

Market Report

Palo Alto

Palo Alto *area*

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

That's 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. 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.

The Mid-Year Housing Market Update: Why Forecasts Changed in 2026



If the housing market feels confusing right now, you're not alone. Mortgage rates have risen. Home sales haven't picked up like expected. And many buyers and sellers are wondering when things are going to feel easier or be more affordable.

The truth is: a lot changed over the first half of this year.

Back at the end of 2025, economists were forecasting a much stronger housing market for 2026. They expected mortgage rates to come down, affordability to improve more dramatically, and home sales to rebound.

[READ MORE](#)



Smart Strategies for a *Smooth* Mortgage Application

Secure Your Dream Home Today

Navigating the mortgage application process can be a breeze with a little preparation. To ensure a successful application and closing, consider these helpful tips for what to avoid.



1 Avoid major purchases like furniture, cars, or vacations to keep your credit profile stable.

2 Maintain your current employment to show financial stability.

3 Always consult your mortgage professional before making large financial moves.

4 Avoid paying off debts or collections without professional advice.

5 Use verified funds for deposits to prevent closing delays.

6 Don't have your credit report pulled too many times - this can hurt your credit score.



Keep your financial habits steady for the **best mortgage** outcomes.

Start Your Smooth Mortgage Journey –

Reach Out to Us!



American Home Shield Has You Covered When the Unexpected Happens.

What is a Home Warranty?

More Than Insurance— Total Peace of Mind

A home warranty is a service plan that covers the repair or replacement costs when your home's systems and appliances break down due to normal wear and tear. While home insurance protects against disasters, a home warranty fills in the gaps by covering everyday issues, helping safeguard both your home and your budget.





How Does a Home Warranty Work?

When Something Breaks, We've Got You Covered

When something breaks down, there's only one name to remember—American Home Shield. Submit your service request online, 24/7, and we'll take care of the rest. After paying a set service fee, one of our local repair Pros will come to your home, assess the problem, and repair or replace the covered item.

Protect Your Home Today

Learn more about American Home Shield Home Warranties at

 www.AHS.com

 1-800-555-1234

Home Renovations That Can Make a **BIG IMPACT** According to Experts

In 2024, the homebuying market faces significant challenges—high prices, steep interest rates, and limited housing inventory. For many, renovating their current home is a more attractive option than purchasing a new one. While the LIRA report predicts a decline in renovation spending, experts emphasize that small-scale updates or targeted larger projects can still deliver major benefits.



What to Consider When Choosing a Home Renovation Project

Before diving into a renovation, it's essential to plan carefully and budget wisely. Working with reputable professionals is key, especially those offering financing options and transferable warranties. Sharing your budget with contractors upfront and involving designers early ensures that your renovation runs smoothly and achieves both financial and functional success. A detailed plan will keep the project on track and help avoid costly surprises.

6 Renovation Projects That Make a Big Impact



Bathroom Upgrades

Bathrooms are a safe investment. Simple changes like a new vanity, upgraded flooring, or fresh lighting can completely transform the space. For a luxurious touch, consider adding a freestanding tub for a spa-like experience.



Health-Forward Changes

Renovations focusing on health are becoming increasingly popular. Use non-toxic materials free from Red List chemicals like BPA and VOCs. Consider adding air purifiers, water filtration systems, and better ventilation to create a healthier living environment.



Kitchen Renovations

The kitchen is a crucial space for resale value. Opening up the space or adding functional features can make a big difference. Smaller updates, like upgrading appliances, cabinets, or flooring, can give your kitchen a fresh, modern feel.



Exterior Upgrades

First impressions matter, and curb appeal can greatly impact your home's value. Exterior upgrades like siding, roofing, and landscaping enhance both aesthetics and security. Adding outdoor living spaces, such as a garden or entertainment area, boosts appeal even more.



Big Design Impacts

Bold design choices, such as statement wallpaper, unique lighting, or striking color palettes, can refresh any room. Layering textiles or mixing traditional and modern styles creates a space that feels cohesive and impactful.



Creating Spaces Unique to Your Family

Tailor renovations to your family's lifestyle. Flexible spaces that accommodate work-from-home needs, growing children, or future buyers will add lasting value. Think about both how your family uses the space and how it will appeal to future buyers.

Want to know how Home Concierge can help with your listing?

Contact Us Today!



ActonADU

Lic. #638333

Project Spotlight:

ANENBERG-ESSERT FAMILY ADU IN CAMPBELL

Enhancing Property Value and Family Living Space with an Acton ADU

The Anenberg-ESSERT family in Campbell collaborated with Acton ADU to create a versatile, comfortable, and valuable addition to their property. This ADU project is a shining example of how a well-designed accessory dwelling unit can increase property value and serve a family's unique needs.



Goals and Vision

The family envisioned an ADU that would function as an independent living space for family members, enhance their property's worth, and provide seamless integration with the main home. They wanted a space that balanced privacy with connectivity, feeling like a natural extension of their residence.

Design and Construction Details



Constructed at 747 square feet, this ADU was designed with modern, high-quality finishes to serve both aesthetic and practical needs. Key features include:



Vaulted Ceilings

Creates a spacious, open atmosphere.



Fully Equipped Kitchen

Modern amenities for everyday convenience.



Senior-Friendly Living

Safe, independent space for elderly family members.



Open Living Area

Multipurpose area for relaxation and entertainment.

Results and Impact

The completion of the Anenberg-ESSERT ADU led to several valuable outcomes:



Increased Property Value

The ADU addition significantly boosted property value.



Modern Comforts

High-end finishes and amenities enhance both function and style.



Flexible Living Space

A versatile space for family, guests, or as a rental.



Enhanced Family Living

The ADU enriches the Anenberg-ESSERT family's home with both privacy and connection.

Thinking about how an ADU could fit into your family's lifestyle or property investment strategy?

Trust Acton ADU to guide you every step of the way.

[LEARN MORE](#)

Vendor Directory

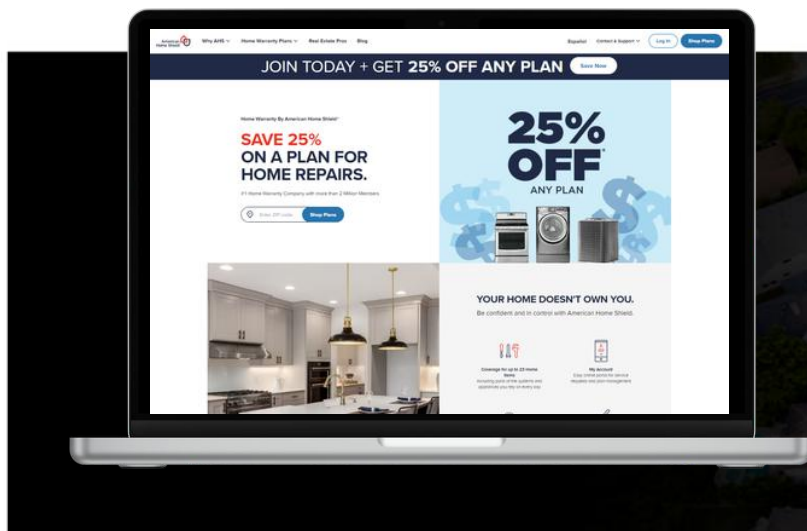
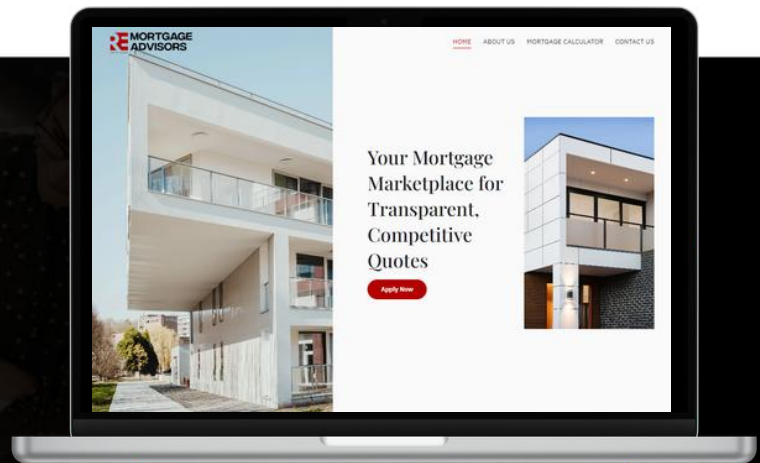
When it comes to home ownership, knowing who you can trust is crucial. That's why we've curated a select list of trusted vendors who are ready to help with your home goals.



RE MORTGAGE ADVISORS

[CLICK HERE](#)

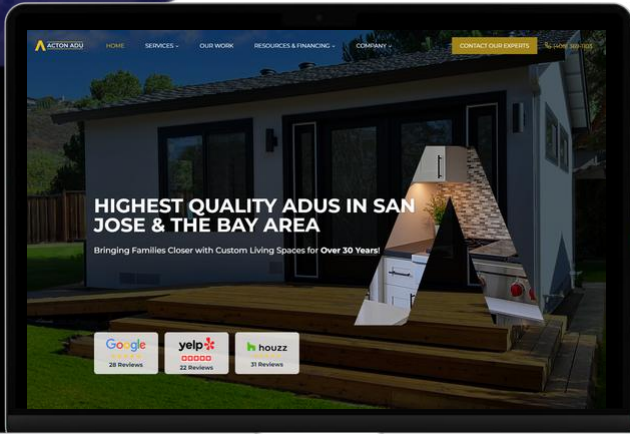
for your mortgage needs



American Home Shield 

[CLICK HERE](#)

for your home warranty needs



ActonADU
Lic. #638333

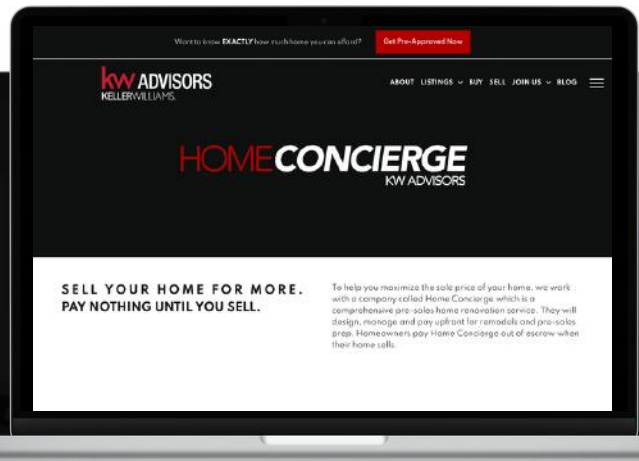
CLICK HERE

for your all-in-one solution to ADUs
(Accessory Dwelling Units)

HOMECONCIERGE
KW ADVISORS

CLICK HERE

for your home renovation needs



**SELL YOUR HOME FOR MORE.
PAY NOTHING UNTIL YOU SELL.**

To help you maximize the sale price of your home, we work with a company called Home Concierge which is a comprehensive pre-solo home renovation service. They will design, manage and pay upfront for remodels and pre-solo prep. Homeowners pay Home Concierge out of escrow when their home sells.

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Palo Alto

What's in the Palo Alto data?

There were 37 single-family homes for sale, providing 0.7 months of inventory. There were 38 new listings, and 52 homes sold at a median price of \$4.2m. The median overbid percentage was at 108.1%, with an average of 19 days on the market.

There were 33 condo and townhome units for sale, providing 2.1 months of inventory. There were 17 new listings and 16 units sold at a median sale price of \$1.4m. The median overbid percentage was at 98.9%, with an average of 28 days on the market.





SFH

Single-Family Homes

38

New Listings

52

Sold Listings

0.7

Months of Inventory

\$4.2M

Median Sale Price

108.1%

Median Sale vs List

19

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

17

New Listings

16

Sold Listings

2.1

Months of Inventory

\$1.4M

Median Sale Price

98.9%

Median Sale vs List

28

Avg Days on Market

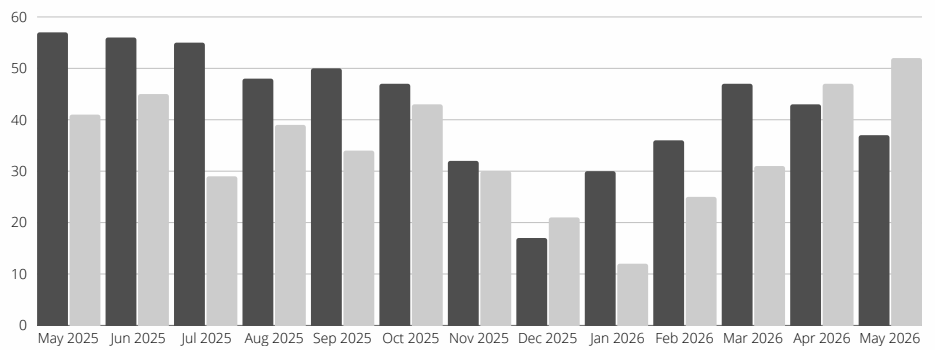




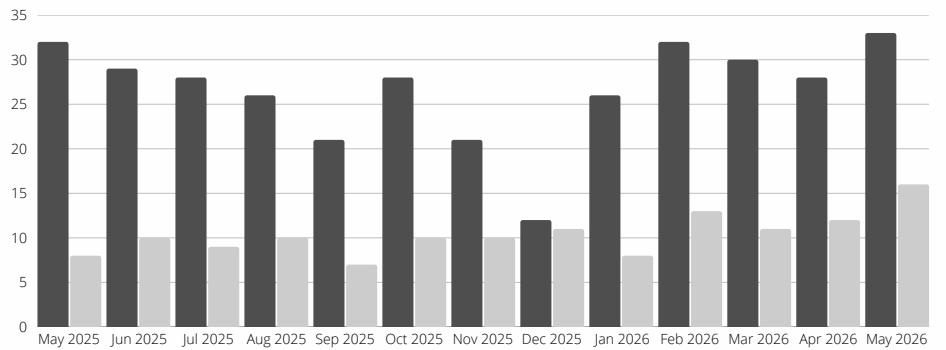
Palo Alto

MAY 2025 TO MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

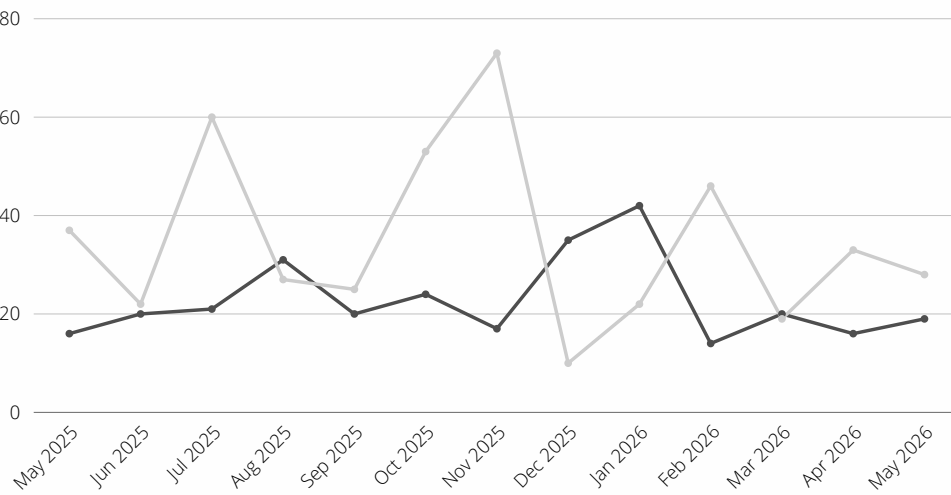
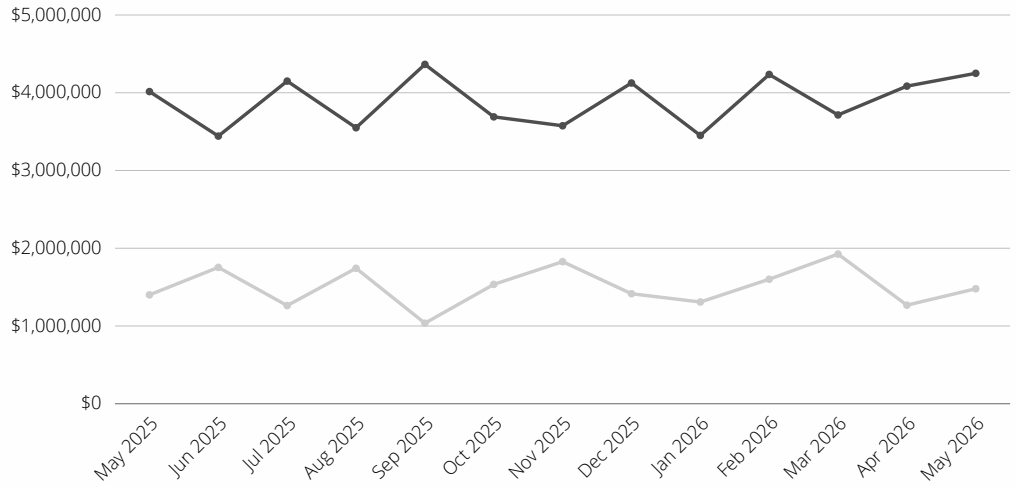
Median Sales Price

Single-Family Homes

The median sale price has increased from \$4m last May 2025, to \$4.2m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$1.4m last May 2025, to \$1.47m as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 16 days last May 2025, to 19 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 37 days in May 2025, to 28 days as of May 2026.

