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# 2022 Annual Real Estate Report

## Santa Clara County Real Estate Trends Report

### Prices up, Sales Down in 2022

After a slow 2019, sales prices in Santa Clara County have risen the past three years. Prices for single-family, re-sale homes set new highs in 2022.

The median sales price for single-family, re-sale homes was \$1,780,000 for the year, a gain of 9.5% from 2021. The average sales price gained 6.4% to \$2,132,640.

Home sales slumped 28.4% from the year before.

Home inventory was up 36.1% year-over-year. There were an average of 764 homes listed for sale each month in 2022. The average from 2000 through 2020 is 2,637. Lack of inventory propped prices up.

The sales price to list price ratio closed the year at 107.6%. Nevertheless, the ratio was under 100% for the last two months of the year.

The median sales price for re-sale condominiums rose 6.8% last year to \$960,000. The average price gained 6.9% to \$1,042,230. That's the first time the average sales price has been over \$1,000,000.

Condo sales were down 27.6% from 2021.

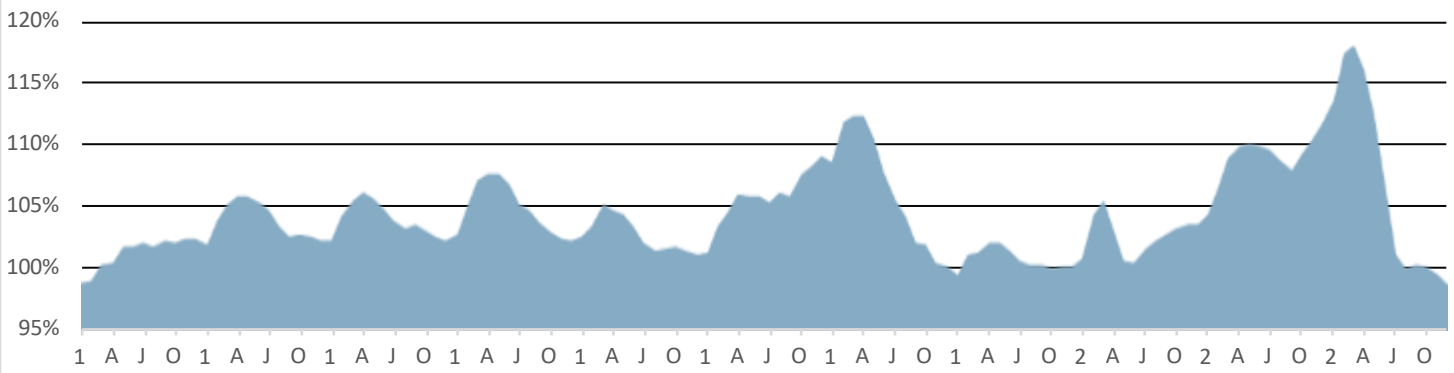
Condo inventory was down year-over-year. There were an average of 330 condos listed for sale each month. The average from 2003 to 2020 is 833.

The market, while still favoring sellers, will be constrained by low inventory.

For assistance in this market, do not hesitate to contact me. If you are thinking of selling, I can provide a free comparative market analysis. Also, if you go to my on-line report and click on Recent Sales & Listings, you will see what has sold, what is for sale and what is pending in your neighborhood.

For a  
**focused review** (your city, your neighborhood) **of current and historical market trends**  
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**Santa Clara County Homes: Sales Price/Listing Price Ratio**



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# 2022 Santa Clara County Annual Real Estate Report

## Santa Clara County

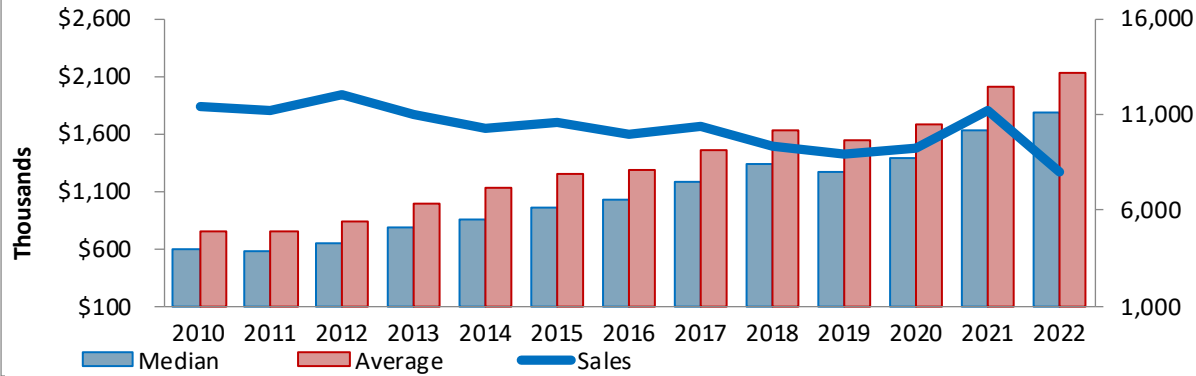
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2010	11,382	\$ 596,000	\$ 746,716	100.1%	117			
2011	11,175	\$ 567,000	\$ 741,134	99.2%	76	-1.8%	-4.9%	-0.7%
2012	11,990	\$ 640,000	\$ 833,954	101.5%	34	7.3%	12.9%	12.5%
2013	10,981	\$ 780,000	\$ 993,306	104.1%	32	-8.4%	21.9%	19.1%
2014	10,230	\$ 855,000	\$ 1,120,710	104.1%	18	-6.8%	9.6%	12.8%
2015	10,574	\$ 950,000	\$ 1,246,600	105.2%	21	3.4%	11.1%	11.2%
2016	10,001	\$ 1,020,000	\$ 1,284,700	102.8%	18	-5.4%	7.4%	3.1%
2017	10,327	\$ 1,175,000	\$ 1,446,320	106.0%	10	3.3%	15.2%	12.6%
2018	9,322	\$ 1,337,500	\$ 1,619,200	106.8%	27	-9.7%	13.8%	12.0%
2019	8,961	\$ 1,258,000	\$ 1,541,280	100.9%	23	-3.9%	-5.9%	-4.8%
2020	9,207	\$ 1,380,000	\$ 1,685,830	102.7%	17	2.7%	9.7%	9.4%
2021	11,158	\$ 1,626,000	\$ 2,004,100	109.1%	7	21.2%	17.8%	18.9%
2022	7,992	\$ 1,780,000	\$ 2,132,640	107.6%	22	-28.4%	9.5%	6.4%

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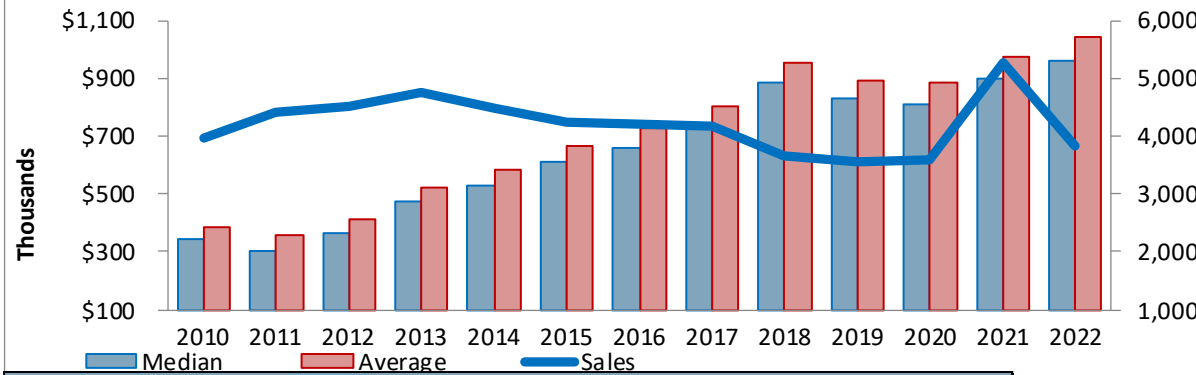
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### Santa Clara County Homes - Prices & Sales



### Santa Clara County Condos - Prices & Sales



## Santa Clara County

Condominiums						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2010	3,956	\$ 345,000	\$ 382,319	99.7%	150			
2011	4,393	\$ 300,000	\$ 355,619	99.0%	73	11.0%	-13.0%	-7.0%
2012	4,517	\$ 365,000	\$ 414,108	102.1%	27	2.8%	21.7%	16.4%
2013	4,754	\$ 477,000	\$ 520,910	104.8%	24	5.2%	30.7%	25.8%
2014	4,462	\$ 530,000	\$ 583,557	103.3%	8	-6.1%	11.1%	12.0%
2015	4,240	\$ 610,000	\$ 668,555	105.8%	12	-5.0%	15.1%	14.6%
2016	4,218	\$ 660,000	\$ 730,128	103.6%	14	-0.5%	8.2%	9.2%
2017	4,156	\$ 730,000	\$ 802,880	105.8%	2	-1.5%	10.6%	10.0%
2018	3,653	\$ 887,000	\$ 954,689	108.7%	29	-12.1%	21.5%	18.9%
2019	3,554	\$ 827,750	\$ 893,232	100.4%	33	-2.7%	-6.7%	-6.4%
2020	3,578	\$ 811,000	\$ 887,438	100.8%	39	0.7%	-2.0%	-0.6%
2021	5,277	\$ 899,000	\$ 975,099	103.8%	7	47.5%	10.9%	9.9%
2022	3,818	\$ 960,000	\$ 1,042,230	105.9%	21	-27.6%	6.8%	6.9%

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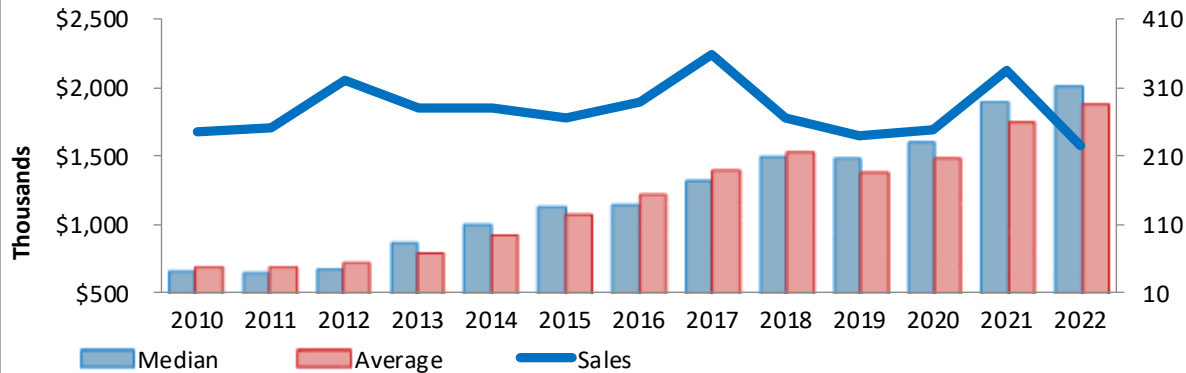
# 2022 Santa Clara County Annual Real Estate Report

