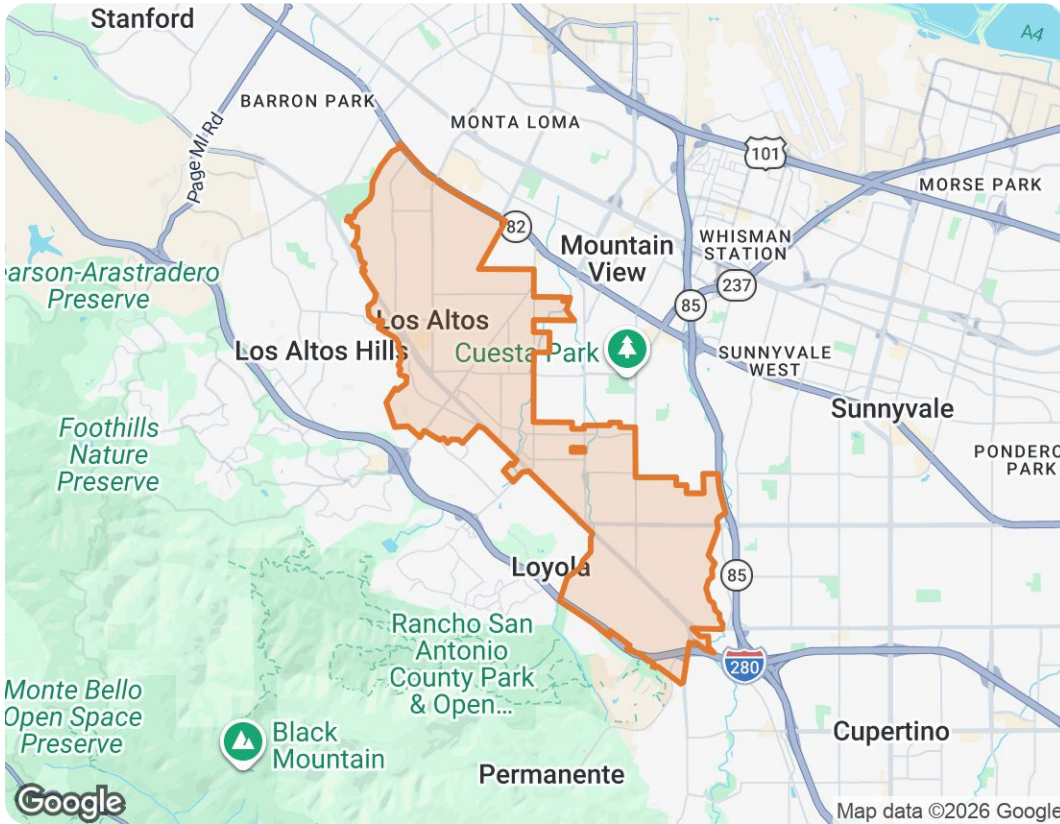


Los Altos, California



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Market Trends

Market Trends for Los Altos, California

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>1.48</p> <p>↓ 14.94% MoM</p>	<p>Sold to List Price %</p> <p>107%</p> <p>↑ 0.55% MoM</p>	<p>Median Days in RPR</p> <p>8</p> <p>↓ 11.11% MoM</p>	<p>Median Sold Price</p> <p>\$4,215,000</p> <p>↓ 11.56% MoM</p>
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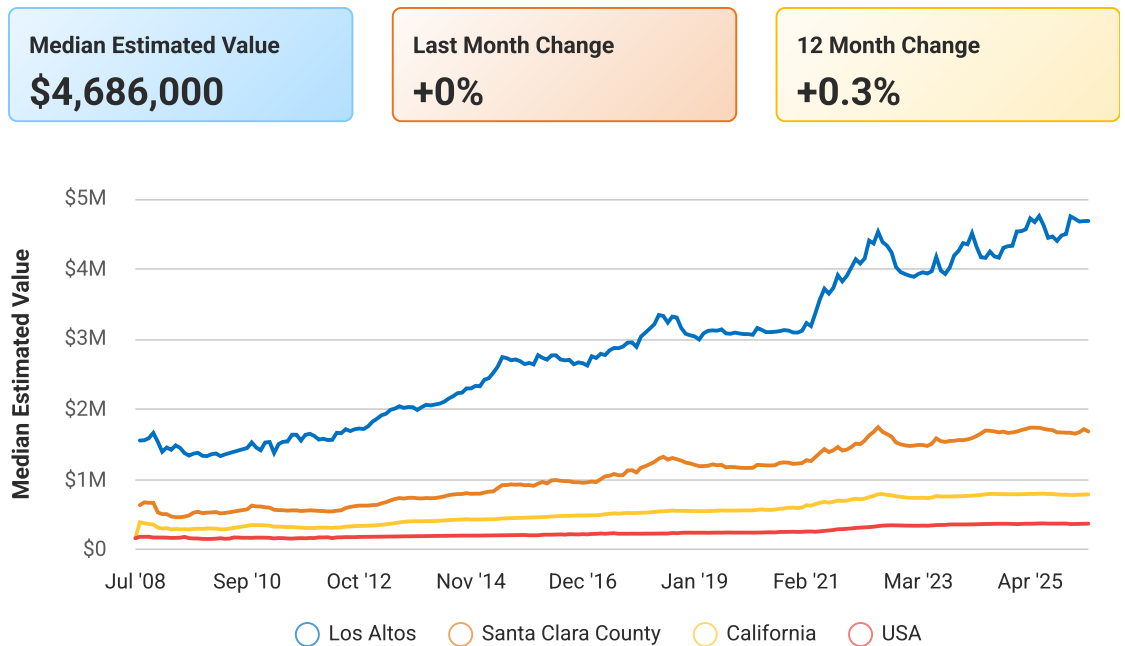
May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Los Altos, California

