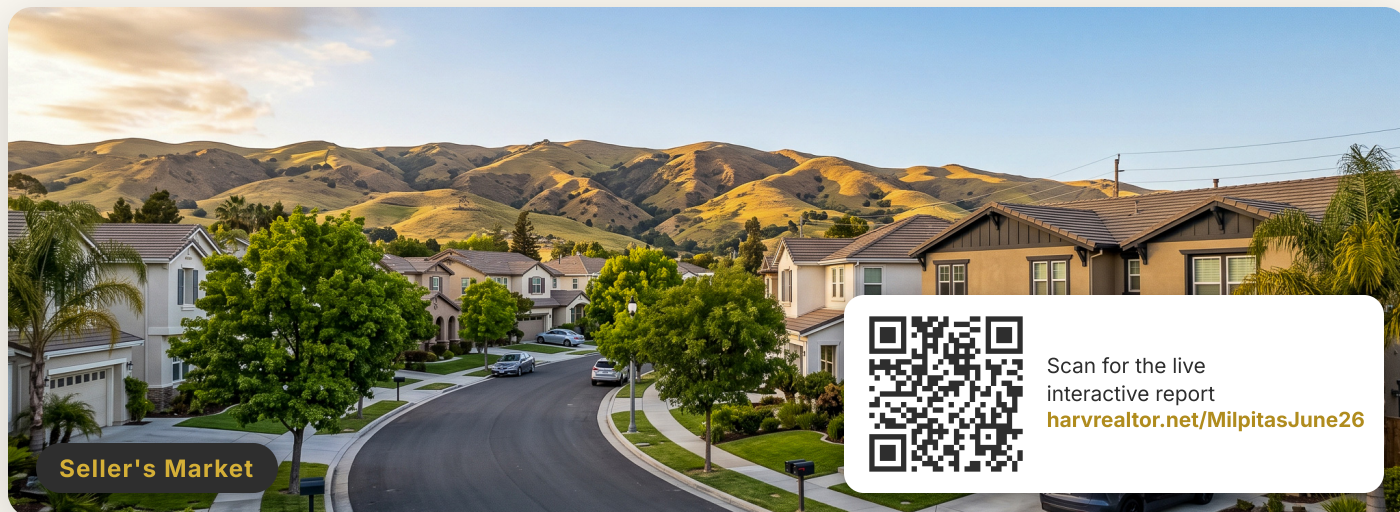


MILPITAS, CA · SINGLE FAMILY RESIDENCE

June 2026 Real Estate Market Report

The market, measured.



JUNE 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$1,800,000

Up 20.0% month over month, Single Family Residence

MARKET TYPE

Seller's Market

1.31 months of inventory

SOLD TO LIST

104.1%

Buyers paying over ask

DAYS ON MARKET

12

Median, days to pending

MONTHS SUPPLY

1.31

Balanced line is 6

EST. VALUE

\$1,669,870

RPR valuation, citywide

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THE PRICE PIPELINE

From what sellers list at, to what buyers go into contract at, to what actually closes. This is how Milpitas priced in June.



MEDIAN \$/SQFT, SOLD

\$977

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$1,000

Homes on the market now

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Deep in seller's territory, and tightening

Milpitas carried just 1.31 months of supply in June, far under the six month mark that typically signals a balanced market, and firmly in seller's territory. Supply actually tightened: inventory fell about 22% from last month and is down 39.6% over the year. With homes still closing at 104.1% of list in a median of 12 days, well priced, move in ready homes continue to draw quick, competitive offers.

NEW LISTINGS

18

Newly listed in June

ACTIVE LISTINGS

21

Homes on the market

NEW PENDING

17

Went into contract

SOLD

17

Closed transactions

FIVE YEAR CONTEXT

Where today sits inside the last five years. Low and high markers are read approx from the report trend charts; each of today's values is exact.

Median Sold Price (SFR)

June 2026

\$1.4M

\$2M

Over the past couple of years Milpitas single family sold prices have moved roughly between the low \$1.4M range and about \$2.0M (approx, read off the RPR trend chart). June 2026 sits near the top of that band at an exact \$1,800,000.

Median Price per Sq Ft (SFR sold)

June 2026 sold

\$700

\$1.1K

Price per square foot climbed from roughly the low \$700s five years ago toward about \$1,150 near the peak (approx, from the RPR five year chart), easing to an exact \$977 for June 2026 sold homes.

RPR Median Estimated Value (SFR)

June 2026

\$1.5M

\$1.85M

RPR's automated valuation for the Milpitas single family market reads an exact \$1,669,870 for June 2026, up 1.2% on the month but down 10.2% over the trailing twelve months (both exact from the report); the surrounding band is approximate.

LET'S TALK ABOUT YOUR HOME

Harv Balu

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Curious what your Milpitas home is worth in this market, or thinking about a move? I put together custom valuations and answer any question about buying or selling here. No pressure, no spam.

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Read the full interactive report online at
harvrealtor.net/MilpitasJune26

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Data through June 2026 for Milpitas, CA (Single Family Residence), from Bay East Association of REALTORS via RPR. Headline figures are exact from that report; five year markers are approximate. Information deemed reliable but not guaranteed. Equal Housing Opportunity.