## Campbell

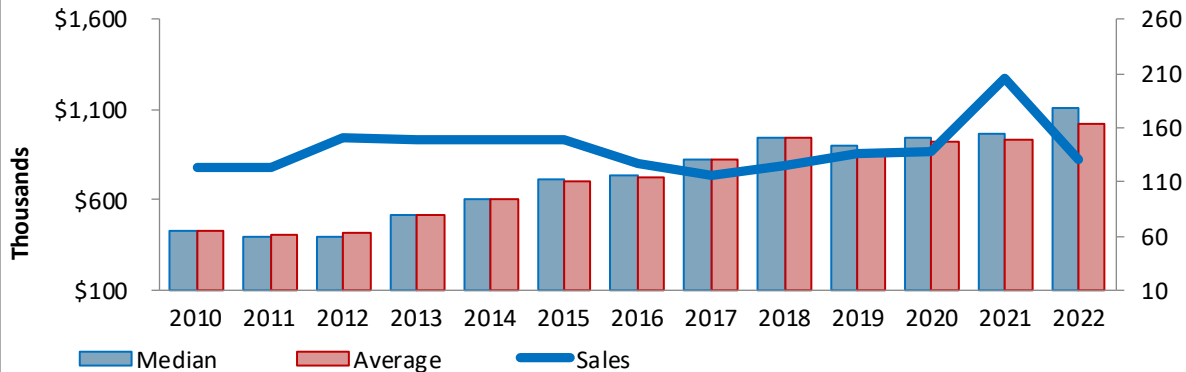
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	245	\$ 710,399	\$ 675,000	98.7%	61			
2011	252	\$ 705,053	\$ 670,000	98.1%	70	2.9%	-0.8%	-0.7%
2012	320	\$ 738,462	\$ 700,500	100.4%	43	27.0%	4.7%	4.6%
2013	282	\$ 816,500	\$ 881,456	103.6%	25	-11.9%	10.6%	25.8%
2014	281	\$ 945,000	\$ 1,008,610	105.3%	19	-0.4%	15.7%	14.4%
2015	266	\$ 1,082,250	\$ 1,149,520	106.4%	18	-5.3%	14.5%	14.0%
2016	288	\$ 1,231,430	\$ 1,162,500	102.8%	25	8.3%	13.8%	1.1%
2017	358	\$ 1,404,510	\$ 1,337,400	107.5%	19	24.3%	14.1%	15.0%
2018	267	\$ 1,532,790	\$ 1,500,000	106.1%	18	-25.4%	9.1%	12.2%
2019	241	\$ 1,386,000	\$ 1,484,770	101.0%	30	-9.7%	-9.6%	-1.0%
2020	249	\$ 1,493,000	\$ 1,608,270	102.9%	24	3.3%	7.7%	8.3%
2021	337	\$ 1,750,000	\$ 1,891,390	110.0%	17	35.3%	17.2%	17.6%
2022	225	\$ 1,875,000	\$ 2,007,410	107.3%	17	-33.2%	7.1%	6.1%

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**Campbell Homes - Prices & Sales**



**Campbell Condos - Prices & Sales**



## Campbell

Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	124	\$ 430,068	\$ 427,500	98.0%	69			
2011	123	\$ 403,406	\$ 395,000	97.0%	84	-0.8%	-6.2%	-7.6%
2012	151	\$ 414,218	\$ 395,000	101.0%	56	22.8%	2.7%	0.0%
2013	150	\$ 520,709	\$ 523,000	105.0%	19	-0.7%	25.7%	32.4%
2014	149	\$ 604,606	\$ 600,000	103.0%	23	-0.7%	16.1%	14.7%
2015	149	\$ 703,147	\$ 716,000	106.0%	16	0.0%	16.3%	19.3%
2016	127	\$ 724,280	\$ 735,000	103.3%	21	-14.8%	3.0%	2.7%
2017	117	\$ 822,156	\$ 830,000	106.1%	15	-7.9%	13.5%	12.9%
2018	126	\$ 949,454	\$ 944,000	108.3%	13	7.7%	15.5%	13.7%
2019	136	\$ 862,500	\$ 905,075	100.1%	37	7.9%	-9.2%	-4.1%
2020	139	\$ 921,800	\$ 950,985	101.3%	25	2.2%	6.9%	5.1%
2021	206	\$ 936,000	\$ 962,930	104.3%	22	48.2%	1.5%	1.3%
2022	130	\$ 1,025,000	\$ 1,111,720	108.0%	13	-36.9%	9.5%	15.5%

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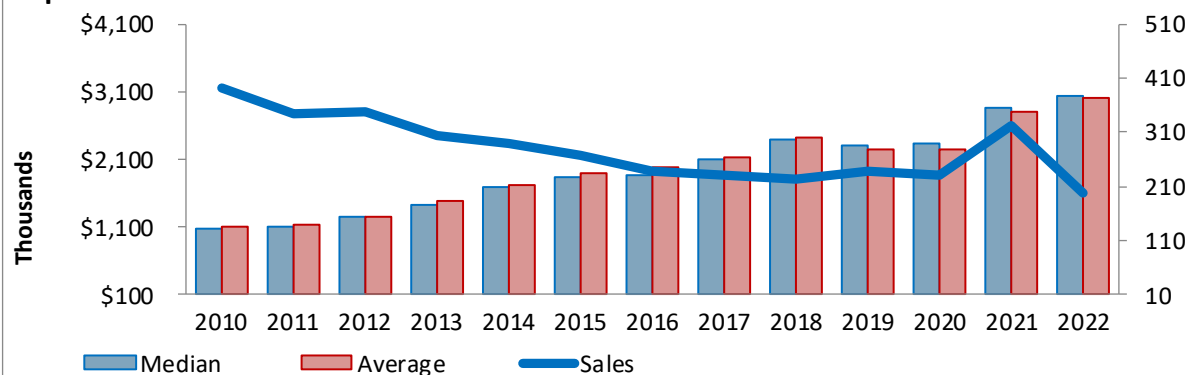
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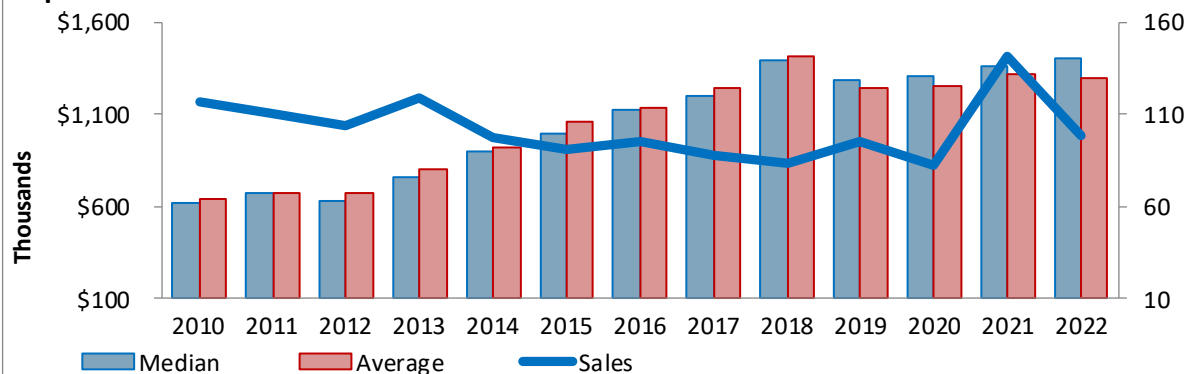
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Cupertino								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	391	\$ 1,112,847	\$ 1,077,850	99.3%	41			
2011	346	\$ 1,142,256	\$ 1,115,000	99.7%	39	-11.5%	2.6%	3.4%
2012	347	\$ 1,252,051	\$ 1,250,000	102.7%	32	0.3%	9.6%	12.1%
2013	305	\$ 1,488,657	\$ 1,425,000	106.1%	18	-12.1%	18.9%	14.0%
2014	289	\$ 1,725,888	\$ 1,680,000	109.0%	19	-5.2%	15.9%	17.9%
2015	268	\$ 1,907,468	\$ 1,845,000	109.0%	21	-7.3%	10.5%	9.8%
2016	238	\$ 1,981,640	\$ 1,880,000	104.6%	19	-11.2%	3.9%	1.9%
2017	230	\$ 2,127,260	\$ 2,100,000	109.9%	16	-3.4%	7.3%	11.7%
2018	224	\$ 2,426,770	\$ 2,384,940	110.3%	16	-2.6%	14.1%	13.6%
2019	239	\$ 2,250,000	\$ 2,297,190	102.2%	23	6.7%	-7.3%	-3.7%
2020	231	\$ 2,250,000	\$ 2,337,060	103.3%	19	-3.3%	0.0%	1.7%
2021	322	\$ 2,800,000	\$ 2,852,100	113.0%	13	39.4%	24.4%	22.0%
2022	198	\$ 3,000,000	\$ 3,039,550	108.9%	17	-38.5%	7.1%	6.6%

**Cupertino Homes - Prices & Sales**



**Cupertino Condos - Prices & Sales**



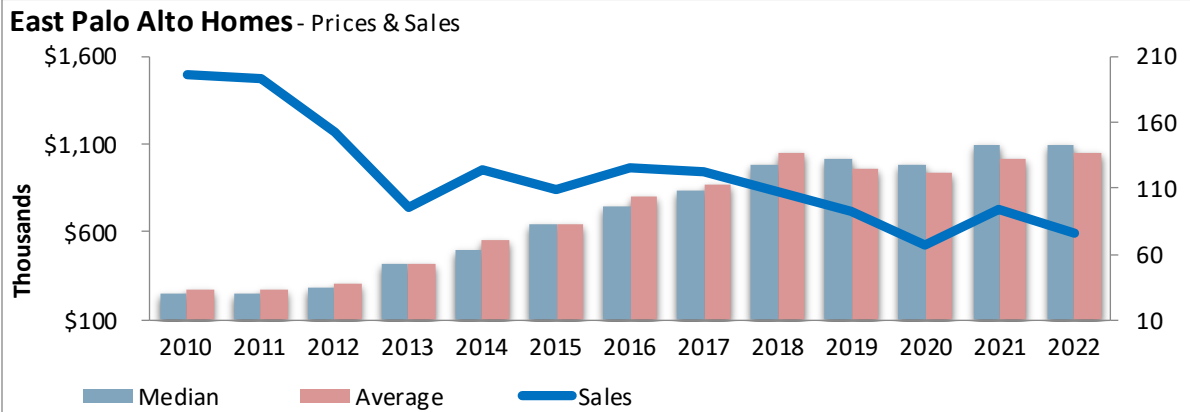
Cupertino								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	117	\$ 640,878	\$ 625,000	98.7%	57			
2011	111	\$ 676,668	\$ 675,000	99.5%	46	-5.1%	5.6%	8.0%
2012	104	\$ 672,457	\$ 627,500	101.9%	24	-6.3%	-0.6%	-7.0%
2013	119	\$ 799,890	\$ 760,000	107.1%	16	14.4%	19.0%	21.1%
2014	98	\$ 920,699	\$ 895,500	107.0%	18	-17.6%	15.1%	17.8%
2015	91	\$ 1,064,333	\$ 998,888	111.0%	16	-7.1%	15.6%	11.5%
2016	95	\$ 1,135,590	\$ 1,128,000	105.0%	26	4.4%	6.7%	12.9%
2017	88	\$ 1,246,710	\$ 1,200,000	109.9%	14	-7.4%	9.8%	6.4%
2018	84	\$ 1,412,010	\$ 1,400,000	111.1%	15	-4.5%	13.3%	16.7%
2019	95	\$ 1,248,000	\$ 1,289,000	101.7%	26	13.1%	-11.6%	-7.9%
2020	82	\$ 1,252,500	\$ 1,305,150	102.0%	23	-13.7%	0.4%	1.3%
2021	142	\$ 1,317,500	\$ 1,359,560	105.2%	25	73.2%	5.2%	4.2%
2022	99	\$ 1,300,000	\$ 1,406,700	104.7%	23	-30.3%	-1.3%	3.5%

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East Palo Alto								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	197	\$ 268,386	\$ 250,000	100.7%	49			
2011	194	\$ 268,864	\$ 255,000	100.9%	60	-1.5%	0.2%	2.0%
2012	153	\$ 301,371	\$ 285,000	101.2%	45	-21.1%	12.1%	11.8%
2013	96	\$ 420,397	\$ 417,500	104.6%	27	-37.3%	39.5%	46.5%
2014	124	\$ 551,350	\$ 503,000	102.6%	26	29.2%	31.1%	20.5%
2015	109	\$ 642,177	\$ 640,000	106.7%	22	-12.1%	16.5%	27.2%
2016	126	\$ 805,798	\$ 750,000	104.5%	27	15.6%	25.5%	17.2%
2017	122	\$ 876,498	\$ 840,694	105.6%	18	-3.2%	8.8%	12.1%
2018	107	\$ 1,050,910	\$ 980,000	109.3%	19	-12.3%	19.9%	16.6%
2019	92	\$ 962,500	\$ 1,013,530	101.6%	37	-14.0%	-8.4%	3.4%
2020	67	\$ 935,000	\$ 982,891	99.4%	36	-27.2%	-2.9%	-3.0%
2021	94	\$ 1,015,000	\$ 1,094,440	103.2%	28	40.3%	8.6%	11.3%
2022	76	\$ 1,055,000	\$ 1,101,580	104.6%	28	-19.1%	3.9%	0.7%