May 2026 Active Listings

Los Altos, California

Single Family + Condo/Townhouse/Apt.

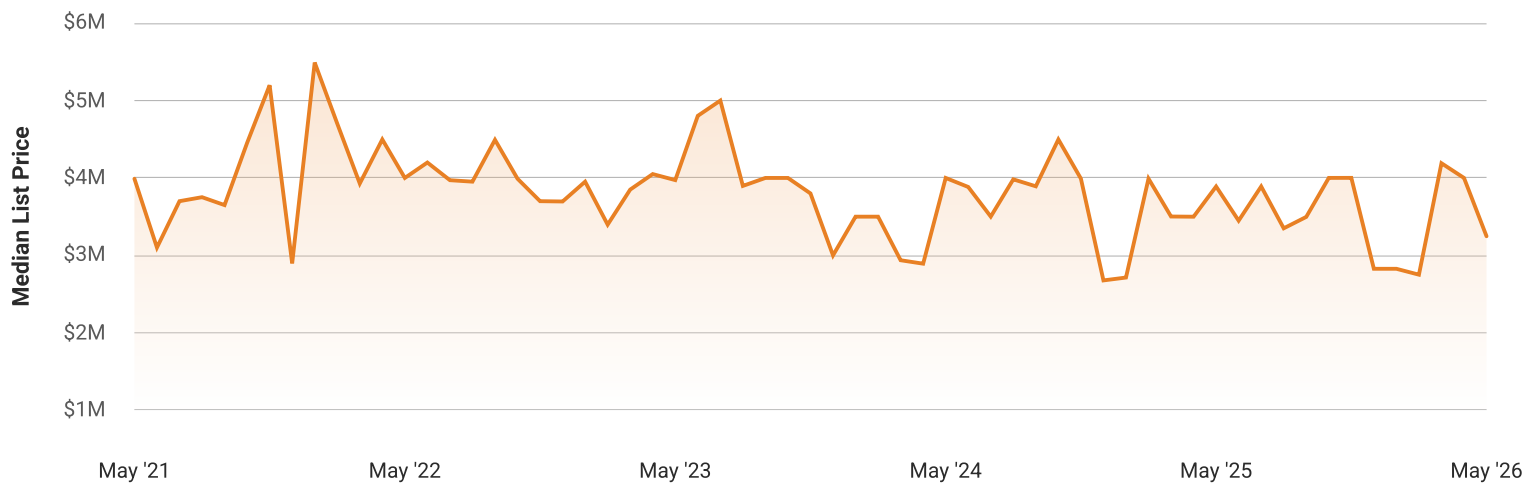
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$3,245,000

↓ 18.8% Month over Month



Los Altos, California

May 2026 Sold Listings

Los Altos, California

Single Family + Condo/Townhouse/Apt.