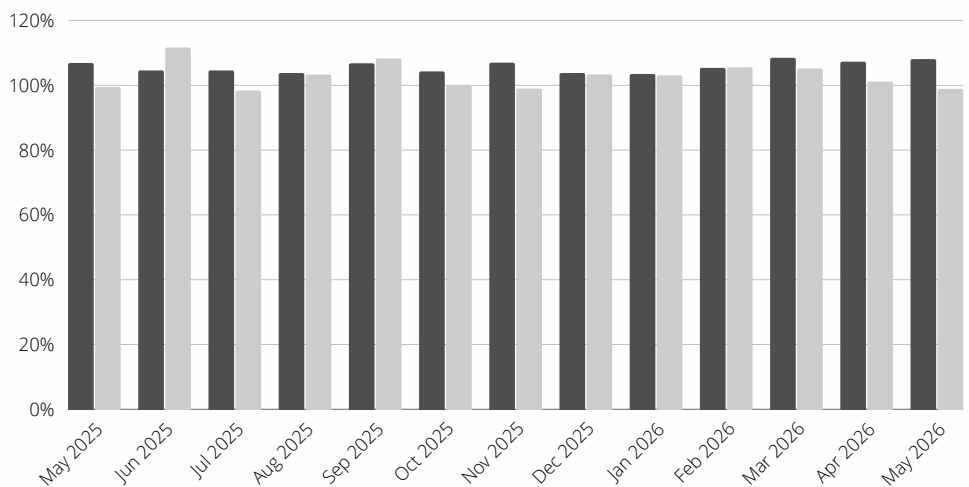
Overbids

Single-Family Homes

The overbid percentage has increased from 106.9% last May 2025, to 108.1% a year later.

Condos & Townhomes

The overbid percentage has decreased from 99.5% last May 2025, to 98.9% a year later.





Redwood City

What's in the Redwood City data?

There were 57 single-family homes for sale, providing 1.5 months of inventory. There were 69 new listings, and 39 homes sold at a median price of \$2.4m. The median overbid percentage was at 107.1%, with an average of 14 days on the market.

There were 31 condo and townhome units for sale, providing 4.4 months of inventory. There were 18 new listings and 7 units sold at a median sale price of \$1.4m. The median overbid percentage was at 100.3%, with an average of 22 days on the market.





SFH

Single-Family Homes

69

New Listings

39

Sold Listings

1.5

Months of Inventory

\$2.4M

Median Sale Price

107.1%

Median Sale vs List

14

Avg Days on Market

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CONDO

Condo & Townhomes

18

New Listings

7

Sold Listings

4.4

Months of Inventory

\$1.4M

Median Sale Price

100.3%

Median Sale vs List

22

Avg Days on Market



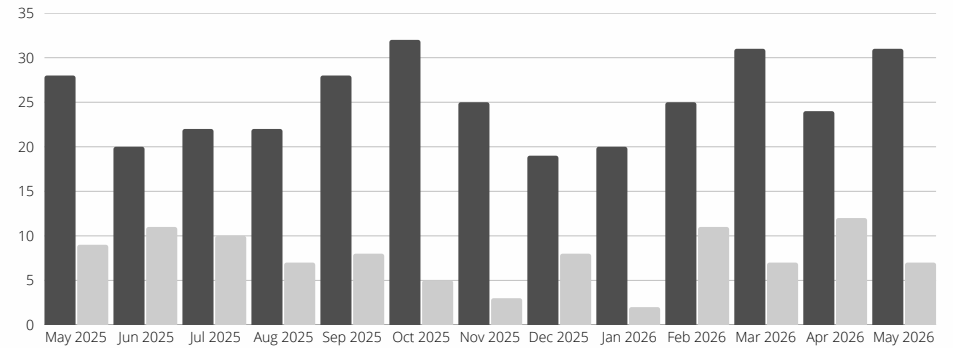


Redwood City

MAY 2025 TO MAY 2026



Single-Family Homes Last 12 months, year-over-year.



Condos & Townhomes Last 12 months, year-over-year.

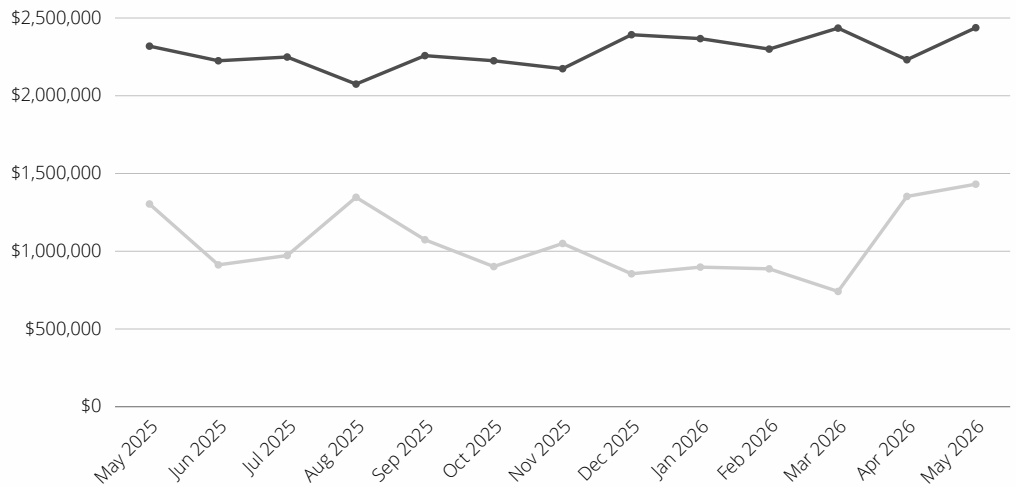
Median Sales Price

Single-Family Homes

The median sale price has increased from \$2.3m last May 2025, to \$2.4m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$1.3m last May 2025, to \$1.4m as of May 2026.



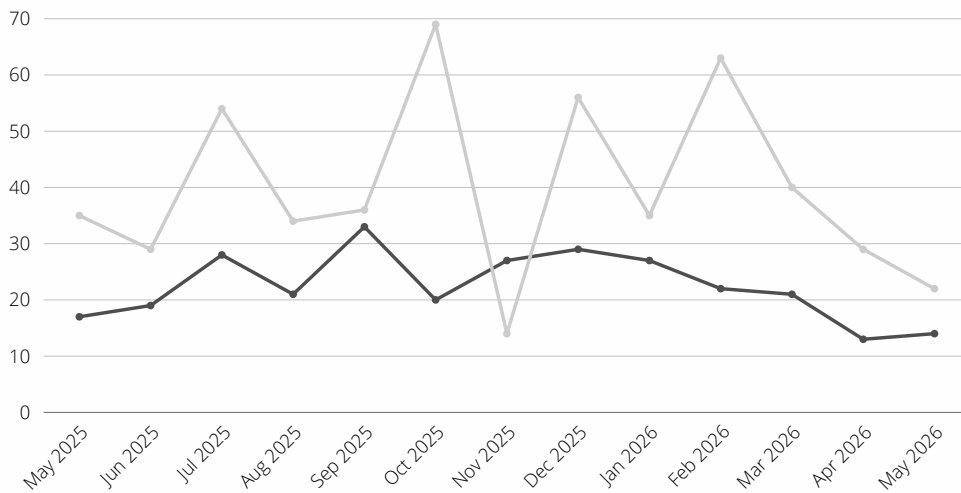
AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 17 days last May 2025, to 14 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 35 days in May 2025, to 22 days as of May 2026.



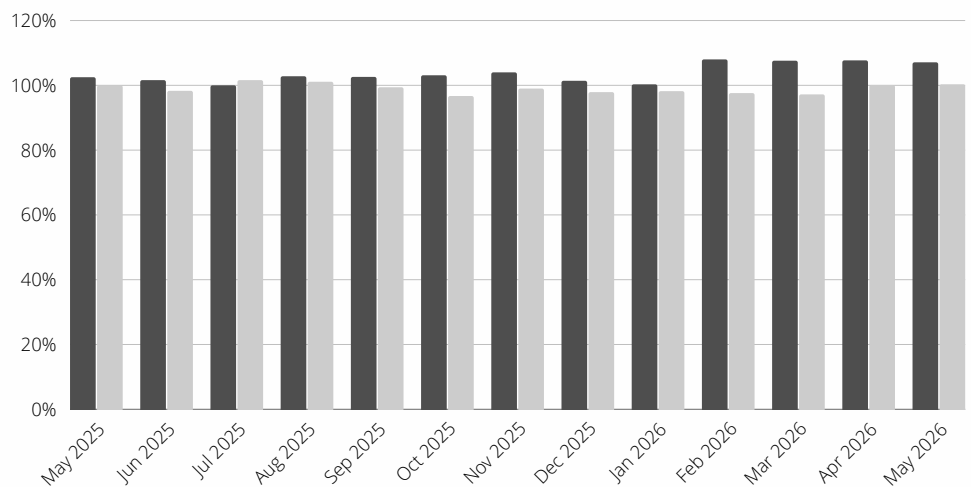
Overbids

Single-Family Homes

The overbid percentage has increased from 102.5% last May 2025, to 107.1% a year later.

Condos & Townhomes

The overbid percentage has increased from 100% last May 2025, to 100.3% a year later.





Portola Valley

What's in the Portola Valley data?

There were 13 single-family homes for sale, providing 2.6 months of inventory. There were 6 new listings, and 5 homes sold at a median price of \$3m. The median overbid percentage was at 99.9%, with an average of 29 days on the market.

There was no data for condo and townhouse units for this month.





SFH

Single-Family Homes

6

New Listings

5

Sold Listings

2.6

Months of Inventory

\$3M

Median Sale Price

99.9%

Median Sale vs List

29

Avg Days on Market

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CONDO

Condo & Townhomes

No data for this month.





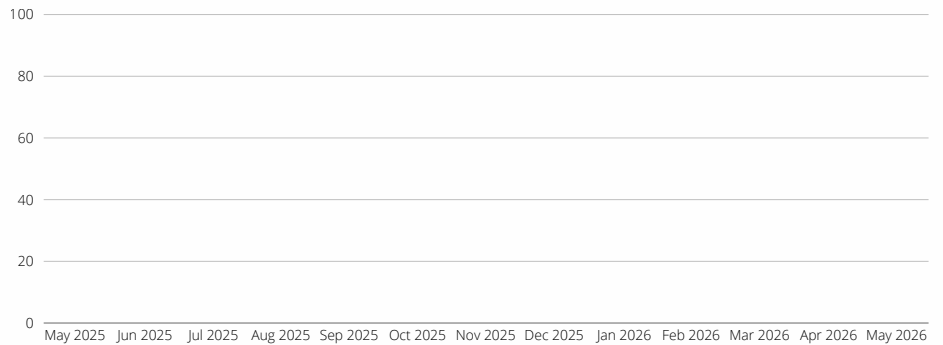
Portola Valley

MAY 2025 TO MAY 2026



Single-Family Homes
Last 12 months, year-over-year.

No data for this month.



Condos & Townhomes
Last 12 months, year-over-year.

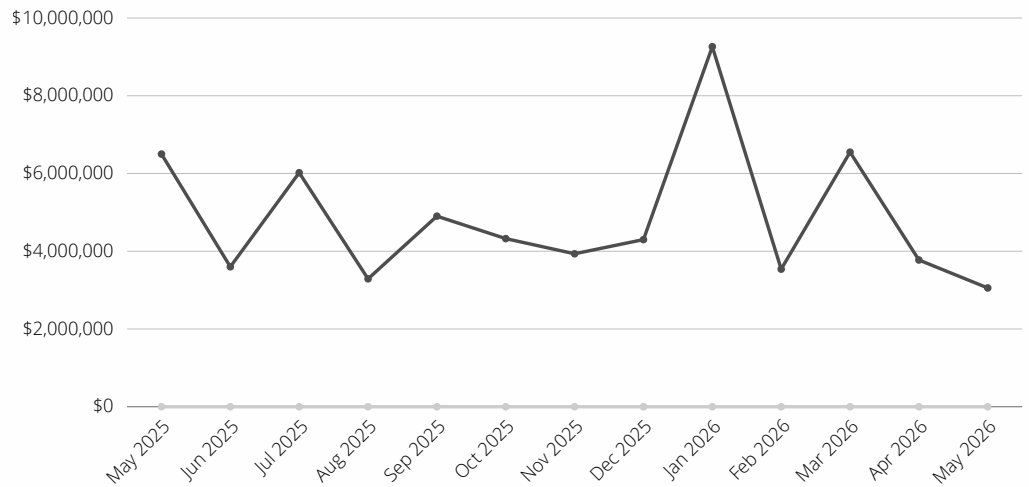
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$6.5m last May 2025, to \$3m as of May 2026.

Condos & Townhomes

No data for this month.



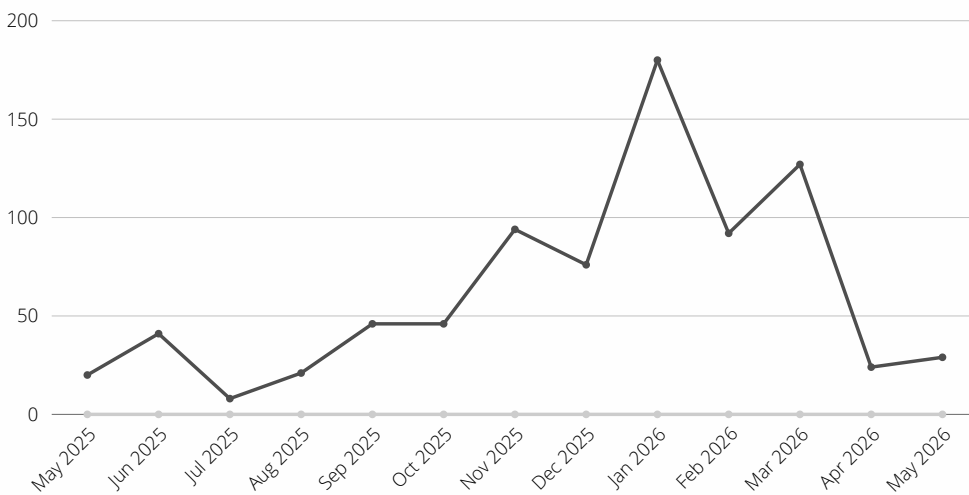
AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 20 days last May 2025, to 29 days as of May 2026.

Condos & Townhomes

No data for this month.



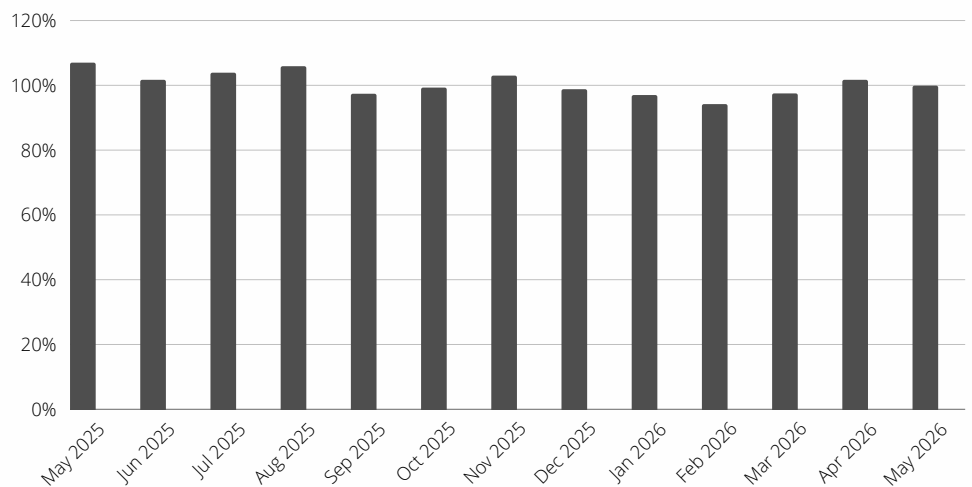
Overbids

Single-Family Homes

The overbid percentage has decreased from 107% last May 2025, to 99.9% a year later.

Condos & Townhomes

No data for this month.





Menlo Park

What's in the Menlo Park data?

There were 28 single-family homes for sale, providing 1 month of inventory. There were 32 new listings, and 28 homes sold at a median price of \$3.9m. The median overbid percentage was at 104.7%, with an average of 23 days on the market.

There were 16 condo and townhome units for sale, providing 2 months of inventory. There were 9 new listings and 8 units sold at a median sale price of \$2m. The median overbid percentage was at 97.9%, with an average of 38 days on the market.