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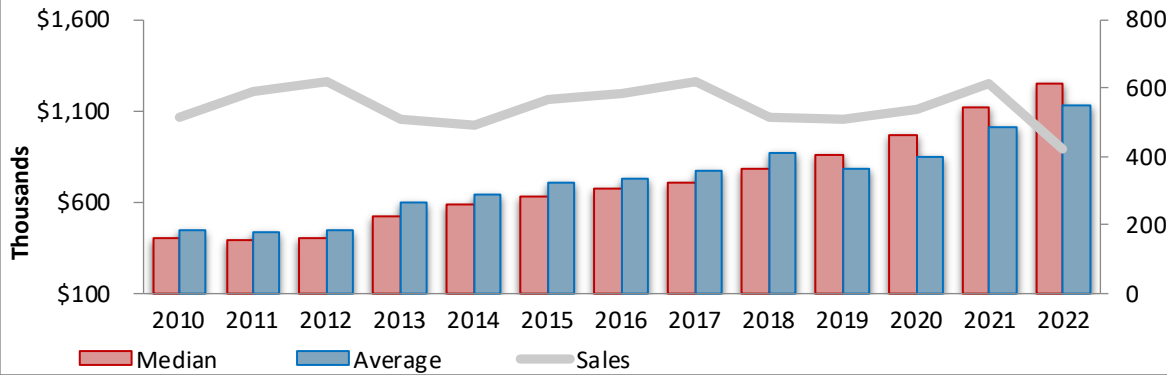
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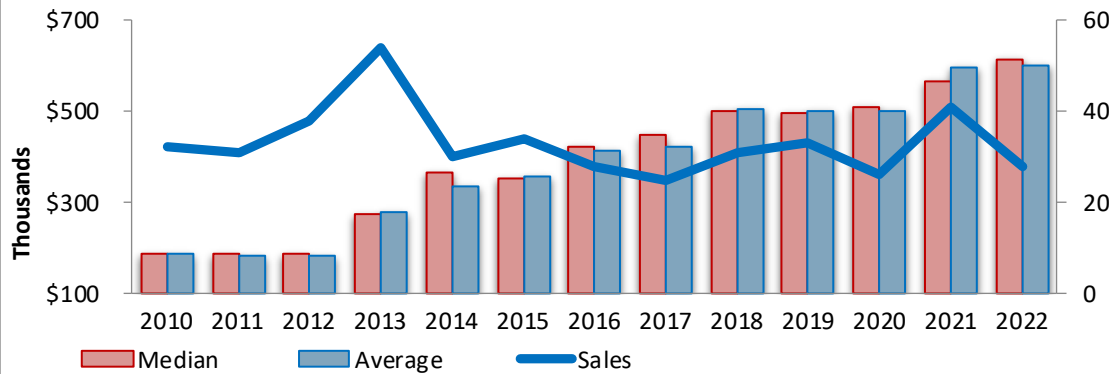
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Gilroy								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	517	\$ 447,748	\$ 405,000	99.6%	72			
2011	587	\$ 435,594	\$ 390,000	98.3%	92	13.5%	-2.7%	-3.7%
2012	617	\$ 447,018	\$ 406,000	99.4%	69	5.1%	2.6%	4.1%
2013	510	\$ 592,251	\$ 525,000	99.7%	45	-17.3%	32.5%	29.3%
2014	489	\$ 644,788	\$ 585,000	99.0%	47	-4.1%	8.9%	11.4%
2015	565	\$ 700,857	\$ 631,000	100.0%	41	15.5%	8.7%	7.9%
2016	581	\$ 728,507	\$ 669,800	99.8%	42	2.8%	3.9%	6.1%
2017	618	\$ 776,103	\$ 705,000	100.4%	33	6.4%	6.5%	5.3%
2018	517	\$ 867,348	\$ 785,000	101.2%	25	-16.3%	11.8%	11.3%
2019	509	\$ 780,000	\$ 862,973	99.3%	38	-1.5%	-10.1%	9.9%
2020	538	\$ 850,000	\$ 965,616	100.7%	32	5.7%	9.0%	11.9%
2021	611	\$ 1,005,000	\$ 1,119,950	104.9%	16	13.6%	18.2%	16.0%
2022	421	\$ 1,125,000	\$ 1,250,490	103.7%	23	-31.1%	11.9%	11.7%

**Gilroy Homes - Prices & Sales**



**Gilroy Condos- Prices & Sales**



Gilroy								
Condominiums						% Change from Year Before		
Prices			Prices					
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	32	\$ 185,970	\$ 186,000	100.9%	53			
2011	31	\$ 183,300	\$ 187,000	98.3%	88	-3.1%	-1.4%	0.5%
2012	38	\$ 183,197	\$ 186,950	100.8%	76	22.6%	-0.1%	0.0%
2013	54	\$ 280,488	\$ 275,250	102.1%	88	42.1%	53.1%	47.2%
2014	30	\$ 335,100	\$ 363,500	100.0%	27	-44.4%	19.5%	32.1%
2015	34	\$ 357,452	\$ 352,500	100.0%	32	13.3%	6.7%	-3.0%
2016	28	\$ 411,689	\$ 422,750	102.1%	31	-17.6%	15.2%	19.9%
2017	25	\$ 420,824	\$ 449,600	101.3%	37	-10.7%	2.2%	6.4%
2018	31	\$ 504,094	\$ 498,000	101.4%	23	24.0%	19.8%	10.8%
2019	33	\$ 500,000	\$ 494,438	98.9%	49	6.5%	-0.8%	-0.7%
2020	26	\$ 499,500	\$ 510,746	100.6%	36	-21.2%	-0.1%	3.3%
2021	41	\$ 597,000	\$ 567,192	104.0%	20	57.7%	19.5%	11.1%
2022	28	\$ 602,000	\$ 611,268	103.7%	23	-31.7%	0.8%	7.8%

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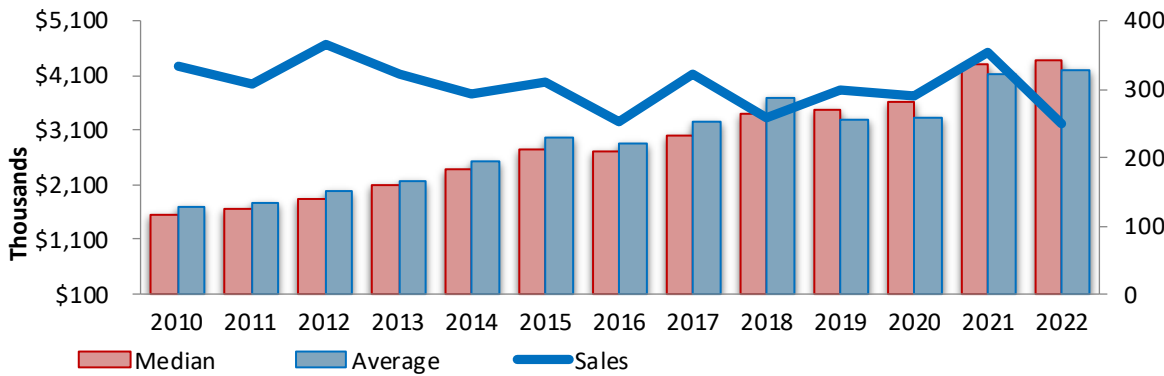
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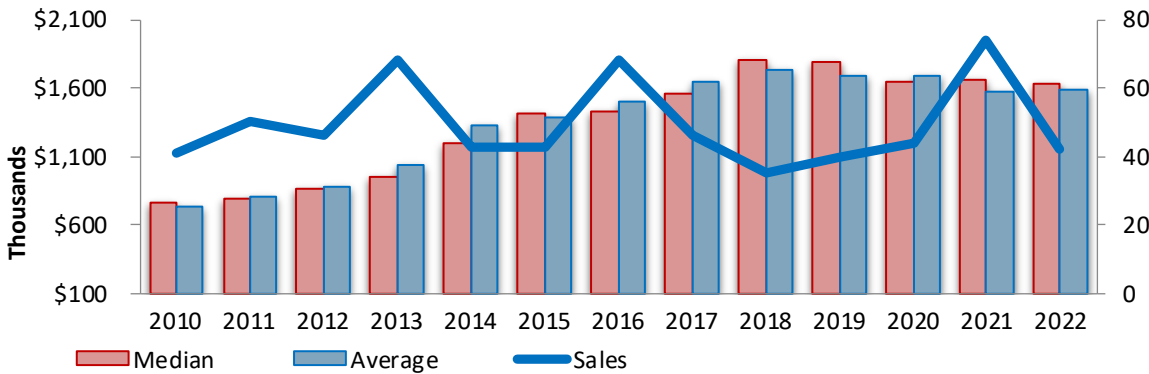
Los Altos								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	334	\$ 1,688,322	\$ 1,550,000	97.3%	54			
2011	307	\$ 1,769,435	\$ 1,647,500	98.4%	39	-8.1%	4.8%	6.3%
2012	365	\$ 1,975,216	\$ 1,825,000	102.1%	31	18.9%	11.6%	10.8%
2013	323	\$ 2,161,519	\$ 2,100,000	105.6%	22	-11.5%	9.4%	15.1%
2014	292	\$ 2,536,402	\$ 2,370,000	111.0%	16	-9.6%	17.3%	12.9%
2015	309	\$ 2,952,859	\$ 2,750,000	110.0%	16	5.8%	16.4%	16.0%
2016	252	\$ 2,852,110	\$ 2,705,000	104.5%	21	-18.4%	-3.4%	-1.6%
2017	323	\$ 3,262,470	\$ 3,010,000	107.2%	17	28.2%	14.4%	11.3%
2018	258	\$ 3,677,630	\$ 3,400,000	107.7%	14	-20.1%	12.7%	13.0%
2019	298	\$ 3,277,500	\$ 3,462,850	101.0%	24	15.5%	-10.9%	1.8%
2020	291	\$ 3,330,000	\$ 3,601,970	101.6%	21	-2.3%	1.6%	4.0%
2021	353	\$ 4,125,000	\$ 4,292,840	110.2%	18	21.3%	23.9%	19.2%
2022	249	\$ 4,195,000	\$ 4,370,450	106.0%	17	-29.5%	1.7%	1.8%

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**Los Altos Homes - Prices & Sales**



**Los Altos Condos- Prices & Sales**



Los Altos								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	41	\$ 736,438	\$ 760,000	95.8%	102			
2011	50	\$ 810,094	\$ 792,500	98.0%	53	22.0%	10.0%	4.3%
2012	46	\$ 874,083	\$ 864,500	101.0%	33	-8.0%	7.9%	9.1%
2013	68	\$ 1,044,142	\$ 952,000	105.4%	14	47.8%	19.5%	10.1%
2014	43	\$ 1,329,290	\$ 1,200,000	106.0%	21	-36.8%	27.3%	26.1%
2015	43	\$ 1,386,967	\$ 1,421,000	107.0%	21	0.0%	4.3%	18.4%
2016	68	\$ 1,503,050	\$ 1,425,500	101.7%	17	58.1%	8.4%	0.3%
2017	46	\$ 1,640,840	\$ 1,565,000	105.0%	20	-32.4%	9.2%	9.8%
2018	35	\$ 1,726,690	\$ 1,810,000	106.8%		-23.9%	5.2%	15.7%
2019	40	\$ 1,694,440	\$ 1,790,160	102.4%	19	14.3%	-1.9%	-1.1%
2020	44	\$ 1,691,500	\$ 1,653,320	100.7%	30	10.0%	-0.2%	-7.6%
2021	74	\$ 1,569,000	\$ 1,655,900	100.1%	42	68.2%	-7.2%	0.2%
2022	42	\$ 1,583,000	\$ 1,634,380	102.7%	31	-43.2%	0.9%	-1.3%