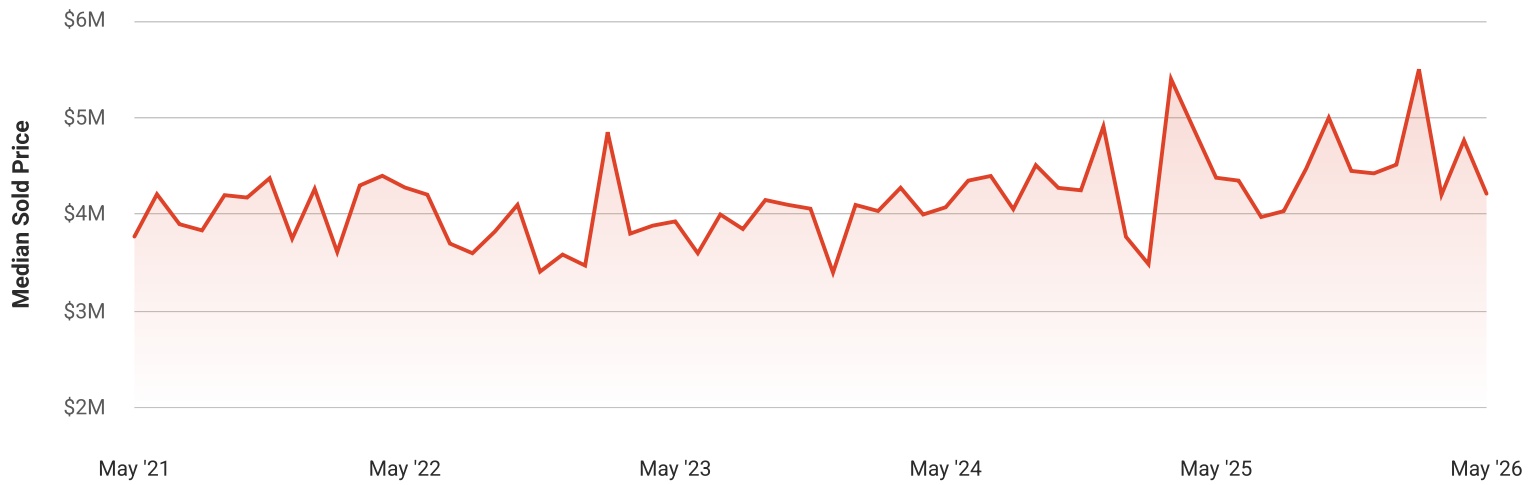
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$4,215,000

↓ 11.6% Month over Month



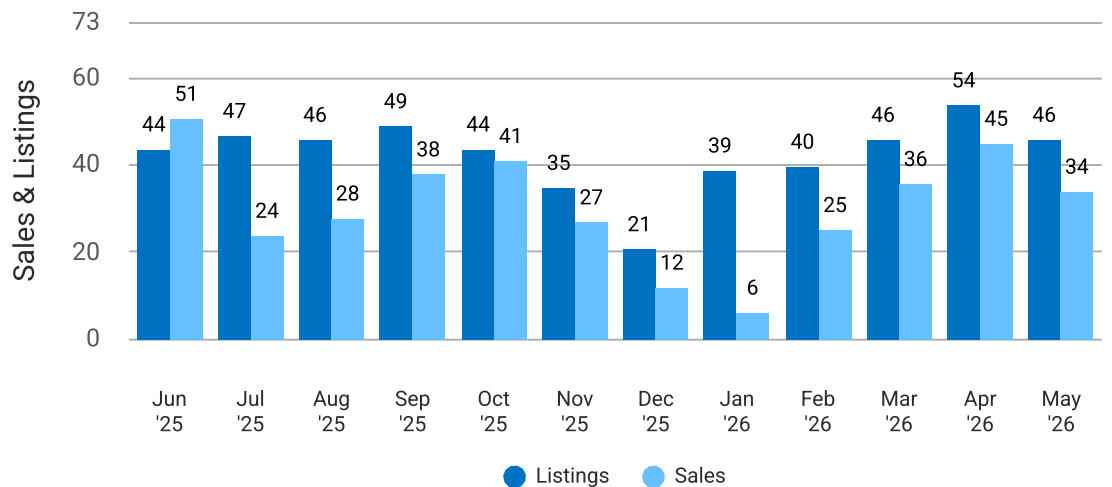
Total Sales and Active Listings in Los Altos, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Los Altos, California