SFH

Single-Family Homes

32

New Listings

28

Sold Listings

1

Month of Inventory

\$3.9M

Median Sale Price

104.7%

Median Sale vs List

23

Avg Days on Market

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CONDO

Condo & Townhomes

9

New Listings

8

Sold Listings

2

Months of Inventory

\$2M

Median Sale Price

97.9%

Median Sale vs List

38

Avg Days on Market

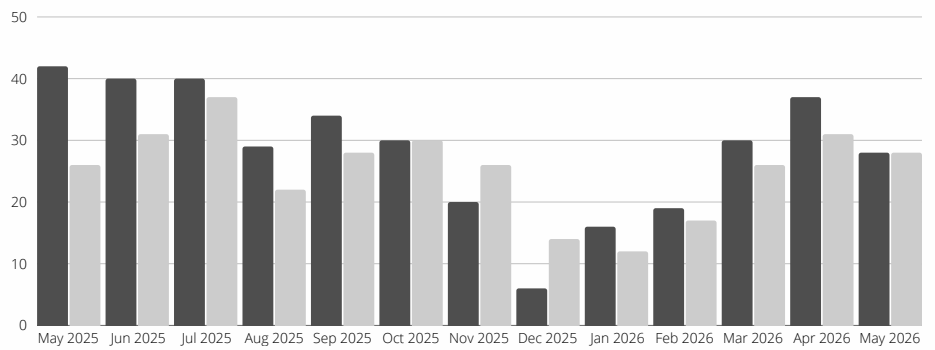




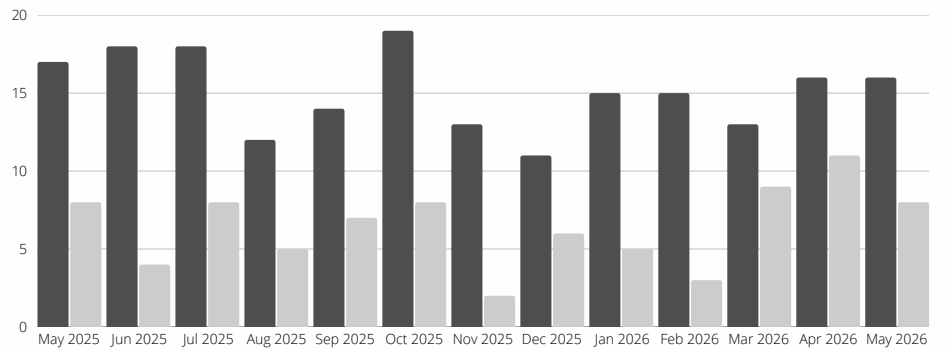
Menlo Park

MAY 2025 TO MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

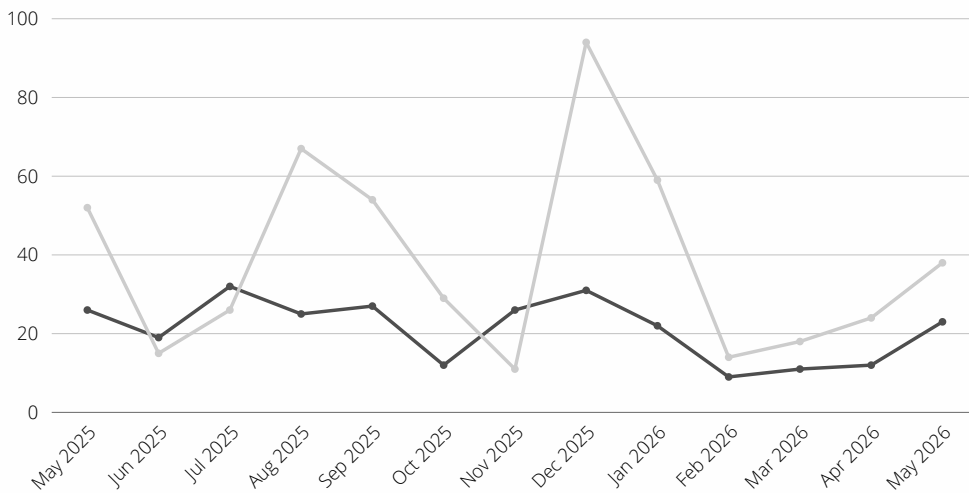
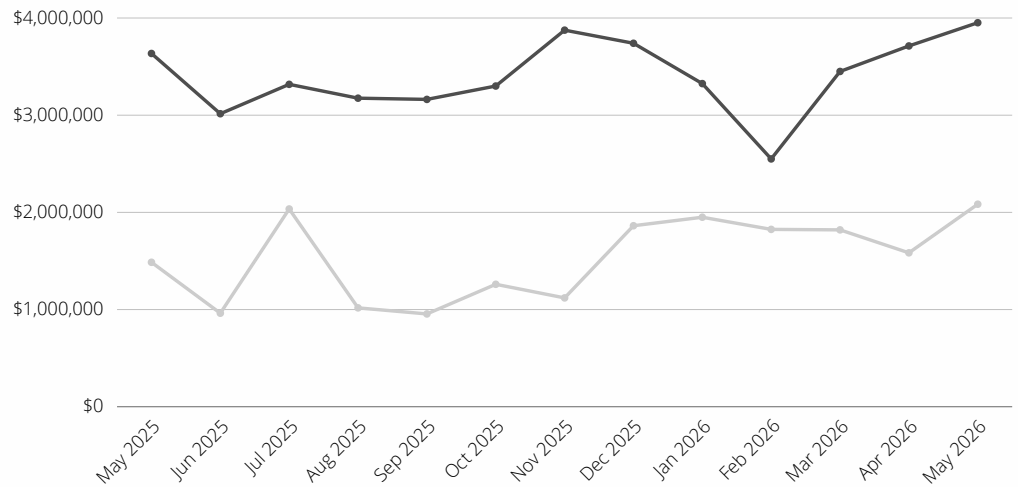
Median Sales Price

Single-Family Homes

The median sale price has increased from \$3.6m last May 2025, to \$3.9m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$1.4m last May 2025, to \$2m as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 26 days last May 2025, to 23 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 52 days in May 2025, to 38 days as of May 2026.

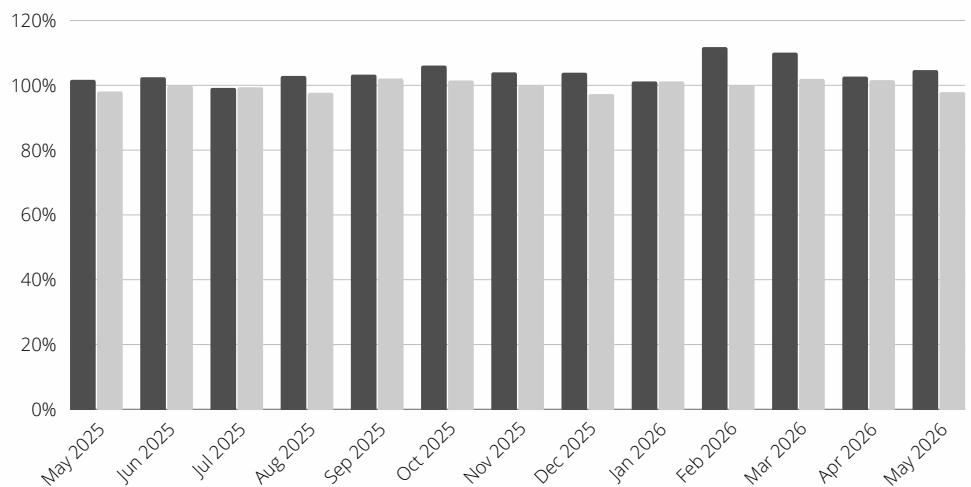
Overbids

Single-Family Homes

The overbid percentage has increased from 101.7% last May 2025, to 104.7% a year later.

Condos & Townhomes

The overbid percentage has decreased from 98.1% last May 2025, to 97.9% a year later.





Atherton

What's in the Atherton data?

There were 10 single-family homes for sale, providing 0.9 months of inventory. There were 9 new listings, and 11 homes sold at a median price of \$10.7m. The median overbid percentage was at 100.5%, with an average of 34 days on the market.

There was no data for condo and townhouse units for this month.





SFH

Single-Family Homes

9

New Listings

11

Sold Listings

0.9

Months of Inventory

\$10.7M

Median Sale Price

100.5%

Median Sale vs List

34

Avg Days on Market

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CONDO

Condo & Townhomes

No data for this month.





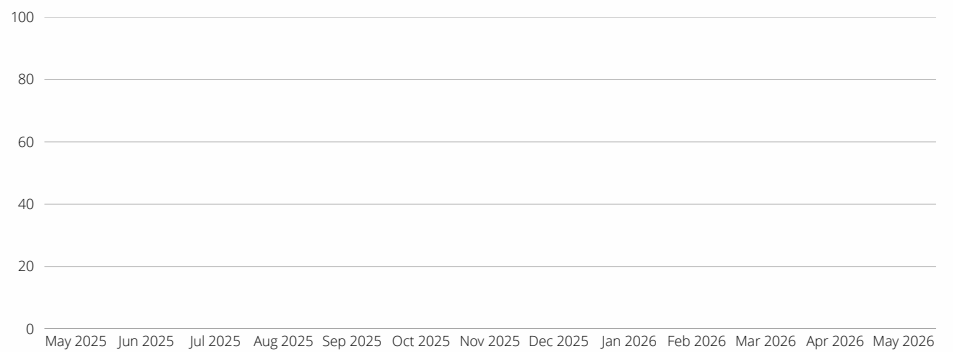
Atherton

MAY 2025 TO MAY 2026



Single-Family Homes
Last 12 months, year-over-year.

No data for this month.



Condos & Townhomes
Last 12 months, year-over-year.

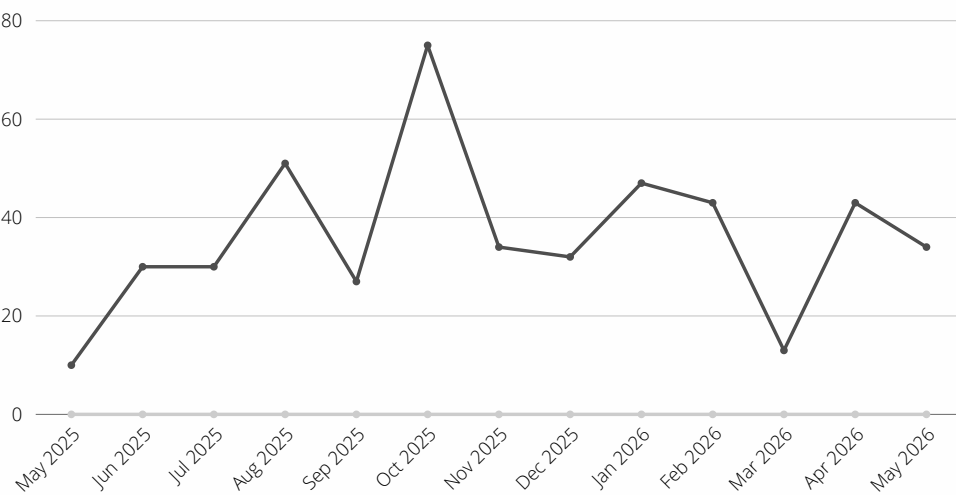
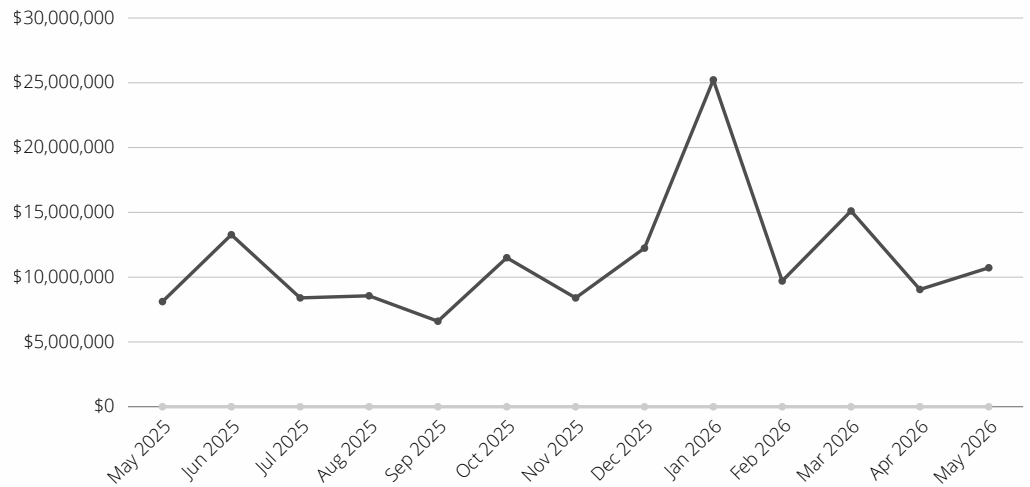
Median Sales Price

Single-Family Homes

The median sale price has increased from \$8.1m last May 2025, to \$10.7m as of May 2026.

Condos & Townhomes

No data for this month.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 10 days last May 2025, to 34 days as of May 2026.

Condos & Townhomes

No data for this month.

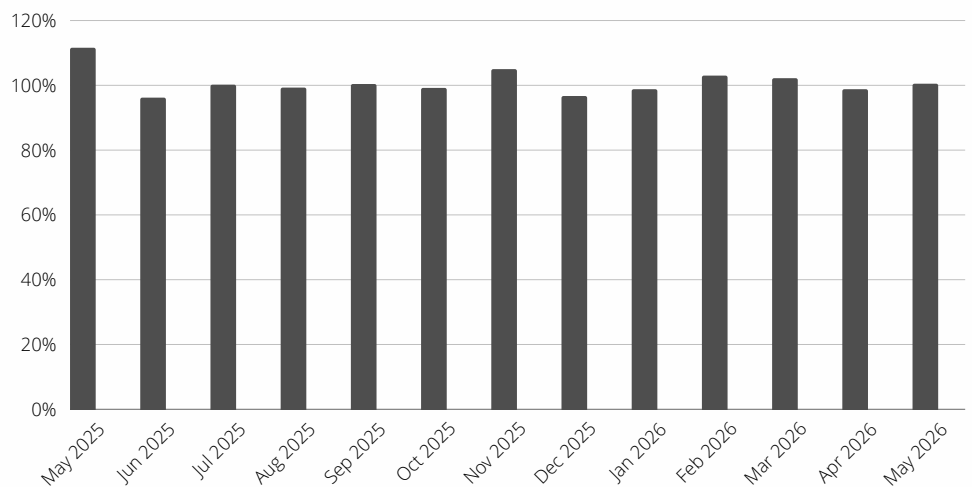
Overbids

Single-Family Homes

The overbid percentage has decreased from 111.6% last May 2025, to 100.5% a year later.

Condos & Townhomes

No data for this month.





Los Altos

What's in the Los Altos data?

There were 27 single-family homes for sale, providing 0.9 months of inventory. There were 30 new listings, and 31 homes sold at a median price of \$4.3m. The median overbid percentage was at 107.3%, with an average of 22 days on the market.

There were 21 condo and townhome units for sale, providing 7 months of inventory. There were 4 new listings and 3 units sold at a median sale price of \$1.1m. The median overbid percentage was at 99.9%, with an average of 63 days on the market.





SFH

Single-Family Homes

30

New Listings

31

Sold Listings

0.9

Months of Inventory

\$4.3M

Median Sale Price

107.3%

Median Sale vs List

22

Avg Days on Market

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CONDO

Condo & Townhomes

4

New Listings

3

Sold Listings

7

Months of Inventory

\$1.1M

Median Sale Price

99.9%

Median Sale vs List

63

Avg Days on Market



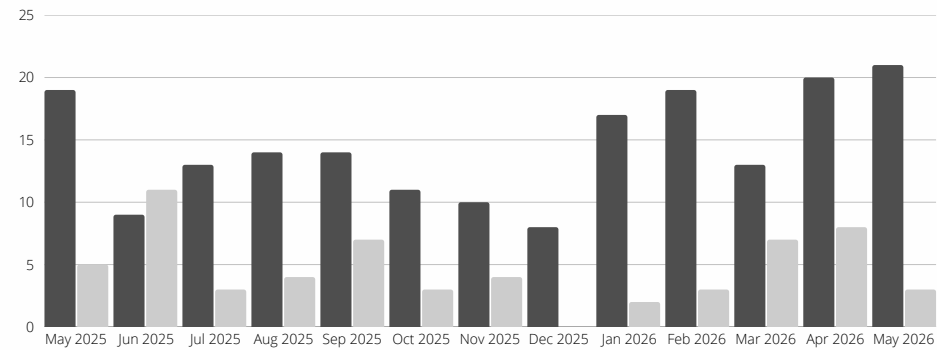


Los Altos

MAY 2025 TO MAY 2026



Single-Family Homes Last 12 months, year-over-year.



Condos & Townhomes Last 12 months, year-over-year.

