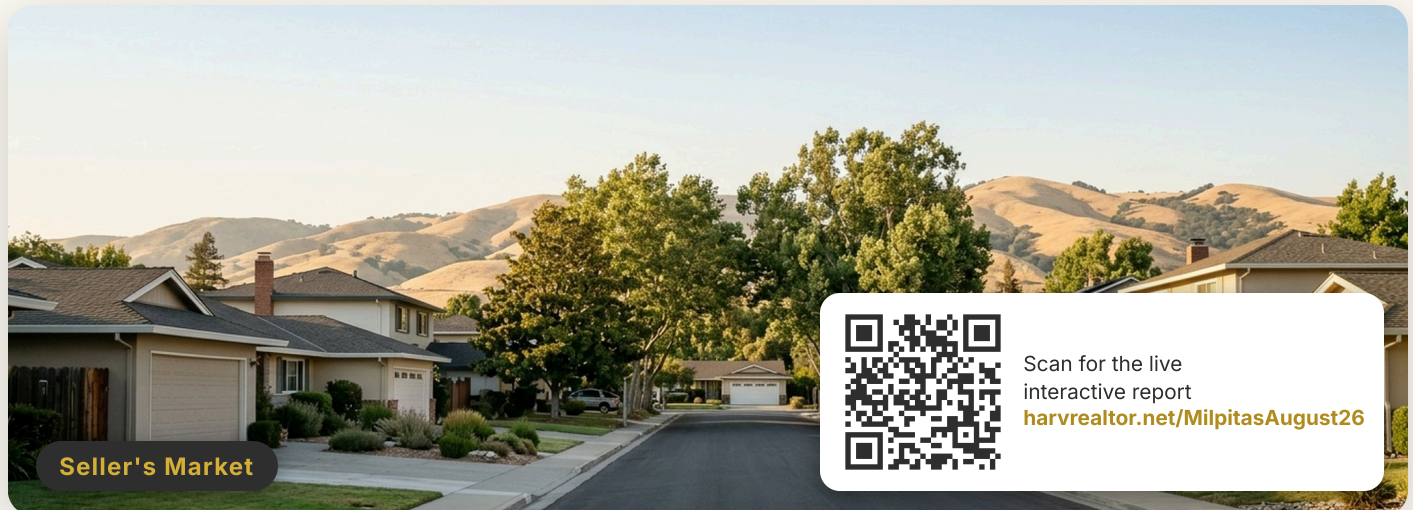


MILPITAS, CA · SINGLE FAMILY RESIDENCE

August 2026 Real Estate Market Report

The market, measured.



AUGUST 2026 AT A GLANCE

MEDIAN SOLD PRICE

\$1,775,000

Up 6.29% month over month, Single Family Residence

MARKET TYPE

Seller's Market

1.36 months of inventory

SOLD TO LIST

100.3%

Closing right around ask

DAYS ON MARKET

13

Median, days to pending

MONTHS SUPPLY

1.36

Balanced line is 6

EST. VALUE

\$1,632,090

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 August.



MEDIAN \$/SQFT, SOLD

\$932

Closed homes

MEDIAN \$/SQFT, ACTIVE

\$992

Homes on the market now

SUPPLY AND DEMAND



SELLER'S MARKET

MONTHS OF SUPPLY

Deep in seller's territory, and tightening

Milpitas carried just 1.36 months of supply in August, far under the six month mark that typically signals a balanced market, and firmly in seller's territory. Supply actually tightened: months of supply fell about 36% from last month and is up 5.4% over the year. Homes closed at 100.3% of list in a median of 13 days: buyers are paying about the asking price, not bidding far over it, so pricing right from day one still decides how fast a home sells.

NEW LISTINGS

22

Newly listed in August

ACTIVE LISTINGS

19

Homes on the market

NEW PENDING

21

Went into contract

SOLD

10

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)

August 2026

\$1.28M

\$2.04M

Up 6.3% on the month to an exact \$1,775,000, in the upper half of a five year range of about \$1.28M to \$2.04M (approx). Only 10 homes closed, so the mix of sales moves this number.

Median Price per Sq Ft (SFR sold)

August 2026 sold

\$827

\$1.1K

Down 8.4% to an exact \$932, the lowest since early 2024 on RPR's chart, inside a five year range of about \$827 to \$1,150 (approx).

Sold to List Price (SFR)

August 2026

96.9

116.9

An exact 100.28%, down at least three months running (104.1% in June, 101.6% in July), near the bottom of a five year range of about 97% to 117% (approx).

Months of Inventory (SFR)

August 2026

0.26

2.19

An exact 1.36 months, down 36.4% on the month and up 5.4% on the year, mid range after RPR's revised July read sat near the five year high of about 2.2 months (approx).

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/MilpitasAugust26

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Data through August 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.