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# 2022 Santa Clara County Annual Real Estate Report

## Los Altos Hills

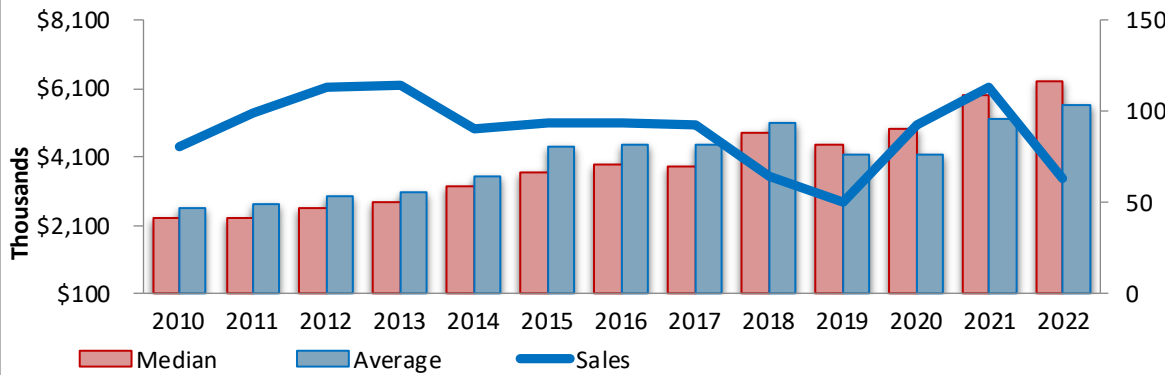
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	81	\$ 2,590,416	\$ 2,315,000	93.4%	120			
2011	99	\$ 2,705,218	\$ 2,300,000	94.5%	82	22.2%	4.4%	-0.6%
2012	113	\$ 2,916,770	\$ 2,600,000	97.1%	81	14.1%	7.8%	13.0%
2013	114	\$ 3,069,500	\$ 2,796,500	98.4%	63	0.9%	5.2%	7.6%
2014	90	\$ 3,498,817	\$ 3,250,000	103.0%	42	-21.1%	14.0%	16.2%
2015	94	\$ 4,370,163	\$ 3,612,500	105.0%	32	4.4%	24.9%	11.2%
2016	93	\$ 4,434,090	\$ 3,850,000	98.3%	47	-1.1%	1.5%	6.6%
2017	92	\$ 4,449,680	\$ 3,790,000	102.0%	34	-1.1%	0.4%	-1.6%
2018	64	\$ 5,077,660	\$ 4,825,000	101.1%	47	-30.4%	14.1%	27.3%
2019	50	\$ 4,170,000	\$ 4,477,660	99.3%	48	-21.9%	-17.9%	-7.2%
2020	92	\$ 4,184,500	\$ 4,920,710	97.1%	52	84.0%	0.3%	9.9%
2021	113	\$ 5,200,000	\$ 5,892,890	105.7%	41	22.8%	24.3%	19.8%
2022	63	\$ 5,630,900	\$ 6,326,140	104.2%	34	-44.2%	8.3%	7.4%

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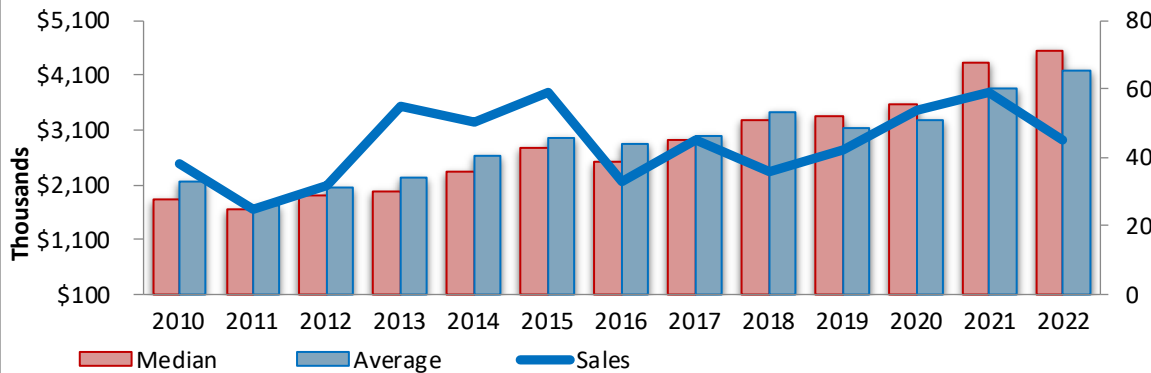
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### Los Altos Hills Homes - Prices & Sales



### Monte Sereno Homes - Prices & Sales



## Monte Sereno

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	38	\$ 2,160,031	\$ 1,817,500	92.1%	111			
2011	25	\$ 1,722,729	\$ 1,660,741	94.6%	104	-34.2%	-20.2%	-8.6%
2012	32	\$ 2,031,453	\$ 1,890,000	96.9%	91	28.0%	17.9%	13.8%
2013	55	\$ 2,220,216	\$ 1,980,000	98.8%	29	71.9%	9.3%	4.8%
2014	50	\$ 2,611,569	\$ 2,345,732	100.0%	33	-9.1%	17.6%	18.5%
2015	59	\$ 2,953,563	\$ 2,775,000	100.0%	49	18.0%	13.1%	18.3%
2016	33	\$ 2,860,730	\$ 2,500,000	98.2%	38	-44.1%	-3.1%	-9.9%
2017	45	\$ 2,989,530	\$ 2,917,500	97.9%	46	36.4%	4.5%	16.7%
2018	36	\$ 3,436,060	\$ 3,275,000	99.1%	20	-20.0%	14.9%	12.3%
2019	42	\$ 3,125,000	\$ 3,349,920	99.0%	35	16.7%	-9.1%	2.3%
2020	54	\$ 3,262,500	\$ 3,584,570	100.0%	29	28.6%	4.4%	7.0%
2021	59	\$ 3,850,000	\$ 4,334,590	105.1%	23	9.3%	18.0%	20.9%
2022	45	\$ 4,200,000	\$ 4,558,810	105.9%	32	-23.7%	9.1%	5.2%

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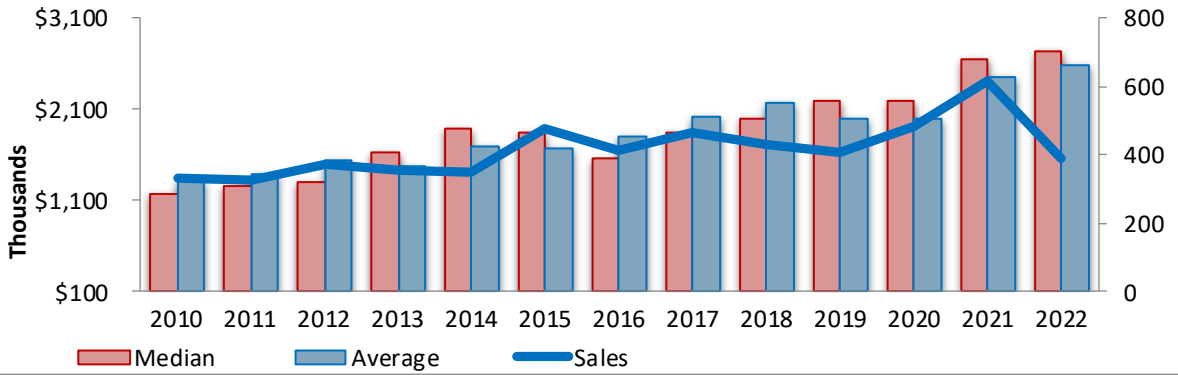
# 2022 Santa Clara County Annual Real Estate Report

## Los Gatos

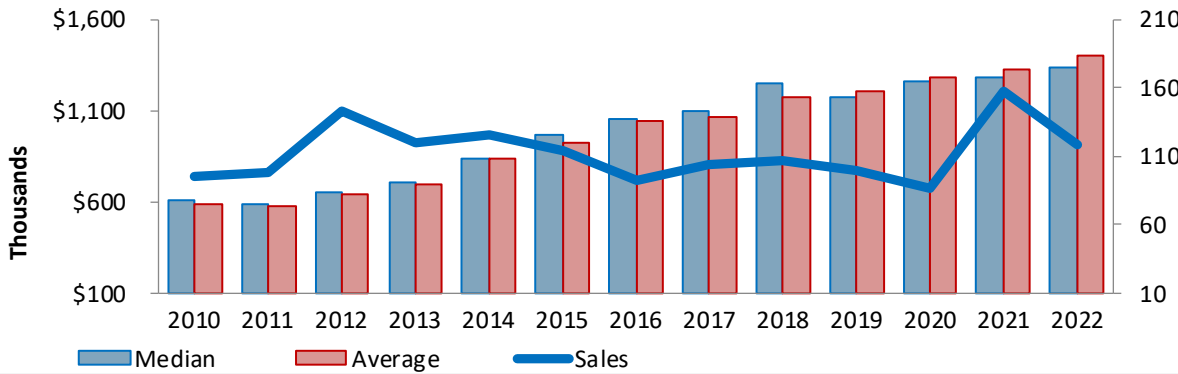
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	330	\$ 1,321,628	\$ 1,175,000	96.4%	76			
2011	329	\$ 1,390,203	\$ 1,250,000	95.0%	77	-0.3%	5.2%	6.4%
2012	375	\$ 1,535,105	\$ 1,303,500	97.2%	52	14.0%	10.4%	4.3%
2013	354	\$ 1,480,000	\$ 1,621,650	100.6%	35	-5.6%	-3.6%	24.4%
2014	352	\$ 1,702,500	\$ 1,886,900	101.0%	40	-0.6%	15.0%	16.4%
2015	476	\$ 1,672,500	\$ 1,844,050	100.7%	32	35.2%	-1.8%	-2.3%
2016	416	\$ 1,809,630	\$ 1,566,500	99.4%	45	-12.6%	8.2%	-15.1%
2017	468	\$ 2,030,880	\$ 1,857,500	101.2%	34	12.5%	12.2%	18.6%
2018	431	\$ 2,166,300	\$ 2,000,000	102.1%	39	-7.9%	6.7%	7.7%
2019	410	\$ 2,003,000	\$ 2,200,600	98.9%	43	-4.9%	-7.5%	10.0%
2020	483	\$ 2,000,000	\$ 2,200,600	100.5%	38	17.8%	-0.1%	0.0%
2021	614	\$ 2,450,000	\$ 2,647,490	104.9%	31	27.1%	22.5%	20.3%
2022	389	\$ 2,580,000	\$ 2,735,760	105.7%	28	-36.6%	5.3%	3.3%

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**Los Gatos Homes - Prices & Sales**



**Los Gatos Condos - Prices & Sales**



## Los Gatos

Condominiums						% Change from Year Before		
Prices			Prices					
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	95	\$ 590,434	\$ 611,000	97.2%	106			
2011	98	\$ 579,934	\$ 585,000	97.6%	91	3.2%	-1.8%	-4.3%
2012	143	\$ 637,122	\$ 650,000	98.8%	69	45.9%	9.9%	11.1%
2013	119	\$ 696,637	\$ 705,000	102.1%	23	-16.8%	9.3%	8.5%
2014	126	\$ 839,580	\$ 840,000	102.0%	24	5.9%	20.5%	19.1%
2015	114	\$ 925,283	\$ 967,500	104.0%	18	-9.5%	10.2%	15.2%
2016	92	\$ 1,042,140	\$ 1,048,500	102.2%	23	-19.3%	12.6%	8.4%
2017	104	\$ 1,066,290	\$ 1,100,750	103.6%	22	13.0%	2.3%	5.0%
2018	107	\$ 1,172,950	\$ 1,250,000	106.8%	19	2.9%	10.0%	13.6%
2019	100	\$ 1,200,000	\$ 1,177,120	99.6%	30	-6.5%	2.3%	-5.8%
2020	87	\$ 1,280,000	\$ 1,264,210	99.5%	29	-13.0%	6.7%	7.4%
2021	157	\$ 1,320,000	\$ 1,280,670	102.5%	24	80.5%	3.1%	1.3%
2022	118	\$ 1,400,000	\$ 1,336,840	104.5%	25	-24.8%	6.1%	4.4%