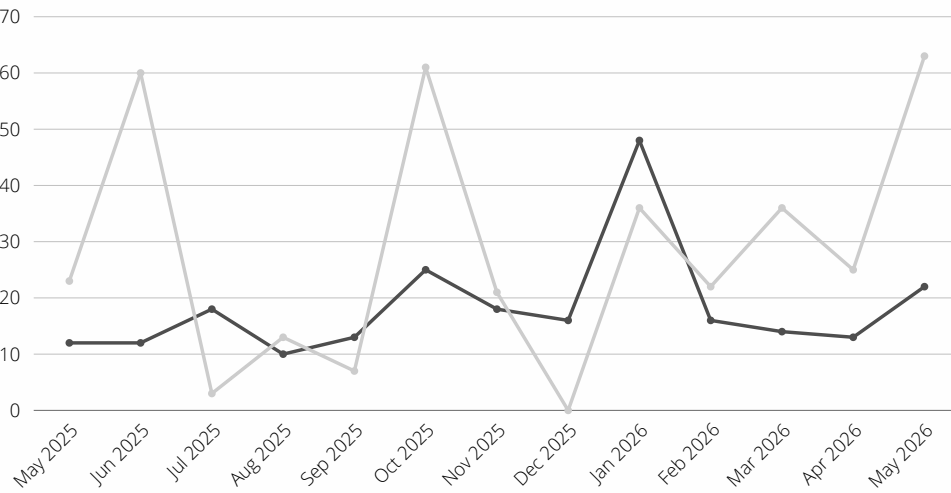
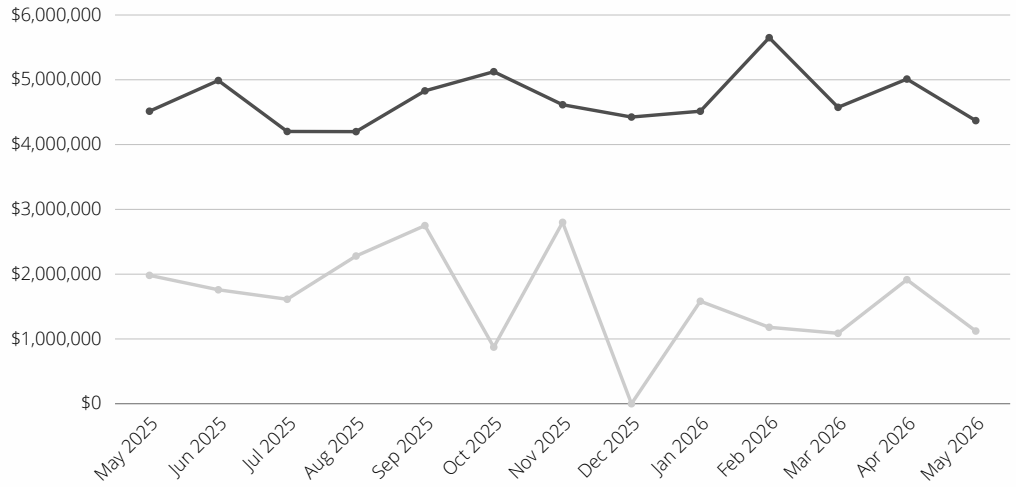
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$4.5m last May 2025, to \$4.3m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$1.9m last May 2025, to \$1.1m as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 12 days last May 2025, to 22 days as of May 2026.

Condos & Townhomes

The average time spent on the market went up from 23 days in May 2025, to 63 days as of May 2026.

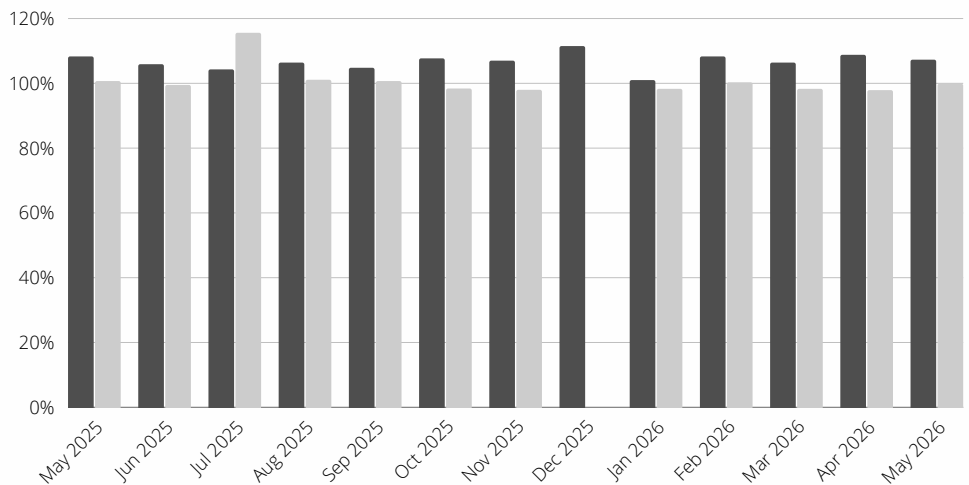
Overbids

Single-Family Homes

The overbid percentage has decreased from 108.3% last May 2025, to 107.3% a year later.

Condos & Townhomes

The overbid percentage has decreased from 100.7% last May 2025, to 99.9% a year later.





San Jose

What's in the San Jose data?

There were 573 single-family homes for sale, providing 1.7 months of inventory. There were 503 new listings, and 345 homes sold at a median price of \$1.6m. The median overbid percentage was at 103.8%, with an average of 19 days on the market.

There were 449 condo and townhome units for sale, providing 3.5 months of inventory. There were 223 new listings and 128 units sold at a median sale price of \$737k. The median overbid percentage was at 100.3%, with an average of 39 days on the market.





SFH

Single-Family Homes

503

New Listings

345

Sold Listings

1.7

Months of Inventory

\$1.6M

Median Sale Price

103.8%

Median Sale vs List

19

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

223

New Listings

128

Sold Listings

3.5

Months of Inventory

\$737K

Median Sale Price

100.3%

Median Sale vs List

39

Avg Days on Market



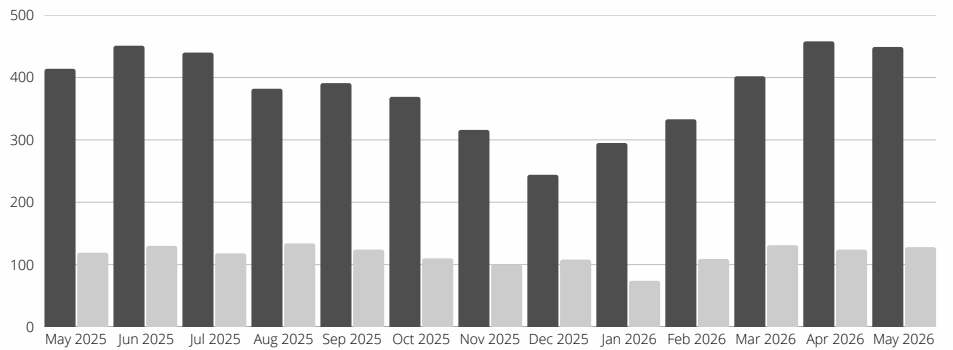


San Jose

MAY 2025 TO MAY 2026



Single-Family Homes Last 12 months, year-over-year.



Condos & Townhomes Last 12 months, year-over-year.

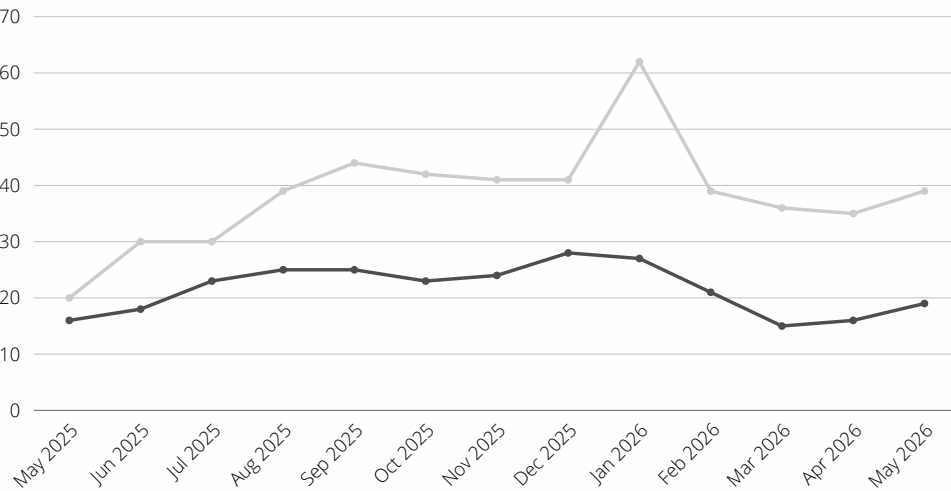
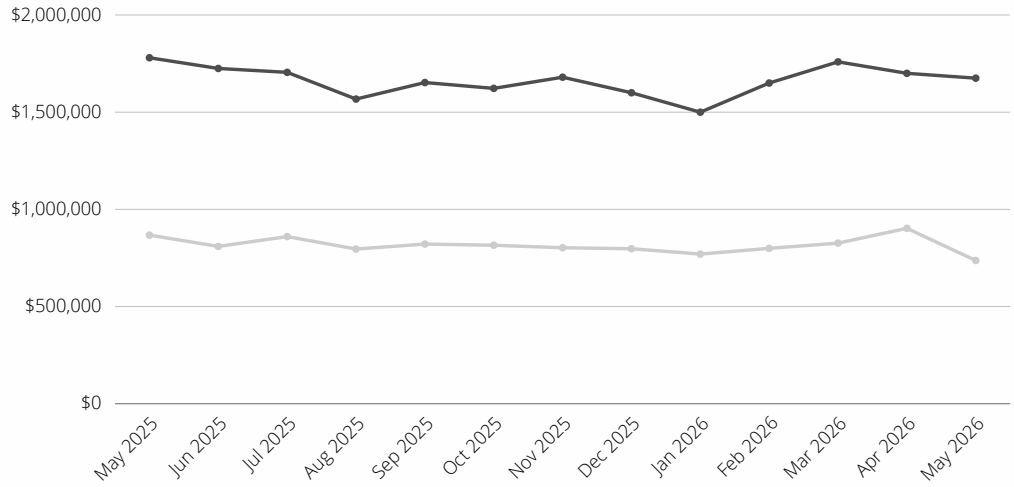
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.7m last May 2025, to \$1.6m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$867k last May 2025, to \$737k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 16 days last May 2025, to 19 days as of May 2026.

Condos & Townhomes

The average time spent on the market went up from 20 days in May 2025, to 39 days as of May 2026.

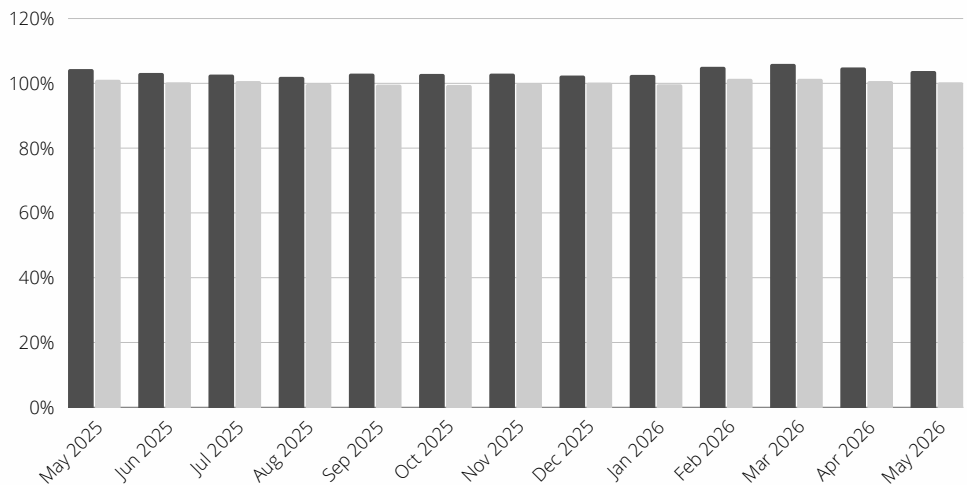
Overbids

Single-Family Homes

The overbid percentage has decreased from 104.4% last May 2025, to 103.8% a year later.

Condos & Townhomes

The overbid percentage has decreased from 101.1% last May 2025, to 100.3% a year later.





Mountain View

What's in the Mountain View data?

There were 24 single-family homes for sale, providing 0.8 months of inventory. There were 26 new listings, and 31 homes sold at a median price of \$2.7m. The median overbid percentage was at 106.8%, with an average of 11 days on the market.

There were 53 condo and townhome units for sale, providing 1.7 months of inventory. There were 31 new listings and 31 units sold at a median sale price of \$1.2m. The median overbid percentage was at 104.1%, with an average of 19 days on the market.





SFH

Single-Family Homes

26

New Listings

31

Sold Listings

0.8

Months of Inventory

\$2.7M

Median Sale Price

106.8%

Median Sale vs List

11

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

31

New Listings

31

Sold Listings

1.7

Months of Inventory

\$1.2M

Median Sale Price

104.1%

Median Sale vs List

19

Avg Days on Market

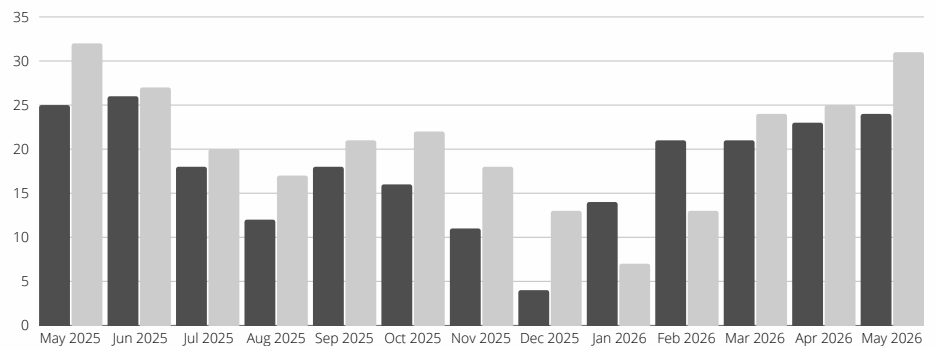




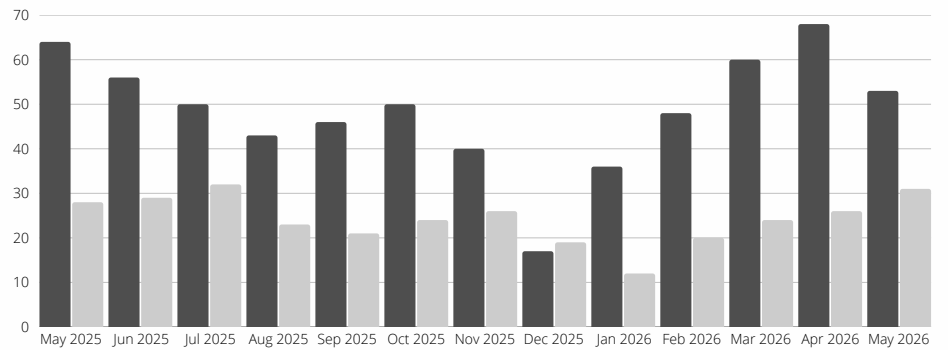
Mountain View

MAY 2025 TO MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

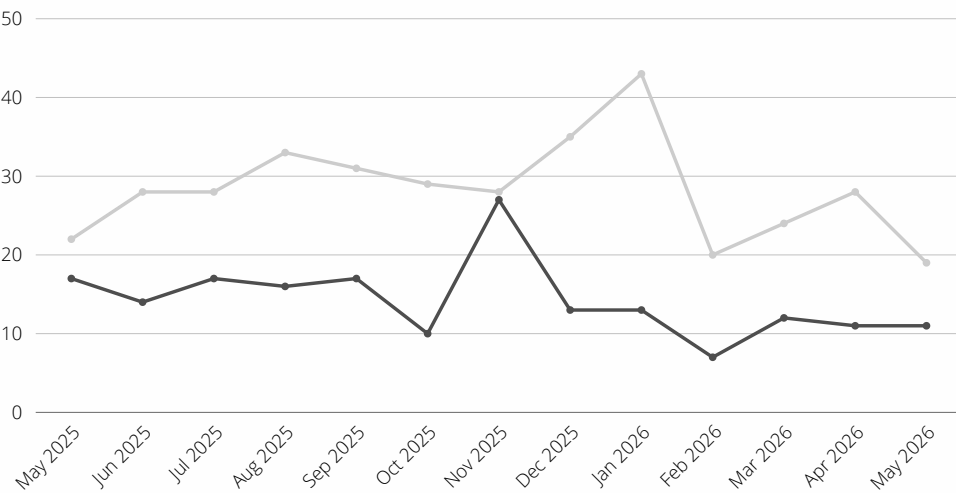
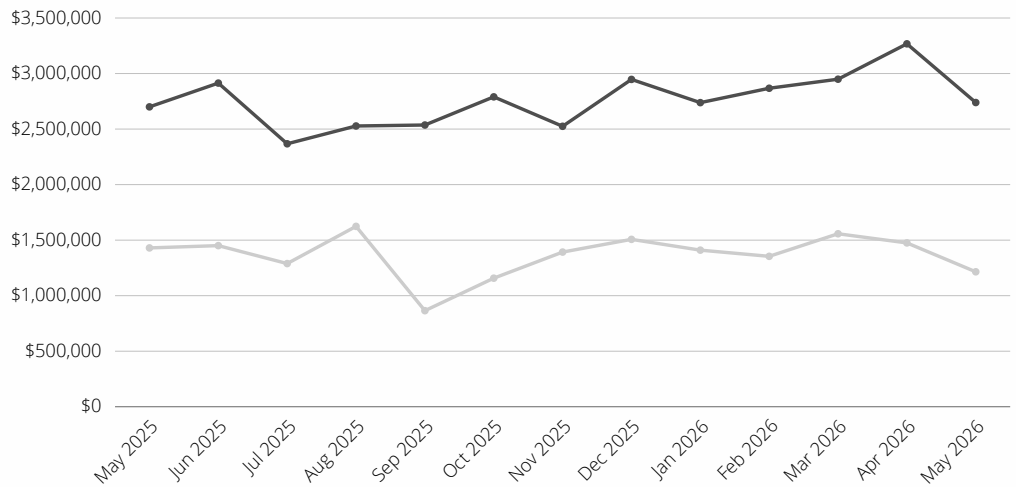
Median Sales Price

Single-Family Homes

The median sale price has increased from \$2.7m last May 2025, to \$2.73m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$1.4m last May 2025, to \$1.2m as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 17 days last May 2025, to 11 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 22 days in May 2025, to 19 days as of May 2026.

