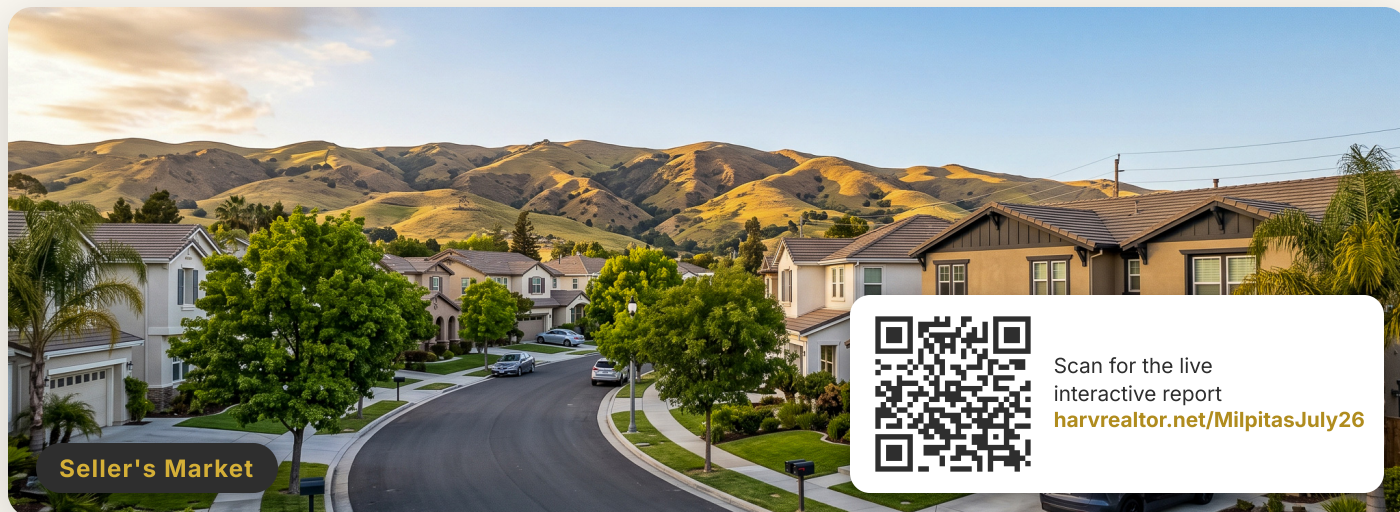


MILPITAS, CA · SINGLE FAMILY RESIDENCE

July 2026 Real Estate Market Report

The market, measured.



Scan for the live
interactive report
harvrealtor.net/MilpitasJuly26

Seller's Market

JULY 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$1,670,000

Down 7.22% month over month, Single Family Residence

MARKET TYPE

Seller's Market

1.86 months of inventory

SOLD TO LIST

101.6%

Buyers paying over ask

DAYS ON MARKET

13

Median, days to pending

MONTHS SUPPLY

1.86

Balanced line is 6

EST. VALUE

\$1,649,570

RPR valuation, citywide

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REALTY EXPERTS®

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All information deemed reliable but not guaranteed. If your property is listed with a real estate broker, please disregard.
Source: Realtors Property Resource® (RPR) and bridgeMLS, Bay East AOR, or Contra Costa AOR.

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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 July.



MEDIAN \$/SQFT, SOLD

\$1,017

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$994

Homes on the market now

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Seller's territory, with supply building

Milpitas carried just 1.86 months of supply in July, far under the six month mark that typically signals a balanced market, and firmly in seller's territory. Supply actually loosened: inventory rose about 56% from last month and is up 19.2% over the year. With homes still closing at 101.6% of list in a median of 13 days, well priced, move in ready homes continue to draw quick, competitive offers.

NEW LISTINGS

26

Newly listed in July

ACTIVE LISTINGS

26

Homes on the market

NEW PENDING

11

Went into contract

SOLD

16

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)

July 2026

\$1.25M

\$2M

Over the past five years Milpitas single family sold prices have moved roughly between the mid \$1.2M range and about \$2.0M (approx, read off the RPR trend chart). July 2026 sits in the upper half of that band at an exact \$1,670,000.

Median Price per Sq Ft (SFR sold)

July 2026 sold

\$800

\$1.1K

Price per square foot climbed from roughly \$800 five years ago toward about \$1,150 at the 2024 peak (approx, from the RPR five year chart). July 2026 closed at an exact \$1,017, up 4.1% on the month.

Months of Inventory (SFR)

July 2026

0.25

2.2

Supply has swung between roughly a quarter of a month and about 2.2 months over five years (approx, from the RPR chart). July 2026 reads an exact 1.86 months, up 56.3% on the month and 19.2% on the year, the most supply Milpitas has carried since last summer.

Active Listings (SFR, month end)

July 2026

5

41

Month end active listings have ranged from about 5 to about 41 homes over five years (approx, from the RPR chart). July 2026 ended with an exact 26 homes on the market, up 36.8% from the month before.

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
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Data through July 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.

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