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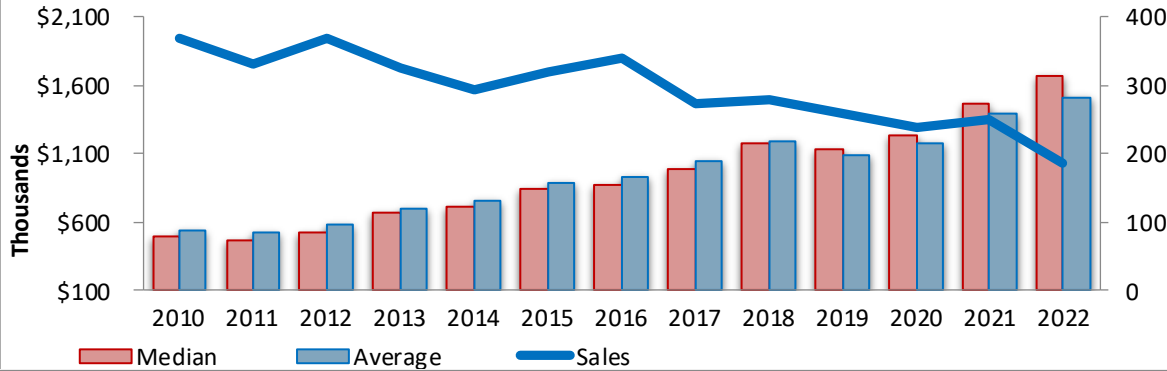
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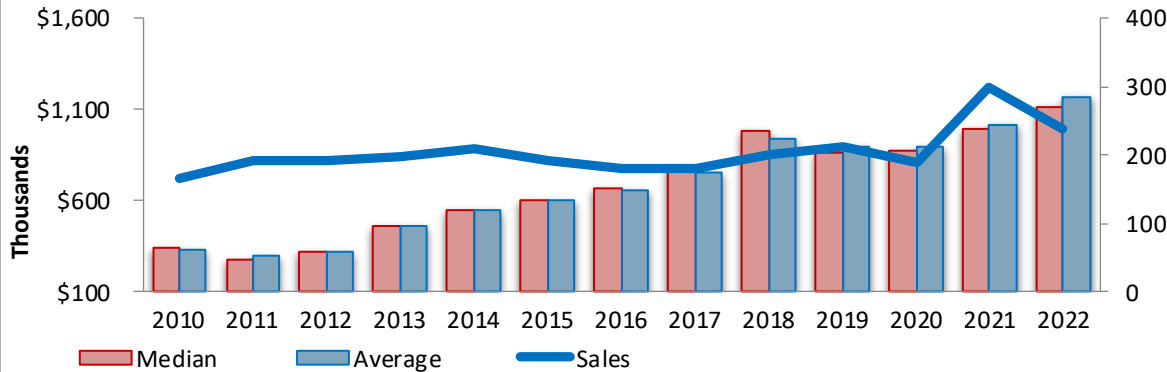
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Milpitas								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	370	\$ 541,571	\$ 500,000	99.8%	61			
2011	332	\$ 521,592	\$ 470,000	98.8%	70	-10.3%	-3.7%	-6.0%
2012	369	\$ 590,128	\$ 530,000	99.8%	55	11.1%	13.1%	12.8%
2013	327	\$ 702,359	\$ 672,000	103.2%	28	-11.4%	19.0%	26.8%
2014	295	\$ 763,531	\$ 715,000	103.0%	25	-9.8%	8.7%	6.4%
2015	321	\$ 893,851	\$ 842,000	105.0%	29	8.8%	17.1%	17.8%
2016	339	\$ 932,295	\$ 873,000	103.5%	22	5.6%	4.3%	3.7%
2017	274	\$ 1,044,260	\$ 995,000	108.2%	17	-19.2%	12.0%	14.0%
2018	278	\$ 1,197,780	\$ 1,175,000	108.5%	17	1.5%	14.7%	18.1%
2019	260	\$ 1,090,000	\$ 1,132,430	101.1%	27	-6.5%	-9.0%	-3.6%
2020	238	\$ 1,180,000	\$ 1,232,860	102.3%	21	-8.5%	8.3%	8.9%
2021	251	\$ 1,388,000	\$ 1,468,020	108.4%	15	5.5%	17.6%	19.1%
2022	186	\$ 1,510,000	\$ 1,667,070	107.0%	18	-25.9%	8.8%	13.6%

**Milpitas Homes - Prices & Sales**



**Milpitas Condos- Prices & Sales**



Milpitas								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	166	\$ 334,316	\$ 343,750	99.3%	80			
2011	192	\$ 302,271	\$ 282,000	98.4%	86	15.7%	-9.6%	-18.0%
2012	192	\$ 319,166	\$ 317,500	103.1%	64	0.0%	5.6%	12.6%
2013	198	\$ 467,492	\$ 460,000	104.4%	26	3.1%	46.5%	44.9%
2014	211	\$ 547,478	\$ 550,000	102.0%	28	6.6%	17.1%	19.6%
2015	191	\$ 604,116	\$ 600,000	104.0%	22	-9.5%	10.3%	9.1%
2016	180	\$ 654,751	\$ 665,750	104.0%	21	-5.8%	8.4%	11.0%
2017	180	\$ 758,487	\$ 790,000	104.8%	19	0.0%	15.8%	18.7%
2018	201	\$ 938,141	\$ 983,000	108.7%	17	11.7%	23.7%	24.4%
2019	212	\$ 897,500	\$ 869,391	99.8%	33	5.5%	-4.3%	-11.6%
2020	189	\$ 900,000	\$ 870,304	101.0%	27	-10.8%	0.3%	0.1%
2021	299	\$ 1,020,000	\$ 1,000,280	104.9%	15	58.2%	13.3%	14.9%
2022	239	\$ 1,166,000	\$ 1,119,760	108.3%	14	-20.1%	14.3%	11.9%

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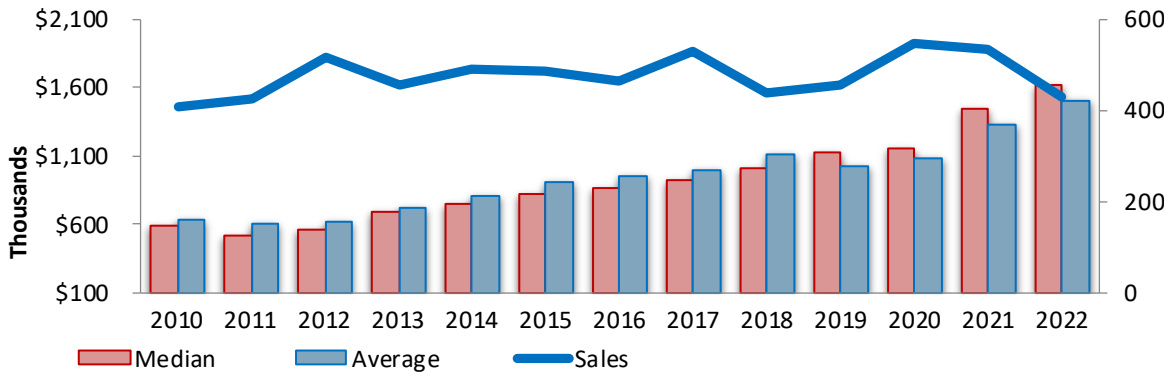
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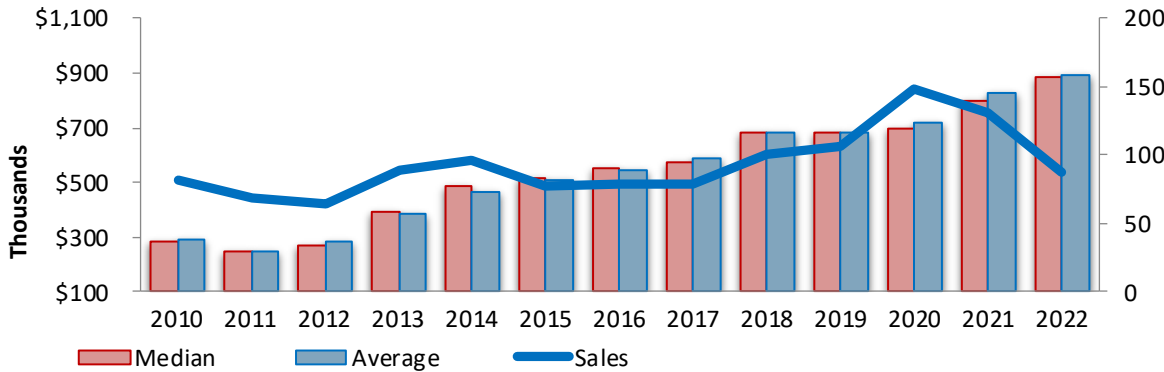
Morgan Hill								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	407	\$ 634,581	\$ 590,000	98.1%	82			
2011	424	\$ 597,378	\$ 520,000	97.1%	96	4.2%	-5.9%	-11.9%
2012	515	\$ 616,151	\$ 566,000	98.3%	73	21.5%	3.1%	8.8%
2013	456	\$ 722,419	\$ 689,950	100.0%	50	-11.5%	17.2%	21.9%
2014	489	\$ 805,346	\$ 742,000	99.0%	44	7.2%	11.5%	7.5%
2015	484	\$ 908,329	\$ 820,000	100.0%	40	-1.0%	12.8%	10.5%
2016	462	\$ 949,615	\$ 859,000	99.7%	39	-4.5%	4.5%	4.8%
2017	527	\$ 992,465	\$ 920,000	100.5%	33	14.1%	4.5%	7.1%
2018	437	\$ 1,103,260	\$ 1,010,000	102.2%	30	-17.1%	11.2%	9.8%
2019	455	\$ 1,025,000	\$ 1,124,730	99.0%	35	4.1%	-7.1%	11.4%
2020	545	\$ 1,075,000	\$ 1,152,820	100.6%	29	19.8%	4.9%	2.5%
2021	535	\$ 1,325,000	\$ 1,449,720	105.5%	19	-1.8%	23.3%	25.8%
2022	429	\$ 1,495,000	\$ 1,621,930	104.0%	23	-19.8%	12.8%	11.9%

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**Morgan Hill Homes - Prices & Sales**



**Morgan Hill Condos- Prices & Sales**



Morgan Hill								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	82	\$ 291,712	\$ 286,000	99.0%	76			
2011	69	\$ 246,229	\$ 245,000	99.7%	96	-15.9%	-15.6%	-14.3%
2012	64	\$ 286,061	\$ 267,950	100.2%	69	-7.2%	16.2%	9.4%
2013	89	\$ 384,975	\$ 394,939	102.1%	42	39.1%	34.6%	47.4%
2014	96	\$ 464,625	\$ 485,000	100.0%	36	7.9%	20.7%	22.8%
2015	77	\$ 507,112	\$ 516,753	101.0%	27	-19.8%	9.1%	6.5%
2016	79	\$ 547,103	\$ 550,000	100.7%	25	2.6%	7.9%	6.4%
2017	79	\$ 588,584	\$ 575,000	101.5%	25	0.0%	7.6%	4.5%
2018	100	\$ 684,439	\$ 679,000	102.5%	21	26.6%	16.3%	18.1%
2019	106	\$ 678,731	\$ 680,486	99.1%	45	6.0%	-0.8%	0.2%
2020	148	\$ 715,000	\$ 697,379	100.7%	37	39.6%	5.3%	2.5%
2021	131	\$ 825,000	\$ 797,005	103.8%	17	-11.5%	15.4%	14.3%
2022	88	\$ 894,488	\$ 881,903	103.9%	20	-32.8%	8.4%	10.7%