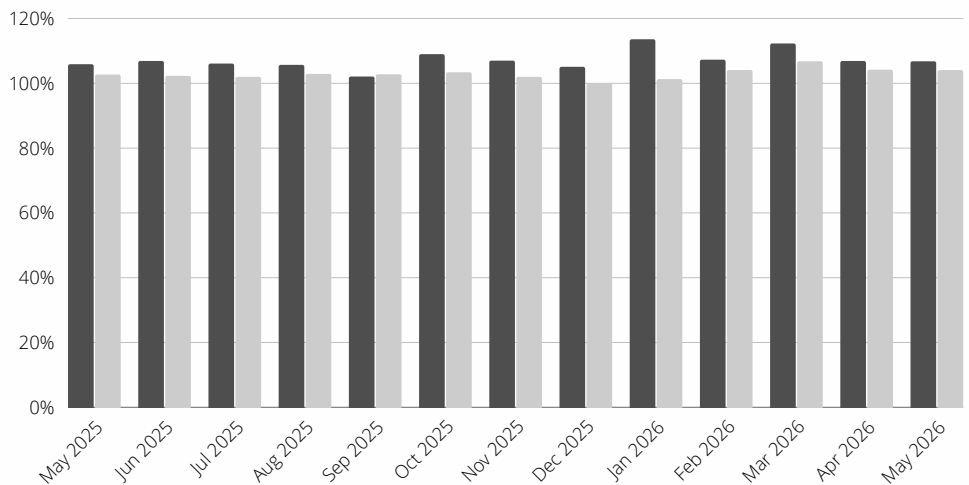
Overbids

Single-Family Homes

The overbid percentage has increased from 105.9% last May 2025, to 106.8% a year later.

Condos & Townhomes

The overbid percentage has increased from 102.7% last May 2025, to 104.1% a year later.





San Mateo County

What's in the San Mateo County data?

There were 431 single-family homes for sale, providing 1.4 months of inventory. There were 424 new listings, and 303 homes sold at a median price of \$2.4m. The median overbid percentage was at 106.6%, with an average of 22 days on the market.

There were 240 condo and townhome units for sale, providing 2.8 months of inventory. There were 123 new listings and 85 units sold at a median sale price of \$1.2m. The median overbid percentage was at 101%, with an average of 33 days on the market.





SFH

Single-Family Homes

424

New Listings

303

Sold Listings

1.4

Months of Inventory

\$2.4M

Median Sale Price

106.6%

Median Sale vs List

22

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

123

New Listings

85

Sold Listings

2.5

Months of Inventory

\$1.2M

Median Sale Price

101%

Median Sale vs List

33

Avg Days on Market

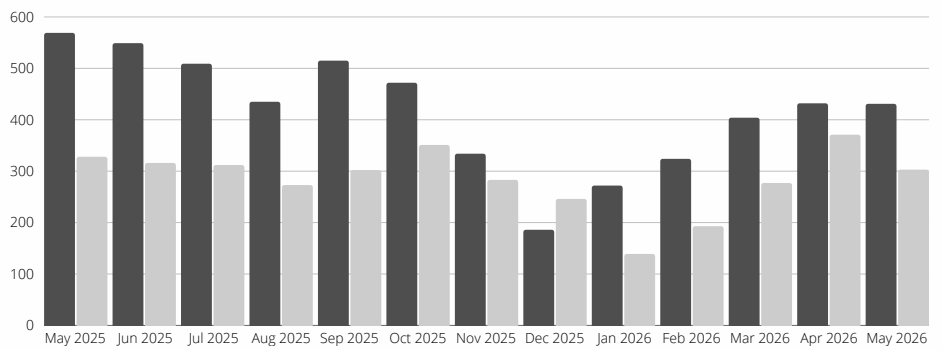




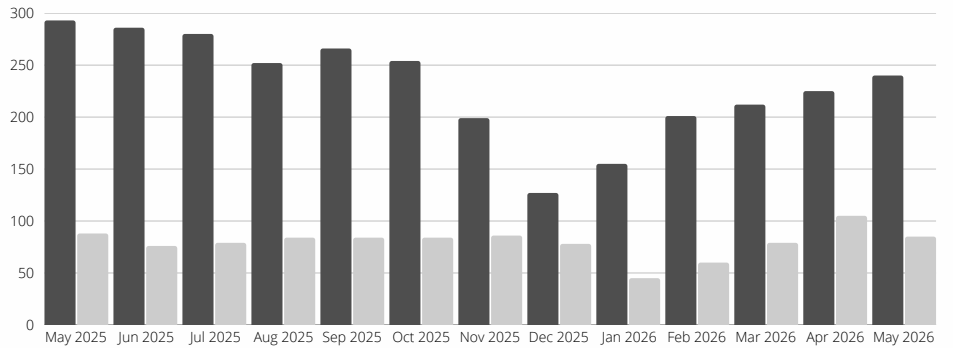
San Mateo

MAY 2025 TO MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

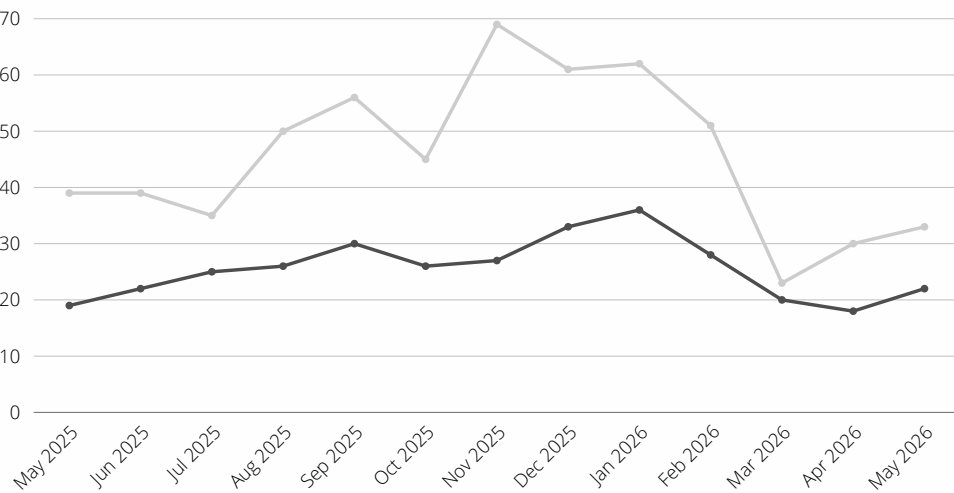
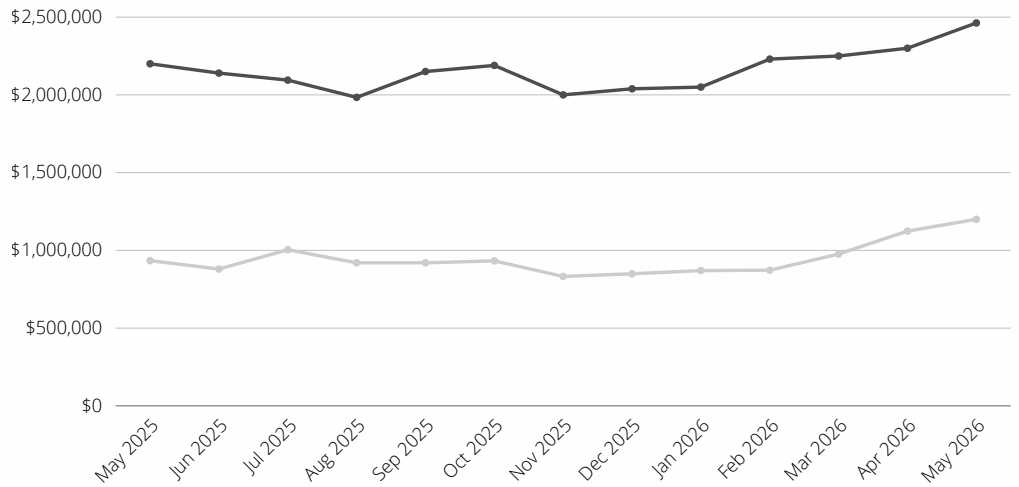
Median Sales Price

Single-Family Homes

The median sale price has increased from \$2.2m last May 2025, to \$2.4m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$934k last May 2025, to \$1.2m as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 19 days last May 2025, to 22 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 39 days in May 2025, to 33 days as of May 2026.

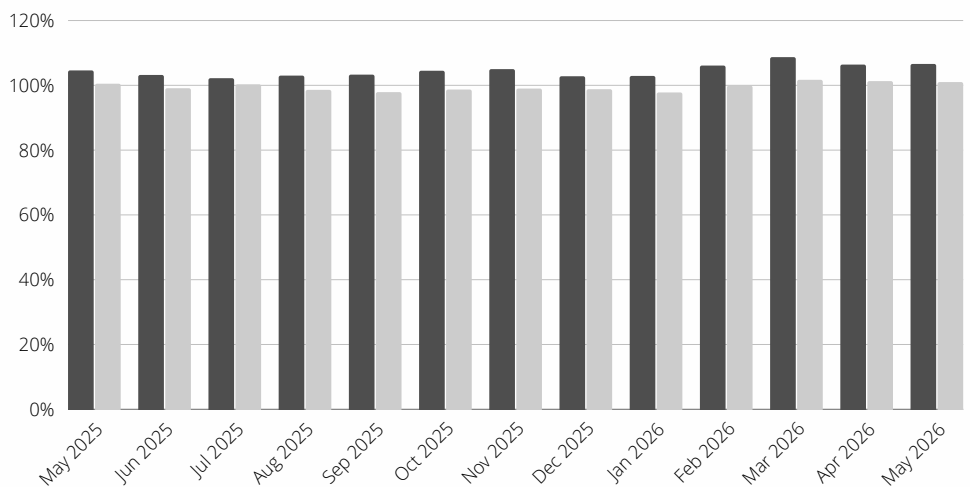
Overbids

Single-Family Homes

The overbid percentage has increased from 104.6% last May 2025, to 106.6% a year later.

Condos & Townhomes

The overbid percentage has increased from 100.5% last May 2025, to 101% a year later.





Santa Clara County

What's in the Santa Clara County data?

There were 1,169 single-family homes for sale, providing 1.6 months of inventory. There were 988 new listings, and 733 homes sold at a median price of \$2.1m. The median overbid percentage was at 104.4%, with an average of 19 days on the market.

There were 843 condo and townhome units for sale, providing 3 months of inventory. There were 442 new listings and 285 units sold at a median sale price of \$975k. The median overbid percentage was at 101.1%, with an average of 33 days on the market.





SFH

Single-Family Homes

988

New Listings

733

Sold Listings

1.6

Months of Inventory

\$2.1M

Median Sale Price

104.4%

Median Sale vs List

19

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

442

New Listings

285

Sold Listings

3

Months of Inventory

\$975K

Median Sale Price

101.1%

Median Sale vs List

33

Avg Days on Market



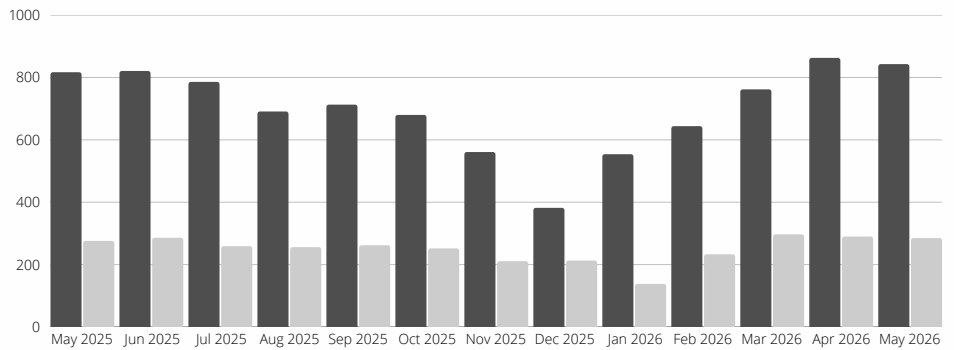


Santa Clara County

MAY 2025 TO MAY 2026



Single-Family Homes Last 12 months, year-over-year.



Condos & Townhomes Last 12 months, year-over-year.

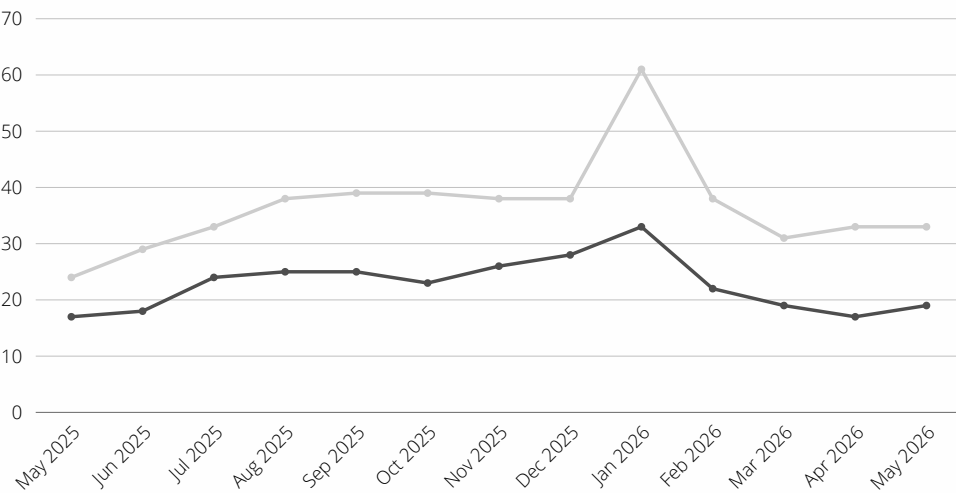
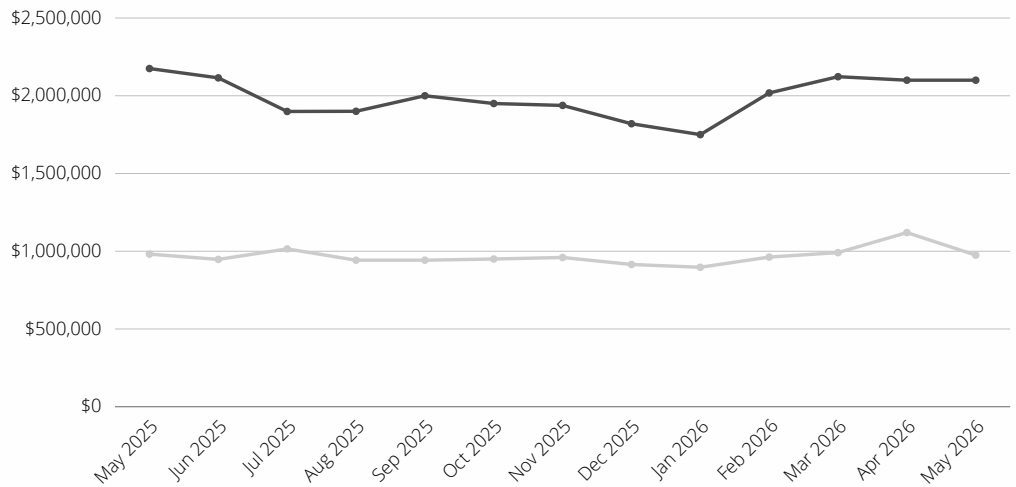
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$2.17m last May 2025, to \$2.1m as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$981k last May 2025, to \$975k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 17 days last May 2025, to 19 days as of May 2026.

Condos & Townhomes

The average time spent on the market went up from 24 days in May 2025, to 33 days as of May 2026.

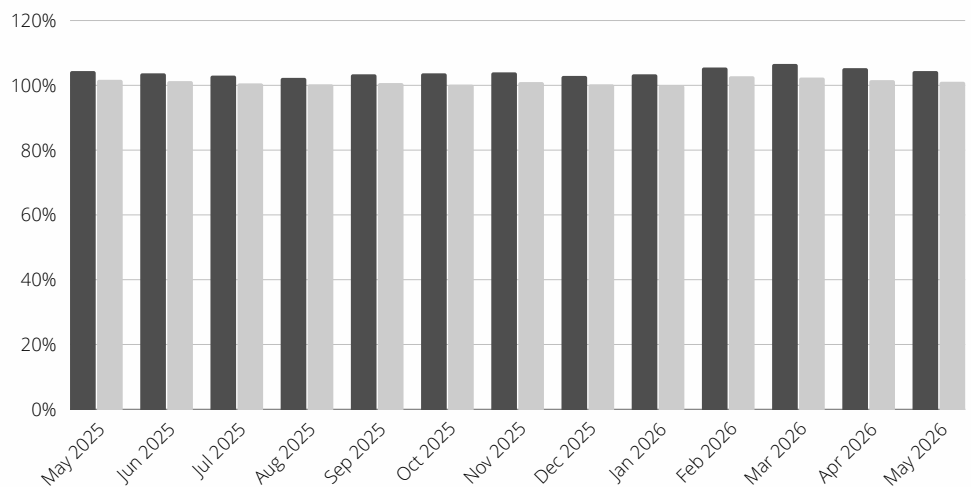
Overbids

Single-Family Homes

The overbid percentage has remained the same from 104.4% last May 2025, to 104.4% a year later.

