	\$1,400,000	78	\$1,710,000	02/09/26
599 Cypress Avenue	Sunnyvale	3	2 0	0	1,250	\$1,200.00	5,050 (sf)	\$1,499,950	73	\$1,500,000	02/10/26

SOLD

# Listings:	31	AVG VALUES:	20	1,782	\$1,553.92	6,507 (sf)	\$2,437,242	65	\$2,689,902
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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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