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

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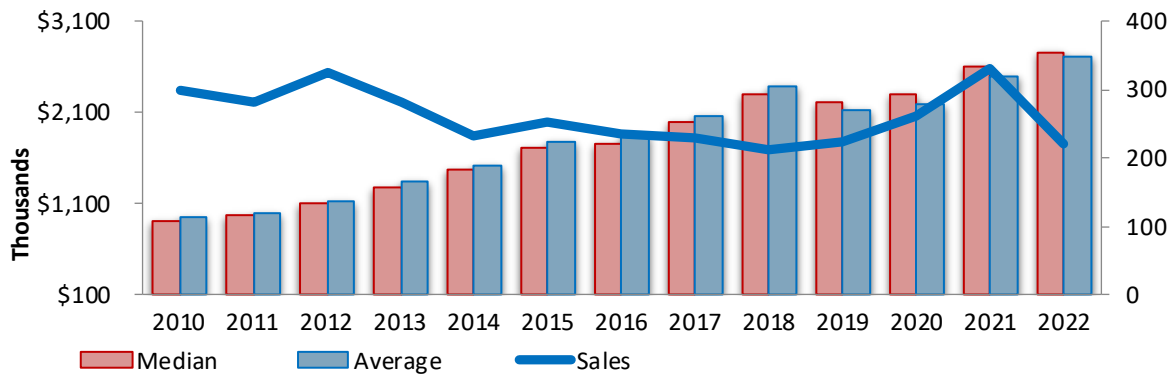
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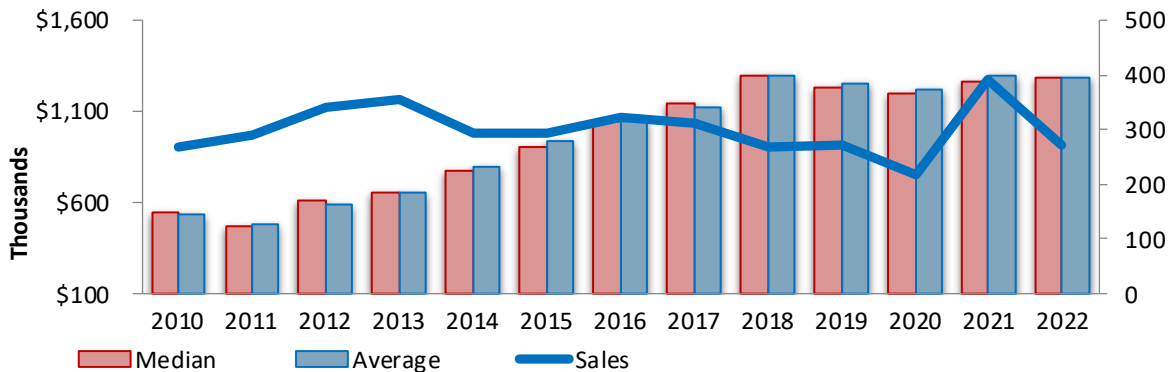
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Mountain View								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	300	\$ 956,709	\$ 902,500	99.6%	43			
2011	281	\$ 1,002,662	\$ 965,000	100.6%	37	-6.3%	4.8%	6.9%
2012	325	\$ 1,128,912	\$ 1,100,000	104.5%	22	15.7%	12.6%	14.0%
2013	280	\$ 1,346,474	\$ 1,275,000	107.9%	18	-13.8%	19.3%	15.9%
2014	232	\$ 1,504,320	\$ 1,467,500	111.0%	20	-17.1%	11.7%	15.1%
2015	253	\$ 1,774,932	\$ 1,700,000	112.0%	17	9.1%	18.0%	15.8%
2016	235	\$ 1,840,330	\$ 1,745,000	106.7%	18	-7.1%	3.7%	2.6%
2017	228	\$ 2,057,470	\$ 1,989,940	110.5%	15	-3.0%	11.8%	14.0%
2018	213	\$ 2,376,610	\$ 2,301,000	110.4%	14	-6.6%	15.5%	15.6%
2019	222	\$ 2,122,500	\$ 2,207,950	102.3%	21	4.2%	-10.7%	-4.0%
2020	260	\$ 2,195,000	\$ 2,294,010	102.5%	19	17.1%	3.4%	3.9%
2021	331	\$ 2,488,000	\$ 2,592,160	109.5%	17	27.3%	13.3%	13.0%
2022	221	\$ 2,700,000	\$ 2,749,830	109.0%	18	-33.2%	8.5%	6.1%

**Mountain View Homes - Prices & Sales**



**Mountain View Condos- Prices & Sales**



Mountain View								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	268	\$ 539,266	\$ 549,500	98.8%	55	#REF!	#REF!	
2011	290	\$ 484,307	\$ 470,000	98.6%	69	8.2%	-10.2%	-14.5%
2012	340	\$ 589,060	\$ 612,500	103.3%	34	17.2%	21.6%	30.3%
2013	356	\$ 653,350	\$ 650,000	108.1%	15	4.7%	10.9%	6.1%
2014	293	\$ 792,429	\$ 779,100	108.0%	15	-17.7%	21.3%	19.9%
2015	294	\$ 942,612	\$ 905,000	115.0%	14	0.3%	19.0%	16.2%
2016	322	\$ 1,046,710	\$ 1,050,000	107.3%	19	9.5%	11.0%	16.0%
2017	310	\$ 1,119,690	\$ 1,148,000	110.0%	13	-3.7%	7.0%	9.3%
2018	267	\$ 1,291,540	\$ 1,300,000	114.3%	14	-13.9%	15.3%	13.2%
2019	271	\$ 1,250,000	\$ 1,227,170	103.7%	29	1.5%	-3.2%	-5.6%
2020	216	\$ 1,218,000	\$ 1,194,810	100.8%	25	-20.3%	-2.6%	-2.6%
2021	391	\$ 1,298,000	\$ 1,258,640	103.0%	24	81.0%	6.6%	5.3%
2022	271	\$ 1,280,000	\$ 1,280,140	105.5%	20	-30.7%	-1.4%	1.7%

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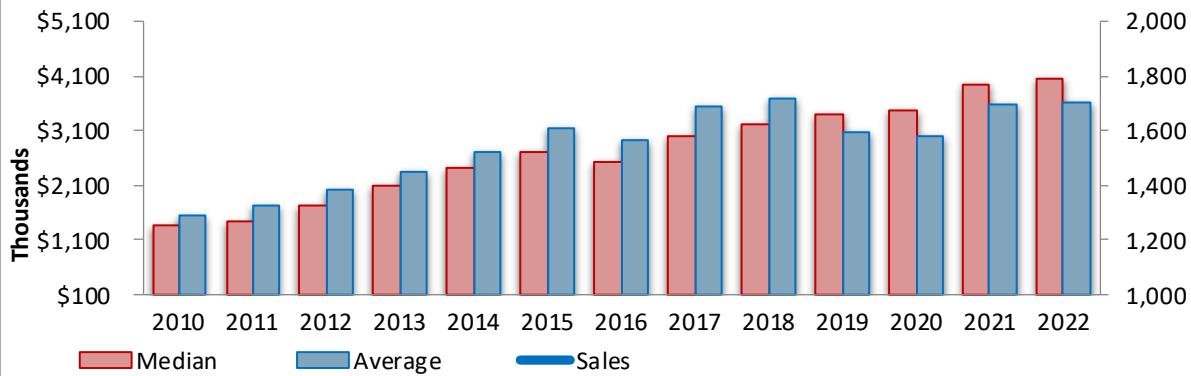
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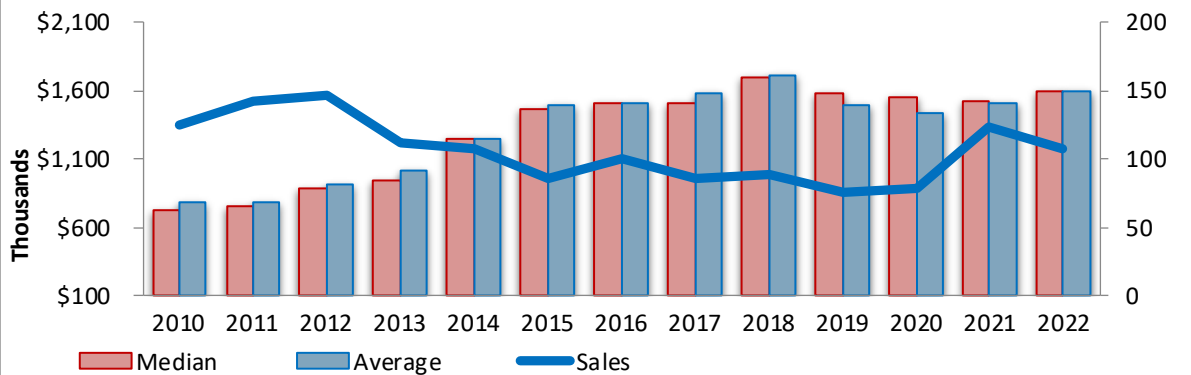
Palo Alto								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	443	\$ 1,557,004	\$ 1,385,000	100.1%	44			
2011	452	\$ 1,722,006	\$ 1,431,500	102.5%	32	2.0%	10.6%	3.4%
2012	478	\$ 2,009,780	\$ 1,727,500	104.8%	23	5.8%	16.7%	20.7%
2013	406	\$ 2,362,424	\$ 2,100,000	108.6%	17	-15.1%	17.5%	21.6%
2014	357	\$ 2,705,599	\$ 2,410,000	114.0%	16	-12.1%	14.5%	14.8%
2015	325	\$ 3,137,741	\$ 2,699,000	112.0%	18	-9.0%	16.0%	12.0%
2016	354	\$ 2,941,710	\$ 2,540,000	104.2%	23	8.9%	-6.2%	-5.9%
2017	337	\$ 3,543,770	\$ 3,000,000	107.9%	20	-4.8%	20.5%	18.1%
2018	320	\$ 3,694,430	\$ 3,200,000	108.8%	17	-5.0%	4.3%	6.7%
2019	320	\$ 3,062,500	\$ 3,404,320	102.3%	29	0.0%	-17.1%	6.4%
2020	331	\$ 3,000,000	\$ 3,453,700	100.7%	31	3.4%	-2.0%	1.5%
2021	468	\$ 3,580,000	\$ 3,924,130	107.4%	23	41.4%	19.3%	13.6%
2022	327	\$ 3,610,000	\$ 4,040,990	106.7%	18	-30.1%	0.8%	3.0%

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**Palo Alto Homes - Prices & Sales**



**Palo Alto Condos- Prices & Sales**



Palo Alto								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	124	\$ 778,745	\$ 717,500	98.3%	61			
2011	142	\$ 776,807	\$ 760,000	99.1%	57	14.5%	-0.2%	5.9%
2012	147	\$ 916,456	\$ 890,000	103.2%	25	3.5%	18.0%	17.1%
2013	112	\$ 1,011,236	\$ 947,500	105.9%	23	-23.8%	10.3%	6.5%
2014	108	\$ 1,248,082	\$ 1,250,000	112.0%	15	-3.6%	23.4%	31.9%
2015	85	\$ 1,490,334	\$ 1,458,888	109.0%	20	-21.3%	19.4%	16.7%
2016	100	\$ 1,502,320	\$ 1,505,000	104.5%	23	17.6%	0.8%	3.2%
2017	86	\$ 1,571,420	\$ 1,510,000	109.0%	18	-14.0%	4.6%	0.3%
2018	88	\$ 1,706,500	\$ 1,701,000	109.4%	16	2.3%	8.6%	12.6%
2019	75	\$ 1,498,000	\$ 1,574,030	103.0%	29	-14.8%	-12.2%	-7.5%
2020	79	\$ 1,430,000	\$ 1,551,880	100.0%	43	5.3%	-4.5%	-1.4%
2021	123	\$ 1,509,000	\$ 1,518,800	102.6%	33	55.7%	5.5%	-2.1%
2022	108	\$ 1,600,000	\$ 1,594,330	102.8%	32	-12.2%	6.0%	5.0%