Condos & Townhomes

The overbid percentage has decreased from 101.7% last May 2025, to 101.1% a year later.



HELLO AND
welcome



LET GOD BE TRUE
EVEN IF IT MAKES
EVERYONE ELSE LIAR



Monterey County

What's in the Monterey County data?

There were 432 single-family homes for sale, providing 2.5 months of inventory. There were 210 new listings, and 175 homes sold at a median price of \$968k. The median overbid percentage was at 98.8%, with an average of 45 days on the market.

There were 85 condo and townhome units for sale, providing 5.3 months of inventory. There were 32 new listings and 16 units sold at a median sale price of \$660k. The median overbid percentage was at 99.4%, with an average of 45 days on the market.





SFH

Single-Family Homes

210

New Listings

175

Sold Listings

2.5

Months of Inventory

\$968K

Median Sale Price

98.8%

Median Sale vs List

45

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

32

New Listings

16

Sold Listings

5.3

Months of Inventory

\$660K

Median Sale Price

99.4%

Median Sale vs List

45

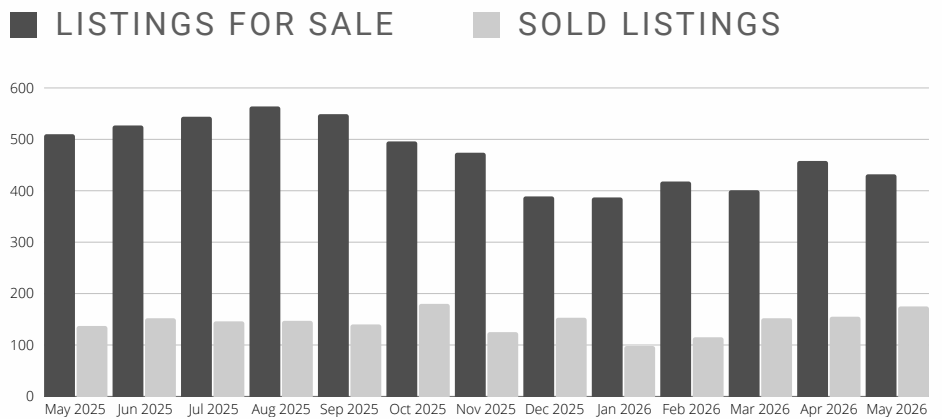
Avg Days on Market



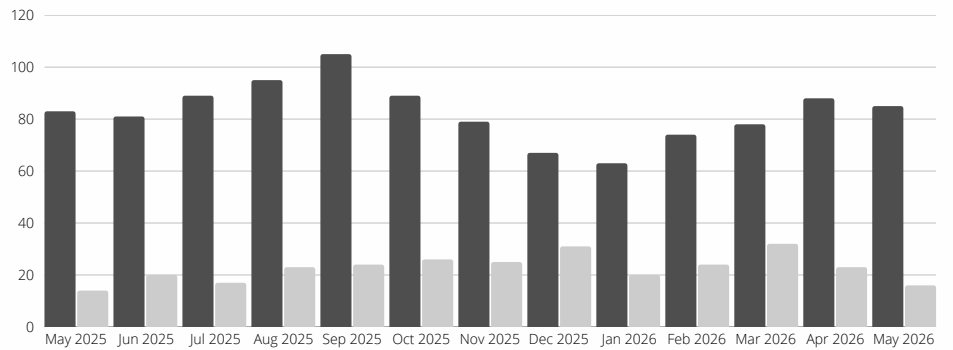


Monterey County

MAY 2025 TO MAY 2026



Single-Family Homes Last 12 months, year-over-year.



Condos & Townhomes Last 12 months, year-over-year.

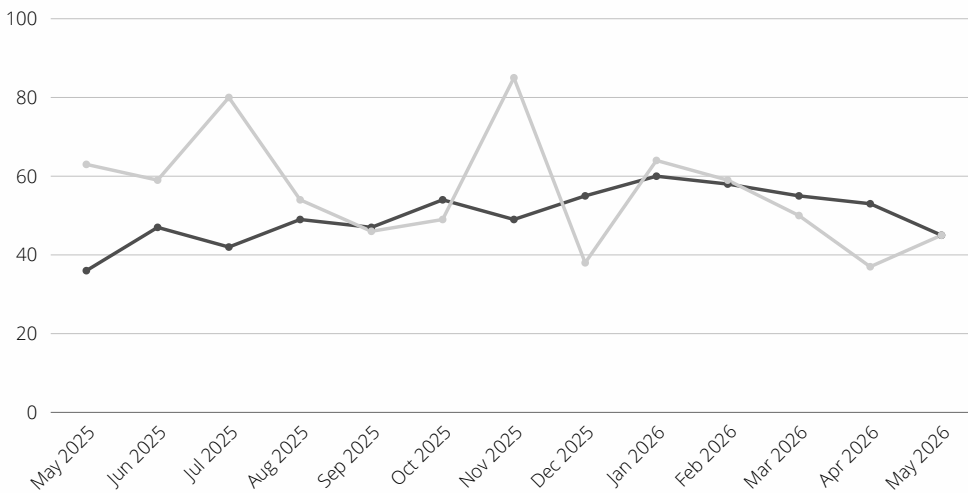
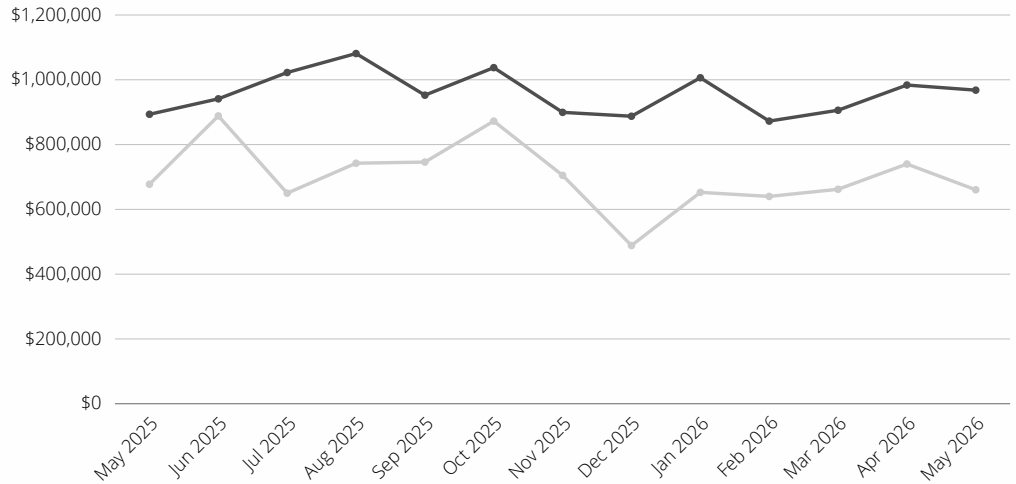
Median Sales Price

Single-Family Homes

The median sale price has increased from \$893k last May 2025, to \$968k as of May 2026.

Condos & Townhomes

The median sale price has decreased from \$677k last May 2025, to \$660k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 36 days last May 2025, to 45 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 63 days in May 2025, to 45 days as of May 2026.

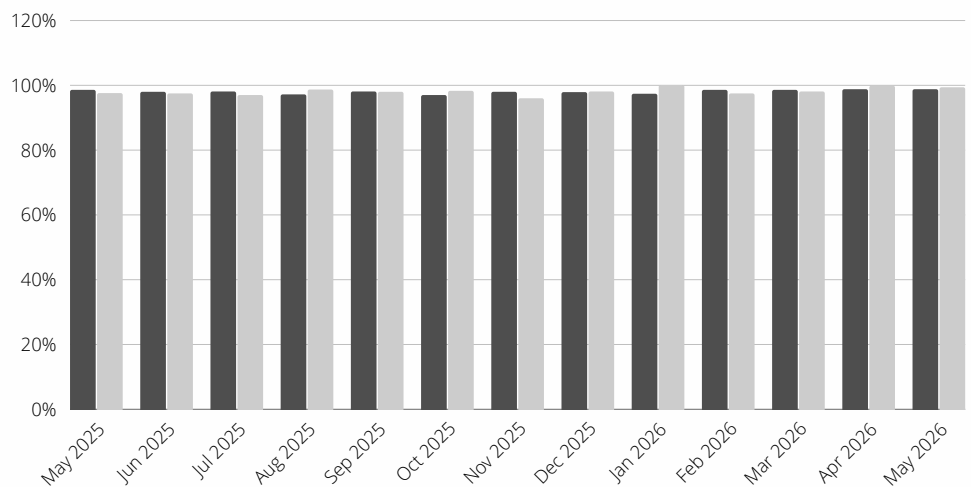
Overbids

Single-Family Homes

The overbid percentage has increased from 98.6% last May 2025, to 98.8% a year later.

Condos & Townhomes

The overbid percentage has increased from 97.6% last May 2025, to 99.4% a year later.





Santa Cruz County

What's in the Santa Cruz County data?

There were 363 single-family homes for sale, providing 3 months of inventory. There were 203 new listings, and 120 homes sold at a median price of \$1.2m. The median overbid percentage was at 100.6%, with an average of 27 days on the market.

There were 100 condo and townhome units for sale, providing 4.2 months of inventory. There were 48 new listings and 24 units sold at a median sale price of \$865k. The median overbid percentage was at 98.4%, with an average of 48 days on the market.





SFH

Single-Family Homes

203

New Listings

120

Sold Listings

3

Months of Inventory

\$1.2M

Median Sale Price

100.6%

Median Sale vs List

27

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

48

New Listings

24

Sold Listings

4.2

Months of Inventory

\$865K

Median Sale Price

98.4%

Median Sale vs List

48

Avg Days on Market



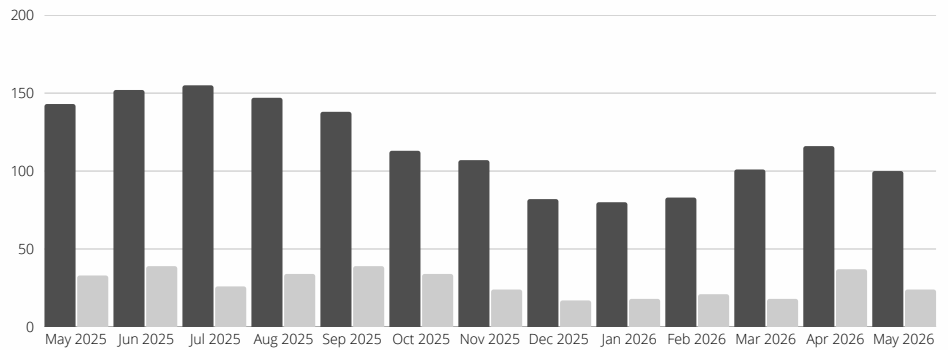


Santa Cruz County

MAY 2025 TO MAY 2026



Single-Family Homes Last 12 months, year-over-year.



Condos & Townhomes Last 12 months, year-over-year.

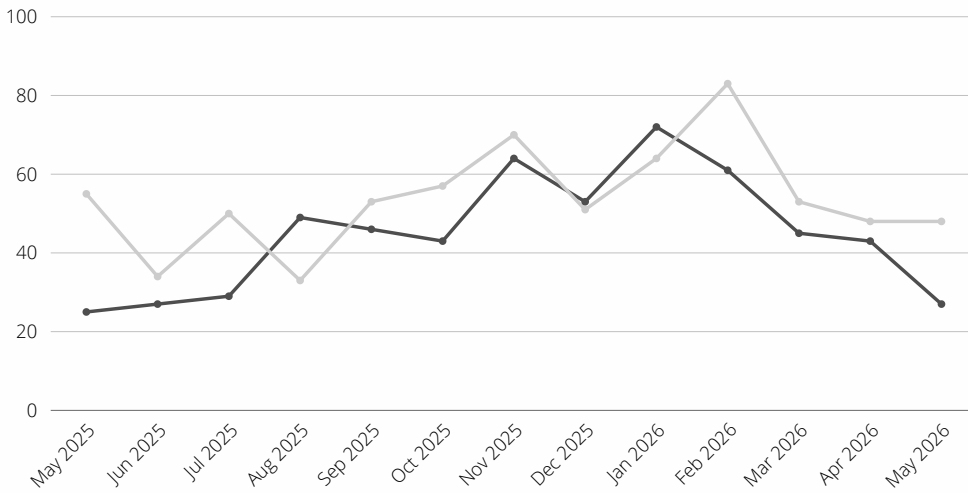
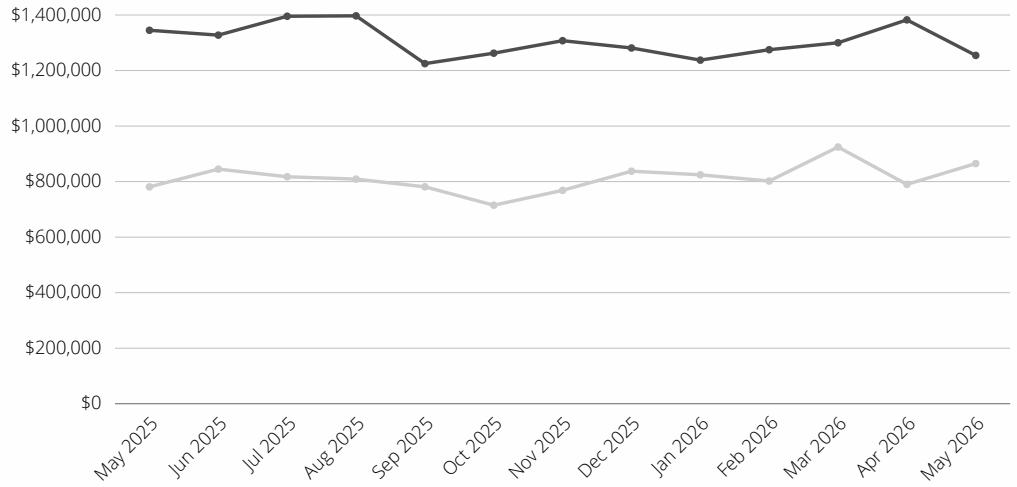
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.3m last May 2025, to \$1.2m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$781k last May 2025, to \$865k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 25 days last May 2025, to 27 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 55 days in May 2025, to 48 days as of May 2026.

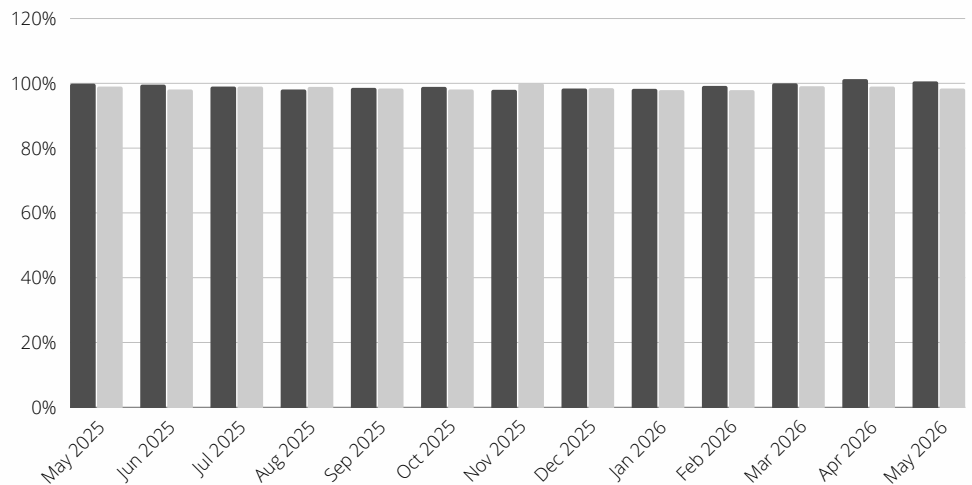
Overbids

Single-Family Homes

The overbid percentage has increased from 99.9% last May 2025, to 100.6% a year later.

Condos & Townhomes

The overbid percentage has decreased from 99% last May 2025, to 98.4% a year later.





Dogs/Behavior/Training

Your dog is talking. Do you?

Learning, lip-licking, yawning, even scratching are ways dogs use to communicate with one another. Learn to recognize these signals and you'll be a better dog owner.

Every dog needs his human to read him.

- Learn to identify situations that stress your dog.
- Rehabilitate a dog that has been abused.
- Reverse a long history of abuse among dogs to get better behavior.

Experts praise Lund's work.

...the most thoughtful observation...
...the heart of dog lovers everywhere...
...of the book...
...Lund's work...

East Palo Alto

What's in the East Palo Alto data?

There were 15 single-family homes for sale, providing 15 months of inventory. There were 8 new listings, and 1 home sold at a median price of \$1m. The median overbid percentage was at 102.1%, with an average of 7 days on the market.

There were 6 condo and townhome units for sale, providing 6 months of inventory. There were 3 new listings and 1 unit sold at a median sale price of \$960k. The median overbid percentage was at 113.1%, with an average of 37 days on the market.