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# 2022 Santa Clara County Annual Real Estate Report

## San Jose

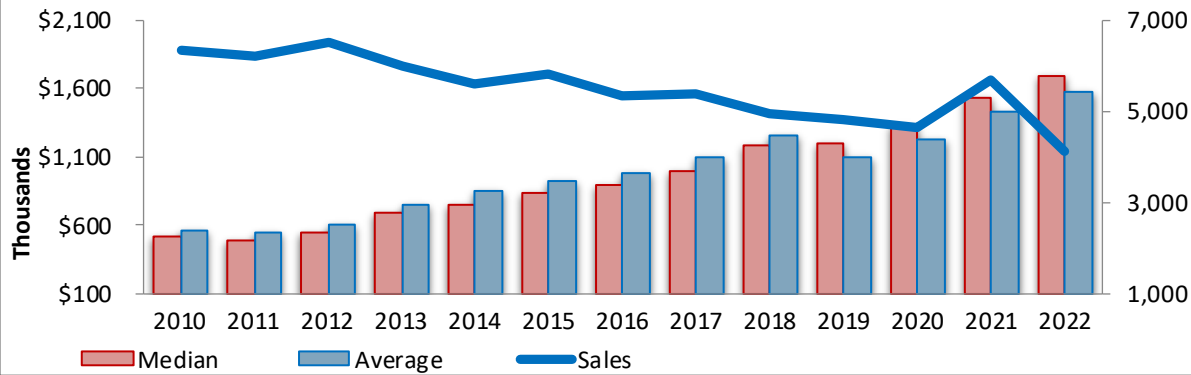
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	6,333	\$ 564,663	\$ 510,000	99.9%	62			
2011	6,182	\$ 545,463	\$ 482,000	98.8%	78	-2.4%	-3.4%	-5.5%
2012	6,488	\$ 603,981	\$ 543,972	100.7%	54	4.9%	10.7%	12.9%
2013	5,990	\$ 755,144	\$ 693,000	102.9%	30	-7.7%	25.0%	27.4%
2014	5,583	\$ 842,228	\$ 755,000	103.0%	30	-6.8%	11.5%	8.9%
2015	5,797	\$ 926,699	\$ 835,000	104.0%	26	3.8%	10.0%	10.6%
2016	5,355	\$ 984,837	\$ 890,000	102.7%	25	-7.6%	6.3%	6.6%
2017	5,386	\$ 1,102,810	\$ 1,000,000	105.8%	19	0.6%	12.0%	12.4%
2018	4,937	\$ 1,259,530	\$ 1,180,000	107.3%	19	-8.3%	14.2%	18.0%
2019	4,817	\$ 1,100,000	\$ 1,190,200	100.9%	29	-2.4%	-12.7%	0.9%
2020	4,629	\$ 1,230,000	\$ 1,322,650	103.4%	19	-3.9%	11.8%	11.1%
2021	5,672	\$ 1,425,000	\$ 1,535,290	109.7%	14	22.5%	15.9%	16.1%
2022	4,119	\$ 1,570,000	\$ 1,695,450	107.9%	17	-27.4%	10.2%	10.4%

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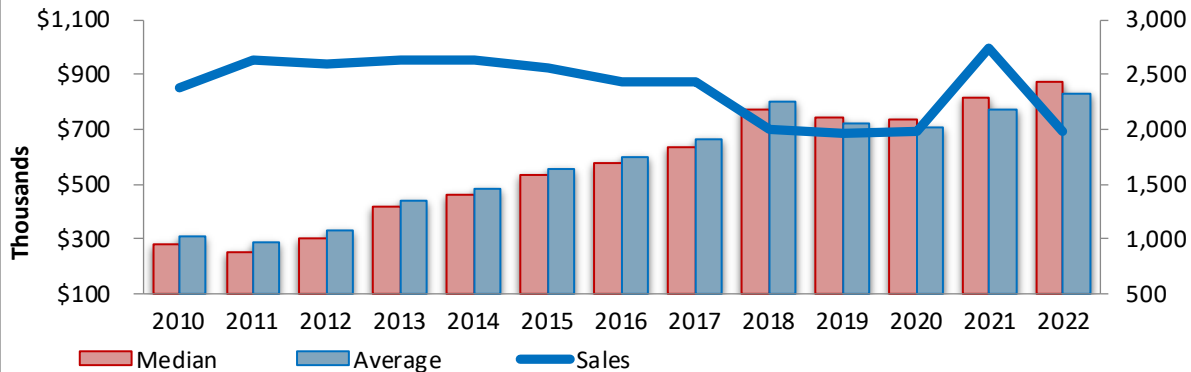
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### San Jose Homes - Prices & Sales



### San Jose Condos - Prices & Sales



## San Jose

Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	2,371	\$ 310,780	\$ 280,000	99.7%	76			
2011	2,635	\$ 283,329	\$ 250,000	98.7%	90	11.1%	-8.8%	-10.7%
2012	2,592	\$ 329,448	\$ 300,000	101.2%	58	-1.6%	16.3%	20.0%
2013	2,639	\$ 441,193	\$ 420,000	103.6%	28	1.8%	33.9%	40.0%
2014	2,636	\$ 485,523	\$ 460,000	102.0%	31	-0.1%	10.0%	9.5%
2015	2,557	\$ 557,151	\$ 530,000	104.0%	21	-3.0%	14.8%	15.2%
2016	2,436	\$ 596,473	\$ 575,000	102.8%	22	-4.7%	7.1%	8.5%
2017	2,434	\$ 662,744	\$ 635,000	104.4%	19	-0.1%	11.1%	10.4%
2018	1,997	\$ 803,037	\$ 770,000	107.5%	17	-18.0%	21.2%	21.3%
2019	1,960	\$ 720,000	\$ 745,053	99.9%	35	-1.9%	-10.3%	-3.2%
2020	1,974	\$ 710,000	\$ 737,032	100.8%	28	0.7%	-1.4%	-1.1%
2021	2,747	\$ 770,000	\$ 812,022	103.8%	21	39.2%	8.5%	10.2%
2022	1,979	\$ 830,000	\$ 875,846	105.9%	18	-28.0%	7.8%	7.9%

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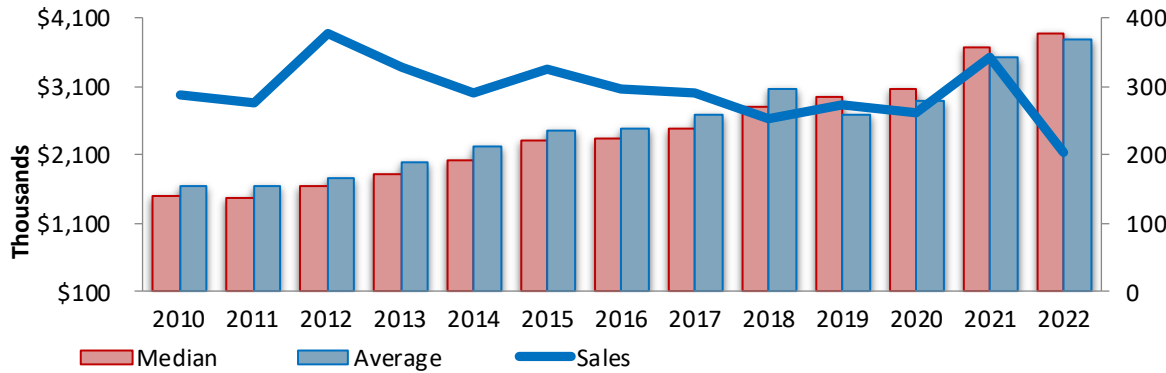
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# 2022 Santa Clara County Annual Real Estate Report

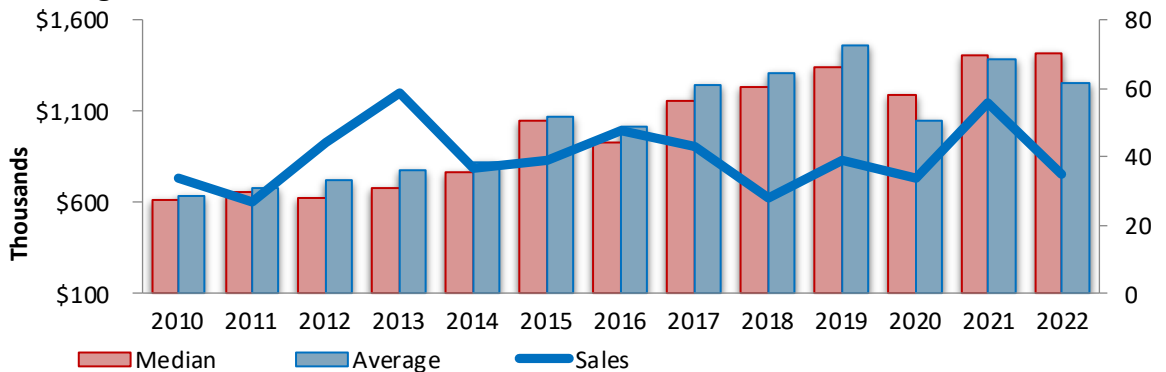
Santa Clara								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	517	\$ 606,094	\$ 580,000	99.3%	48			
2011	526	\$ 599,678	\$ 577,625	98.7%	61	1.7%	-1.1%	-0.4%
2012	591	\$ 652,138	\$ 626,000	102.2%	46	12.4%	8.7%	8.4%
2013	566	\$ 777,646	\$ 739,425	105.1%	20	-4.2%	19.2%	18.1%
2014	540	\$ 893,559	\$ 847,000	106.0%	19	-4.6%	14.9%	14.5%
2015	590	\$ 1,019,237	\$ 975,000	109.0%	18	9.3%	14.1%	15.1%
2016	505	\$ 1,129,290	\$ 1,075,000	105.5%	21	-14.4%	10.8%	10.3%
2017	599	\$ 1,302,930	\$ 1,260,000	110.7%	13	18.6%	15.4%	17.2%
2018	525	\$ 1,522,920	\$ 1,490,000	109.3%	17	-12.4%	16.9%	18.3%
2019	549	\$ 1,355,000	\$ 1,386,760	101.9%	24	4.6%	-11.0%	-6.9%
2020	529	\$ 1,430,000	\$ 1,476,710	104.5%	18	-3.6%	5.5%	6.5%
2021	585	\$ 1,655,000	\$ 1,692,500	110.1%	15	10.6%	15.7%	14.6%
2022	456	\$ 1,815,000	\$ 1,857,510	111.3%	14	-22.1%	9.7%	9.7%

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## Saratoga Homes - Prices & Sales



## Saratoga Condos - Prices & Sales



Santa Clara								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	251	\$ 395,894	\$ 370,000	99.8%	66			
2011	305	\$ 353,418	\$ 315,000	98.7%	91	21.5%	-10.7%	-14.9%
2012	345	\$ 405,272	\$ 375,000	102.4%	41	13.1%	14.7%	19.0%
2013	370	\$ 498,896	\$ 472,500	104.2%	22	7.2%	23.1%	26.0%
2014	323	\$ 565,675	\$ 538,000	104.0%	21	-12.7%	13.4%	13.9%
2015	356	\$ 676,496	\$ 650,000	108.0%	17	10.2%	19.6%	20.8%
2016	338	\$ 721,081	\$ 695,000	104.6%	17	-5.1%	6.6%	6.9%
2017	331	\$ 809,360	\$ 768,000	107.1%	14	-2.1%	12.2%	10.5%
2018	295	\$ 975,483	\$ 890,000	111.8%	14	114.3%	1382.0%	15.9%
2019	263	\$ 890,000	\$ 935,249	100.4%	30	-10.8%	-8.8%	5.1%
2020	288	\$ 969,000	\$ 981,990	101.0%	28	9.5%	8.9%	5.0%
2021	412	\$ 899,000	\$ 969,337	103.0%	24	43.1%	-7.2%	-1.3%
2022	319	\$ 920,000	\$ 1,009,140	105.8%	17	-22.6%	2.3%	4.1%

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# 2022 Santa Clara County Annual Real Estate Report

## Saratoga

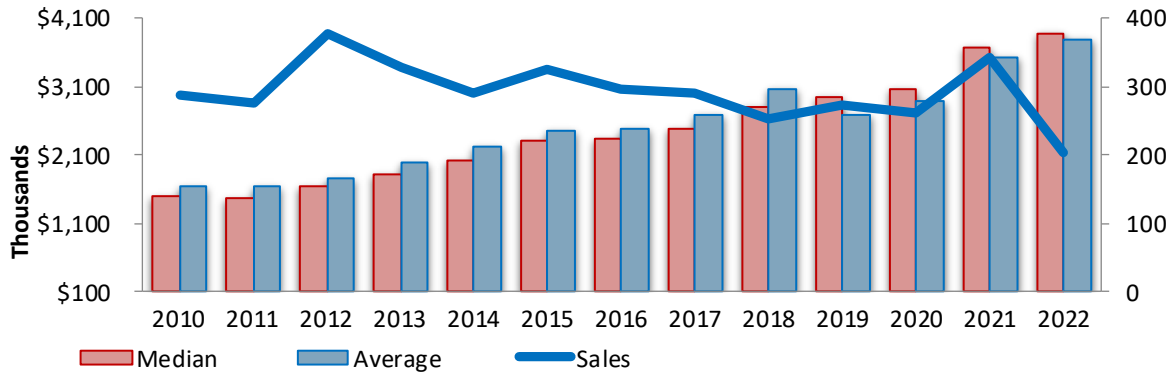
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	287	\$ 1,646,386	\$ 1,501,500	96.3%	66			
2011	275	\$ 1,634,822	\$ 1,480,000	96.2%	69	-4.2%	-0.7%	-1.4%
2012	378	\$ 1,770,940	\$ 1,639,000	98.2%	66	37.5%	8.3%	10.7%
2013	328	\$ 1,984,635	\$ 1,821,500	99.8%	42	-13.2%	12.1%	11.1%
2014	290	\$ 2,233,380	\$ 2,017,500	105.0%	35	-11.6%	12.5%	10.8%
2015	327	\$ 2,447,895	\$ 2,300,000	104.0%	33	12.8%	9.6%	14.0%
2016	297	\$ 2,500,330	\$ 2,351,000	102.2%	37	-9.2%	2.1%	2.2%
2017	291	\$ 2,678,360	\$ 2,500,000	104.8%	29	-2.0%	7.1%	6.3%
2018	252	\$ 3,061,760	\$ 2,800,000	103.4%	32	-13.4%	14.3%	12.0%
2019	273	\$ 2,700,000	\$ 2,946,240	99.9%	39	8.3%	-11.8%	5.2%
2020	262	\$ 2,900,000	\$ 3,068,090	102.3%	30	-4.0%	7.4%	4.1%
2021	342	\$ 3,517,500	\$ 3,665,750	108.5%	15	30.5%	21.3%	19.5%
2022	205	\$ 3,800,000	\$ 3,891,960	106.1%	27	-40.1%	8.0%	6.2%

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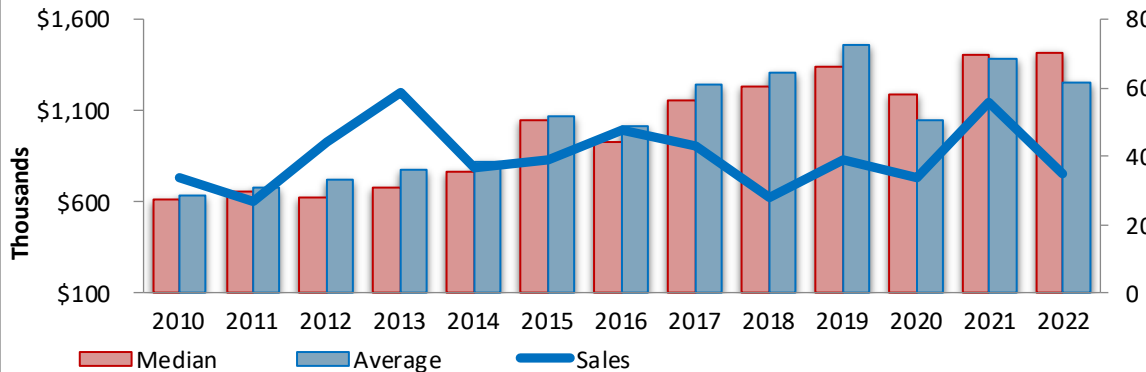
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**Saratoga Homes - Prices & Sales**



**Saratoga Condos - Prices & Sales**



## Saratoga

Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	34	\$ 640,895	\$ 612,500	98.9%	90			
2011	27	\$ 684,499	\$ 660,000	96.3%	95	-20.6%	6.8%	7.8%
2012	44	\$ 723,646	\$ 625,360	100.4%	54	63.0%	5.7%	-5.2%
2013	59	\$ 774,969	\$ 685,000	102.4%	27	34.1%	7.1%	9.5%
2014	37	\$ 820,010	\$ 768,000	105.0%	21	-37.3%	5.8%	12.1%
2015	39	\$ 1,073,496	\$ 1,050,000	104.0%	23	5.4%	30.9%	36.7%
2016	48	\$ 1,021,720	\$ 925,000	102.3%	28	23.1%	-4.8%	-11.9%
2017	43	\$ 1,247,540	\$ 1,160,000	105.5%	16	-10.4%	22.1%	25.4%
2018	28	\$ 1,310,740	\$ 1,235,000	103.8%	21	-34.9%	5.1%	6.5%
2019	39	\$ 1,460,000	\$ 1,344,980	100.3%	37	39.3%	11.4%	8.9%
2020	34	\$ 1,045,000	\$ 1,190,850	101.7%	29	-12.8%	-28.4%	-11.5%
2021	56	\$ 1,389,000	\$ 1,407,870	102.7%	24	64.7%	32.9%	18.2%
2022	35	\$ 1,260,000	\$ 1,424,110	104.0%	21	-37.5%	-9.3%	1.2%

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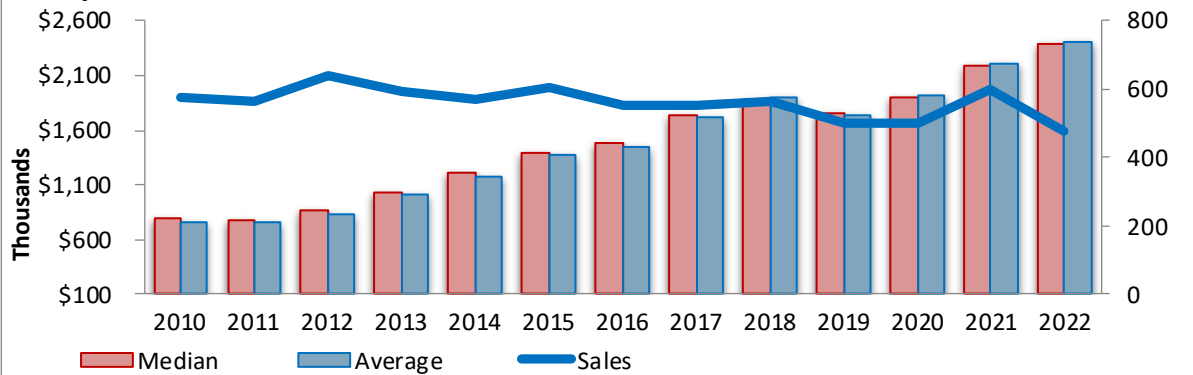


# 2022 Santa Clara County Annual Real Estate Report

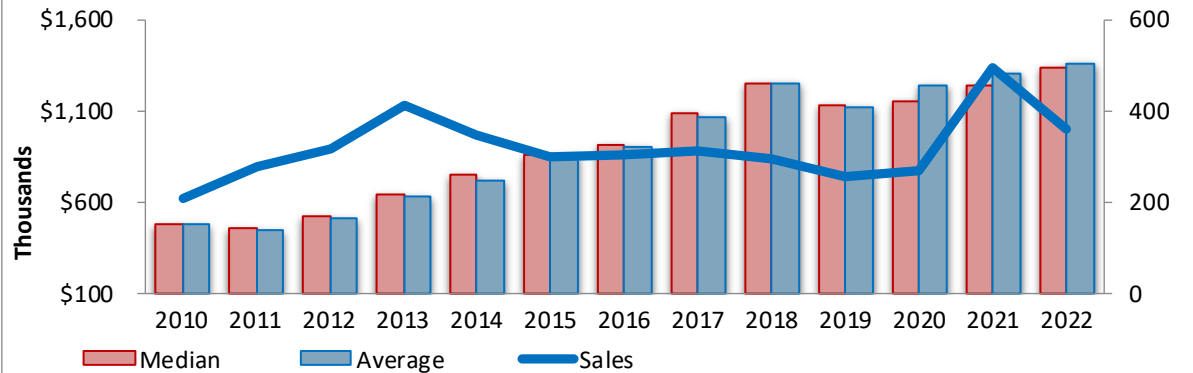
Sunnyvale								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	576	\$ 760,772	\$ 799,250	100.0%	46			
2011	565	\$ 755,620	\$ 785,000	99.6%	53	-1.9%	-0.7%	-1.8%
2012	640	\$ 838,456	\$ 865,000	103.9%	29	13.3%	11.0%	10.2%
2013	591	\$ 1,006,317	\$ 1,022,500	109.1%	16	-7.7%	20.0%	18.2%
2014	568	\$ 1,176,188	\$ 1,218,000	110.0%	16	-3.9%	16.9%	19.1%
2015	603	\$ 1,374,763	\$ 1,400,000	112.0%	16	6.2%	16.9%	14.9%
2016	553	\$ 1,455,870	\$ 1,480,000	106.8%	17	-8.3%	5.9%	5.7%
2017	551	\$ 1,713,610	\$ 1,735,000	113.8%	12	-0.4%	17.7%	17.2%
2018	563	\$ 1,898,460	\$ 1,888,890	110.8%	16	2.2%	10.8%	8.9%
2019	500	\$ 1,730,000	\$ 1,746,780	102.5%	23	-11.2%	-8.9%	-7.5%
2020	503	\$ 1,910,000	\$ 1,902,060	104.6%	19	0.6%	10.4%	8.9%
2021	597	\$ 2,200,000	\$ 2,188,970	114.3%	12	18.7%	15.2%	15.1%
2022	480	\$ 2,411,000	\$ 2,391,770	112.2%	14	-19.6%	9.6%	9.3%

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**Sunnyvale Homes - Prices & Sales**



**Sunnyvale Condos - Prices & Sales**



Sunnyvale								
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Average	Median	SP/LP	DOM	Sales	Ave	Med
2010	209	\$ 477,628	\$ 475,000	98.5%	60			
2011	276	\$ 447,885	\$ 457,500	99.9%	85	32.1%	-6.2%	-3.7%
2012	315	\$ 506,403	\$ 518,000	102.5%	41	14.1%	13.1%	13.2%
2013	413	\$ 631,692	\$ 640,000	105.9%	15	31.1%	24.7%	23.6%
2014	345	\$ 714,757	\$ 745,000	106.0%	16	-16.5%	13.1%	16.4%
2015	299	\$ 859,280	\$ 860,000	109.0%	15	-13.3%	20.2%	15.4%
2016	305	\$ 905,182	\$ 910,000	106.4%	18	2.0%	5.3%	5.8%
2017	313	\$ 1,067,220	\$ 1,086,100	111.6%	10	2.6%	17.9%	19.4%
2018	294	\$ 1,250,040	\$ 1,250,000	112.6%	13	-6.1%	17.1%	15.1%
2019	257	\$ 1,120,000	\$ 1,132,340	101.6%	26	-12.6%	-10.4%	-9.4%
2020	270	\$ 1,237,500	\$ 1,154,460	101.1%	25	5.1%	10.5%	2.0%
2021	495	\$ 1,298,000	\$ 1,238,410	104.7%	21	83.3%	4.9%	7.3%
2022	361	\$ 1,360,000	\$ 1,330,440	106.3%	17	-27.1%	4.8%	7.4%

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