SFH

Single-Family Homes

8

New Listings

1

Sold Listing

15

Months of Inventory

\$1M

Median Sale Price

102.1%

Median Sale vs List

7

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

3

New Listings

1

Sold Listing

6

Months of Inventory

\$960K

Median Sale Price

113.1%

Median Sale vs List

37

Avg Days on Market



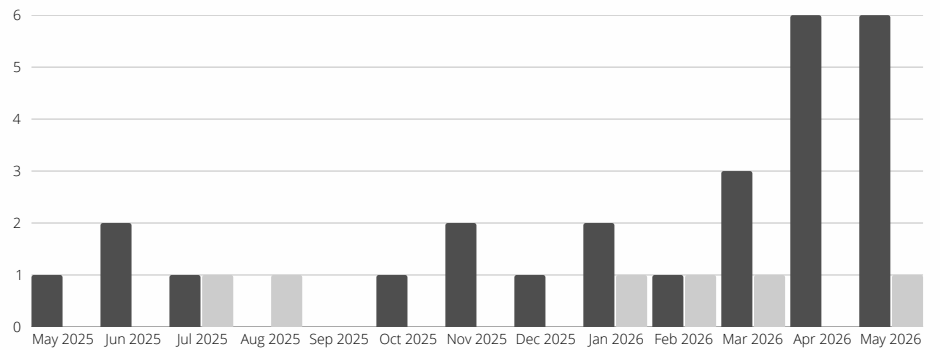


East Palo Alto

MAY 2025 TO MAY 2026



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

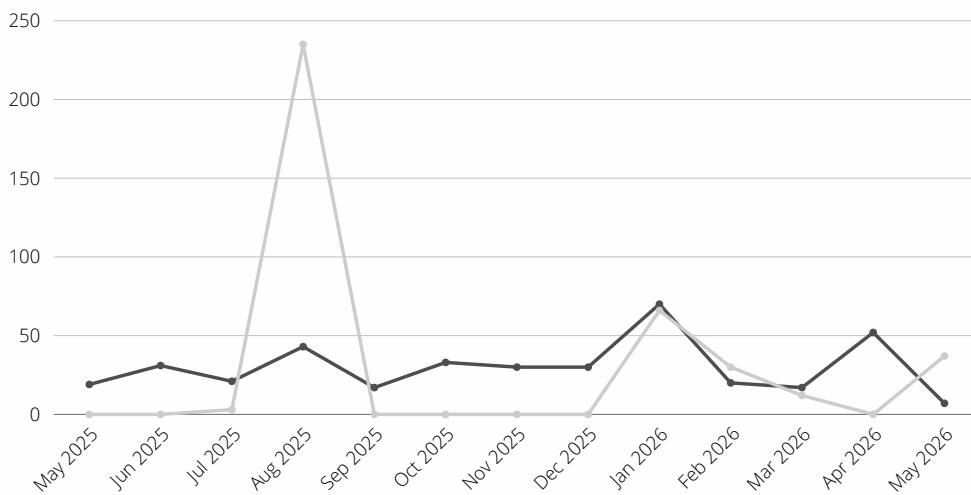
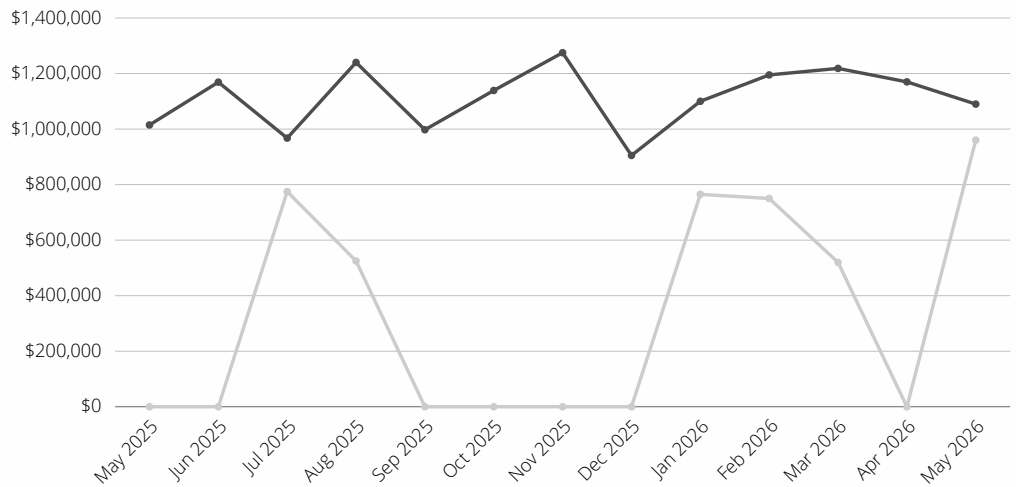
Median Sales Price

Single-Family Homes

The median sale price has increased from \$1.01m last May 2025, to \$1.09m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$0 last May 2025, to \$960k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 19 days last May 2025, to 7 days as of May 2026.

Condos & Townhomes

The average time spent on the market went up from 0 days in May 2025, to 37 days as of May 2026.

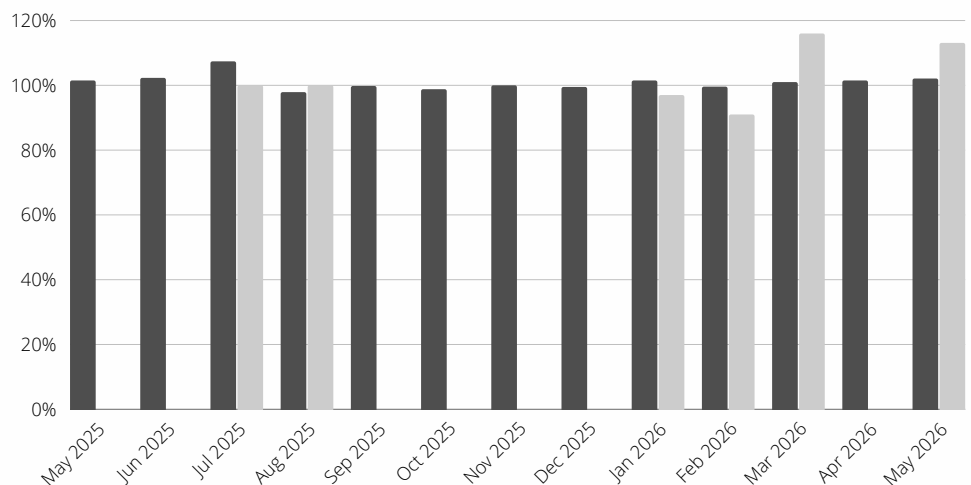
Overbids

Single-Family Homes

The overbid percentage has increased from 101.5% last May 2025, to 102.1% a year later.

Condos & Townhomes

The overbid percentage has increased from 0% last May 2025, to 113.1% a year later.





Sunnyvale

What's in the Sunnyvale data?

There were 46 single-family homes for sale, providing 0.9 months of inventory. There were 63 new listings, and 51 homes sold at a median price of \$2.7m. The median overbid percentage was at 107.5%, with an average of 11 days on the market.

There were 75 condo and townhome units for sale, providing 1.9 months of inventory. There were 53 new listings and 39 units sold at a median sale price of \$1.3m. The median overbid percentage was at 102.4%, with an average of 29 days on the market.





SFH

Single-Family Homes

63

New Listings

51

Sold Listings

0.9

Months of Inventory

\$2.7M

Median Sale Price

107.5%

Median Sale vs List

11

Avg Days on Market

The data, sourced from Courted.io, includes all single-family homes, condos and townhomes in the California Area above from May 2025 to May 2026. This may include preliminary data, and may vary from the time the data was gathered. All data is deemed reliable but not guaranteed. DRE# 01511642. Copyright KW Advisors Palo Alto 2026. Each office is independently owned and operated.

CONDO

Condo & Townhomes

53

New Listings

39

Sold Listings

1.9

Months of Inventory

\$1.3M

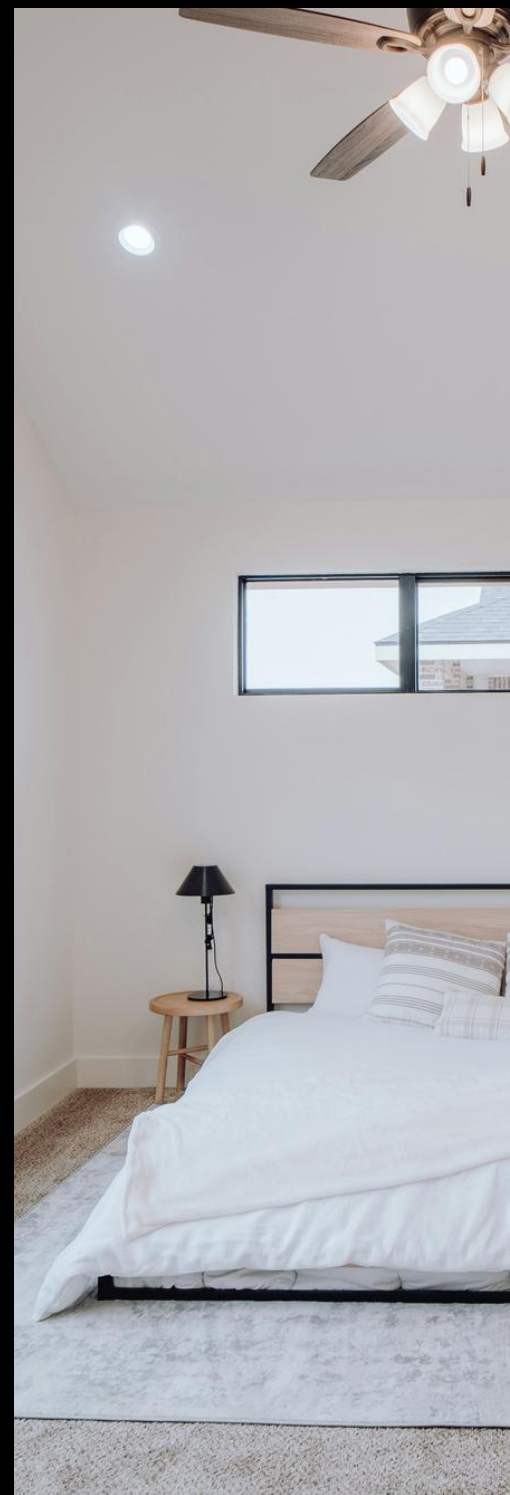
Median Sale Price

102.4%

Median Sale vs List

29

Avg Days on Market

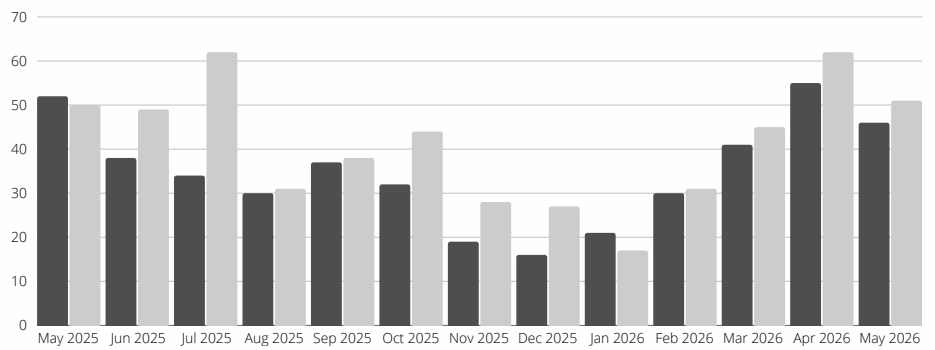




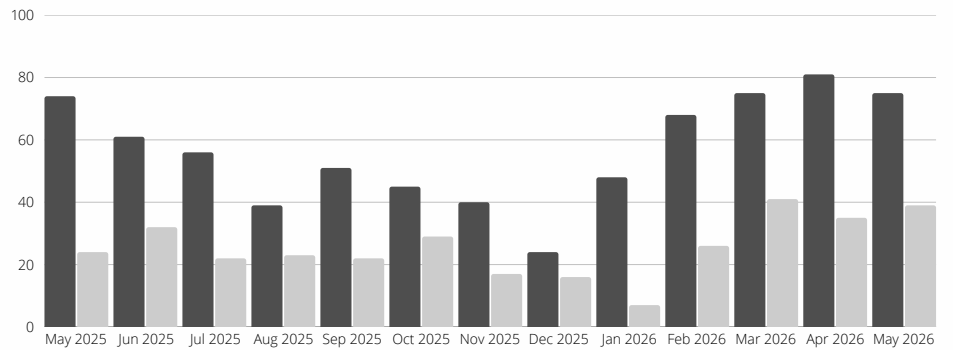
Sunnyvale

MAY 2025 TO MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

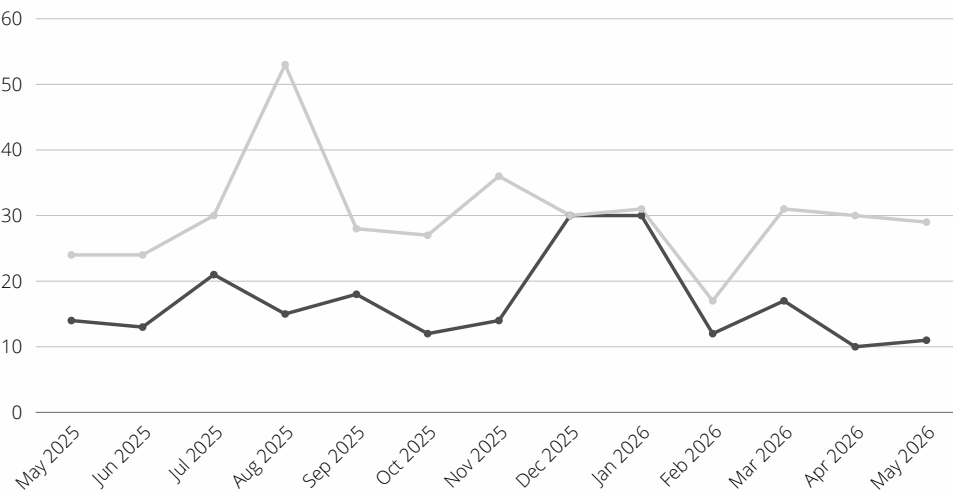
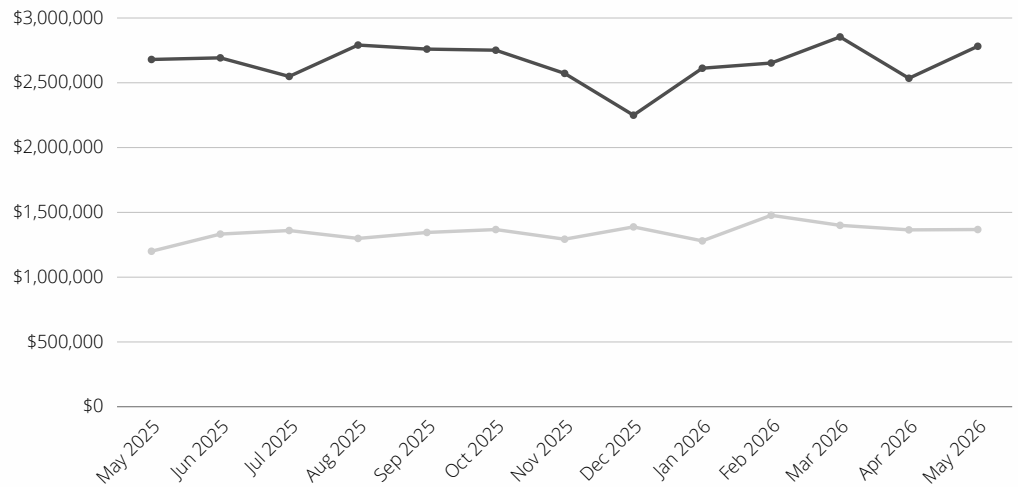
Median Sales Price

Single-Family Homes

The median sale price has increased from \$2.6m last May 2025, to \$2.7m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$1.2m last May 2025, to \$1.3m as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 14 days last May 2025, to 11 days as of May 2026.

Condos & Townhomes

The average time spent on the market went up from 24 days in May 2025, to 29 days as of May 2026.

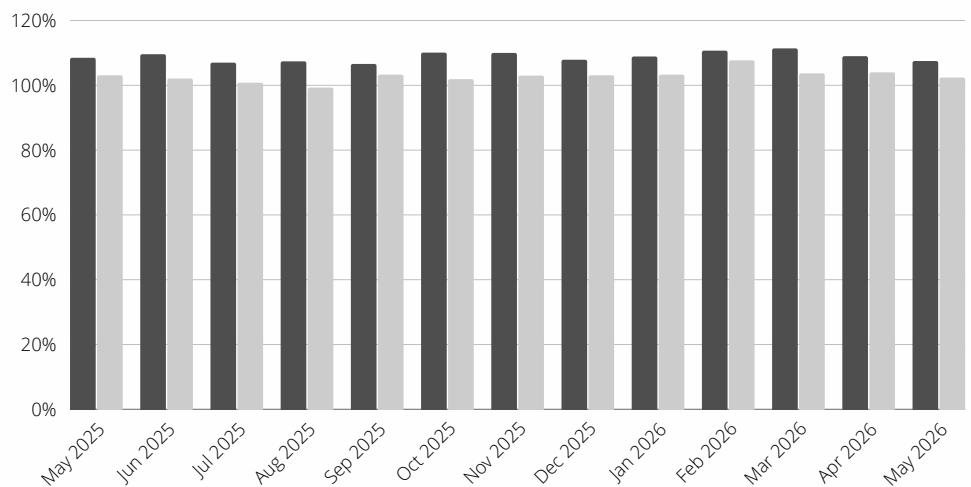
Overbids

Single-Family Homes

The overbid percentage has decreased from 108.5% last May 2025, to 107.5% a year later.

Condos & Townhomes

The overbid percentage has decreased from 103.1% last May 2025, to 102.4% a year later.





Santa Clara City

What's in the Santa Clara City data?

There were 63 single-family homes for sale, providing 1.5 months of inventory. There were 58 new listings, and 42 homes sold at a median price of \$1.8m. The median overbid percentage was at 105.2%, with an average of 13 days on the market.

There were 56 condo and townhome units for sale, providing 3.1 months of inventory. There were 36 new listings and 18 units sold at a median sale price of \$1m. The median overbid percentage was at 102.4%, with an average of 22 days on the market.





SFH

Single-Family Homes

58

New Listings

42

Sold Listings

1.5

Months of Inventory

\$1.8M

Median Sale Price

105.2%

Median Sale vs List

13

Avg Days on Market

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CONDO

Condo & Townhomes

36

New Listings

18

Sold Listings

3.1

Months of Inventory

\$1M

Median Sale Price

102.4%

Median Sale vs List

22

Avg Days on Market

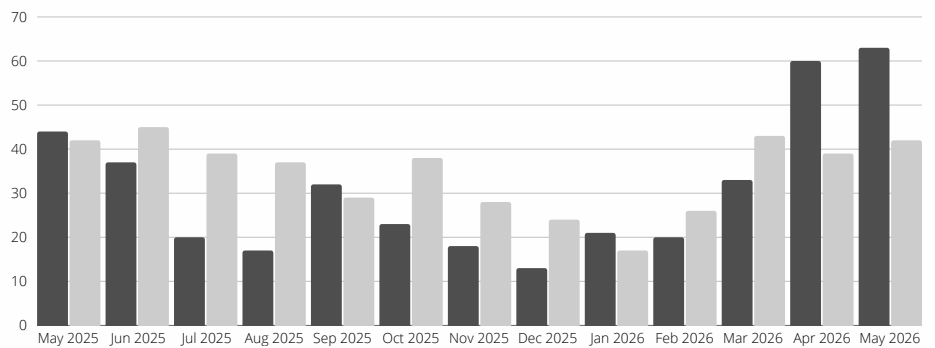




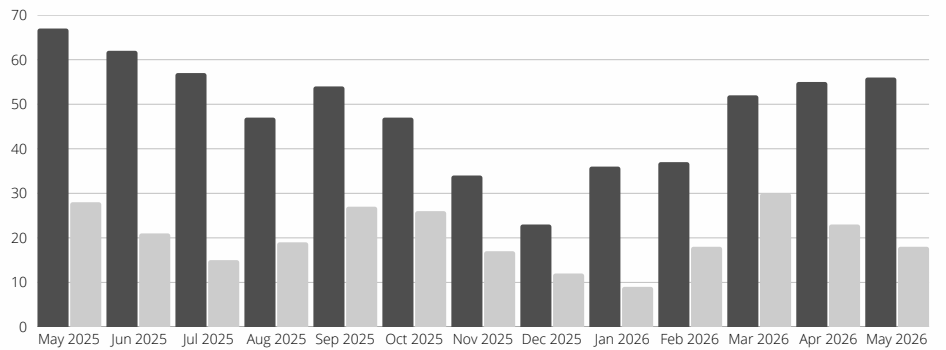
Santa Clara City

MAY 2025 TO MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

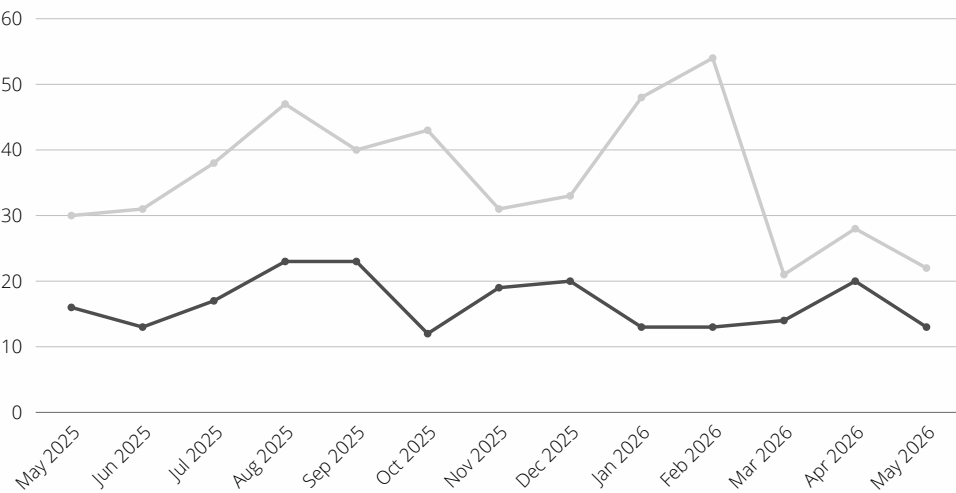
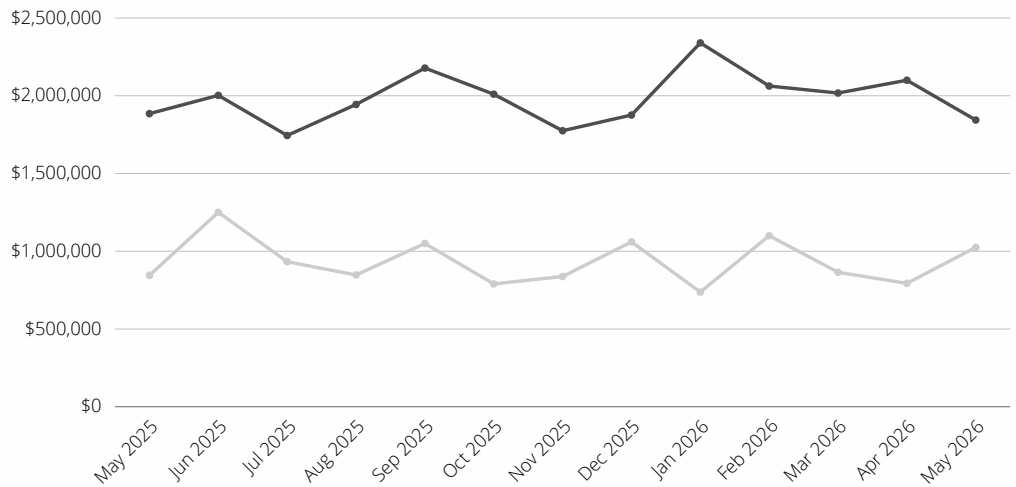
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$1.88m last May 2025, to \$1.84m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$845k last May 2025, to \$1m as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went down from 16 days last May 2025, to 13 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 30 days in May 2025, to 22 days as of May 2026.

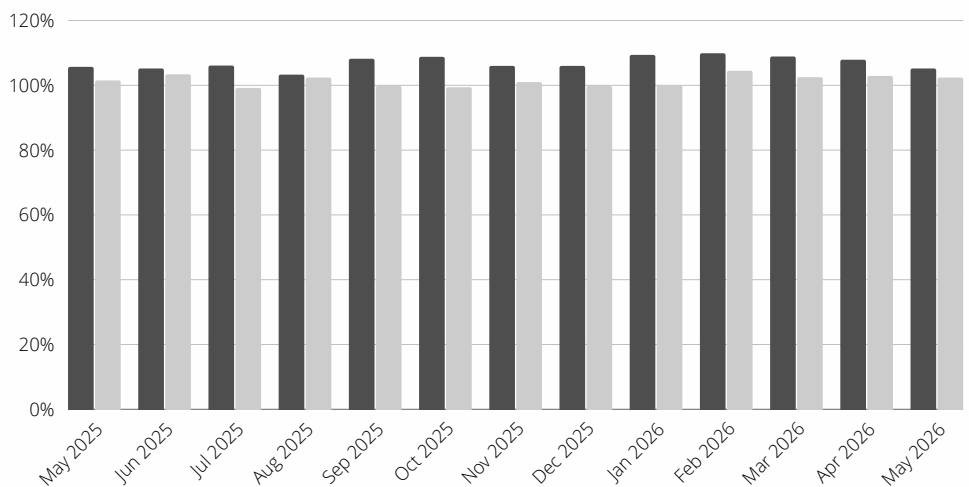
Overbids

Single-Family Homes

The overbid percentage has decreased from 105.7% last May 2025, to 105.2% a year later.

Condos & Townhomes

The overbid percentage has increased from 101.5% last May 2025, to 102.4% a year later.





Saratoga

What's in the Saratoga data?

There were 35 single-family homes for sale, providing 1.7 months of inventory. There were 35 new listings, and 21 homes sold at a median price of \$4.1m. The median overbid percentage was at 103%, with an average of 19 days on the market.

There were 8 condo and townhome units for sale, providing 4 months of inventory. There was 1 new listing and 2 units sold at a median sale price of \$985k. The median overbid percentage was at 90.8%, with an average of 27 days on the market.





SFH

Single-Family Homes

35

New Listings

21

Sold Listings

1.7

Months of Inventory

\$4.1M

Median Sale Price

103%

Median Sale vs List

19

Avg Days on Market

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CONDO

Condo & Townhomes

1

New Listing

2

Sold Listings

4

Months of Inventory

\$985K

Median Sale Price

90.8%

Median Sale vs List

27

Avg Days on Market

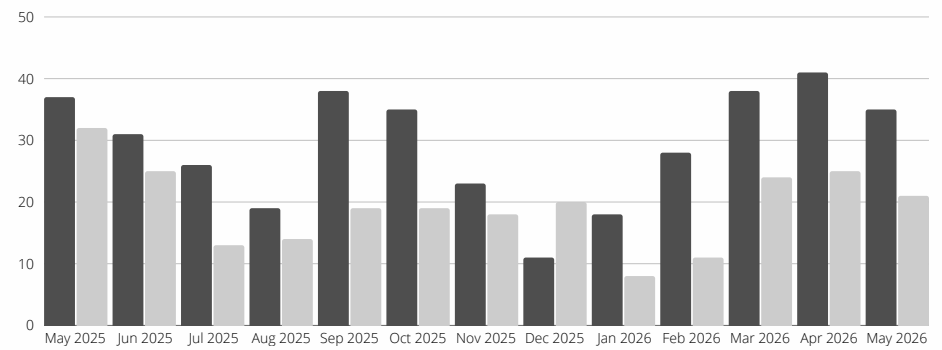




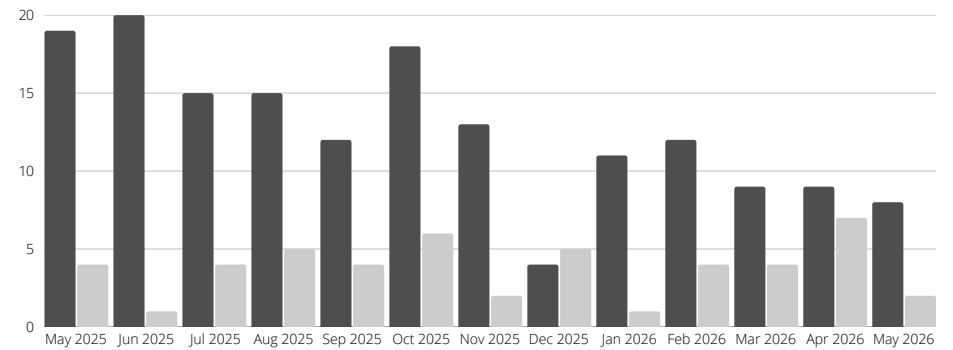
Saratoga

MAY 2025 TO MAY 2026

■ LISTINGS FOR SALE ■ SOLD LISTINGS



Single-Family Homes
Last 12 months, year-over-year.



Condos & Townhomes
Last 12 months, year-over-year.

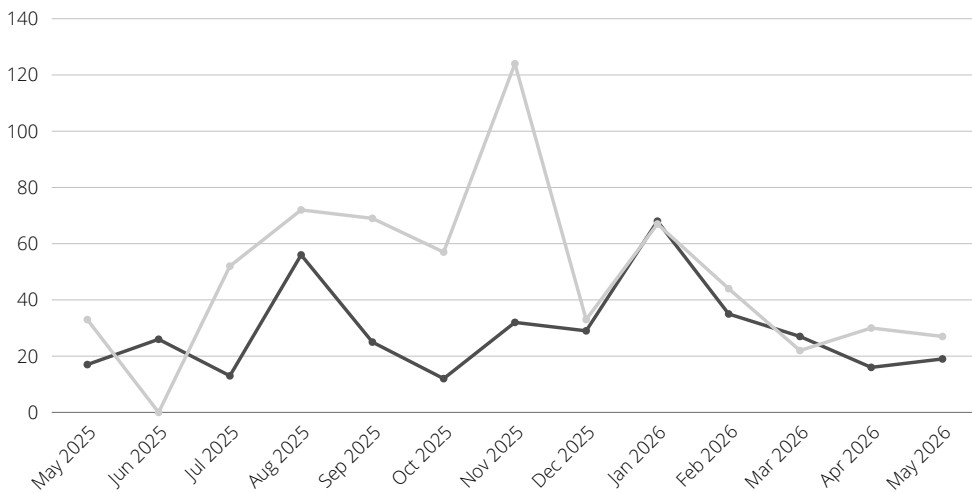
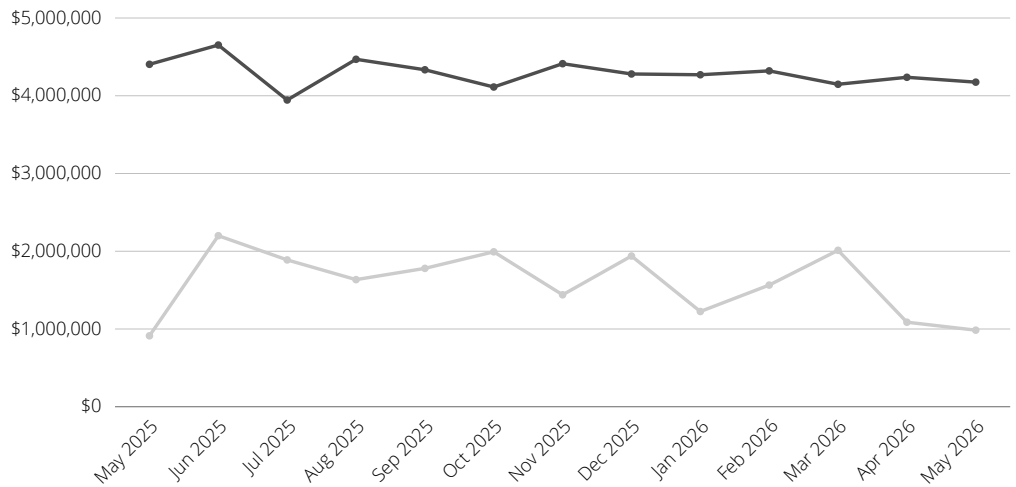
Median Sales Price

Single-Family Homes

The median sale price has decreased from \$4.4m last May 2025, to \$4.1m as of May 2026.

Condos & Townhomes

The median sale price has increased from \$912k last May 2025, to \$985k as of May 2026.



AVG Days On the Market

Single-Family Homes

The average time spent on the market went up from 17 days last May 2025, to 19 days as of May 2026.

Condos & Townhomes

The average time spent on the market went down from 33 days in May 2025, to 27 days as of May 2026.

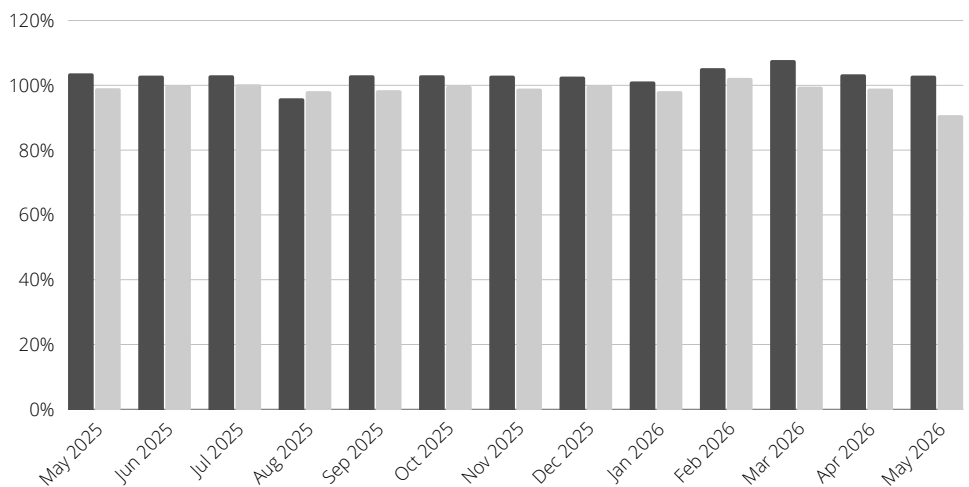
Overbids

Single-Family Homes

The overbid percentage has decreased from 103.7% last May 2025, to 103% a year later.

Condos & Townhomes

The overbid percentage has decreased from 99.1% last May 2025, to 90.8% a year later.







Palo Alto

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