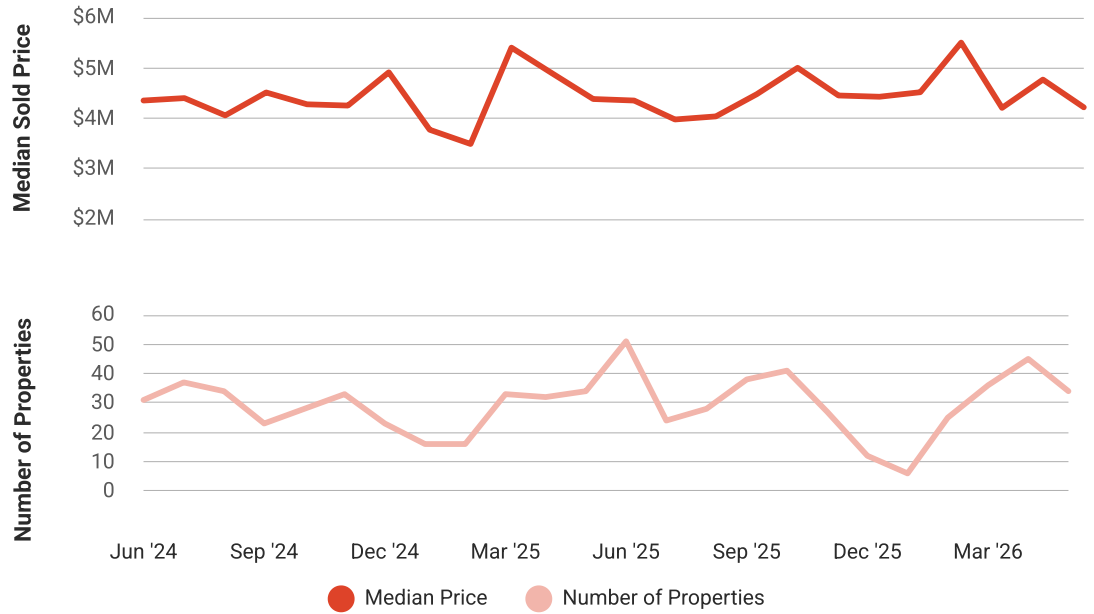
Median Sold Price vs Sold Listings in Los Altos, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



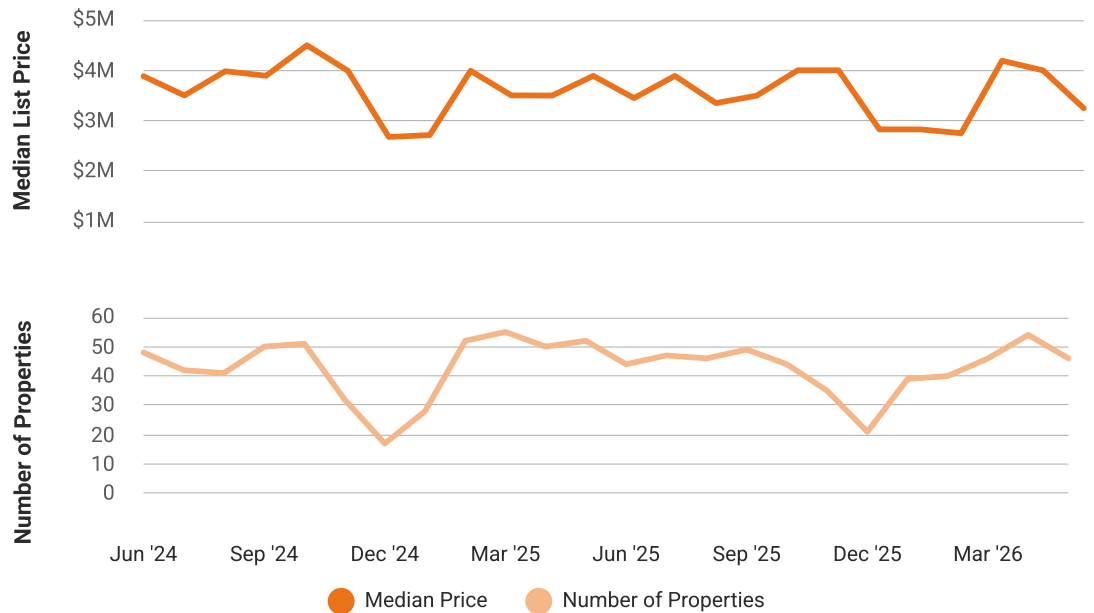
Median List Price vs Active Listings in Los Altos, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$4,686,000	\$4,684,000 +0.04%	\$4,715,920 -0.63%	\$4,669,790 +0.35%	\$4,168,300 +12.42%	\$3,936,980 +19.03%
Median Sold Price Last Updated: 5/31/2026	\$4,215,000	\$4,765,800 -11.56%	\$5,500,000 -23.36%	\$4,380,000 -3.77%	\$4,075,000 +3.44%	\$3,929,000 +7.28%
Median List Price Last Updated: 5/31/2026	\$3,245,000	\$3,998,000 -18.83%	\$2,749,000 +18.04%	\$3,887,500 -16.53%	\$3,998,000 -18.83%	\$3,970,000 -18.26%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
 Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

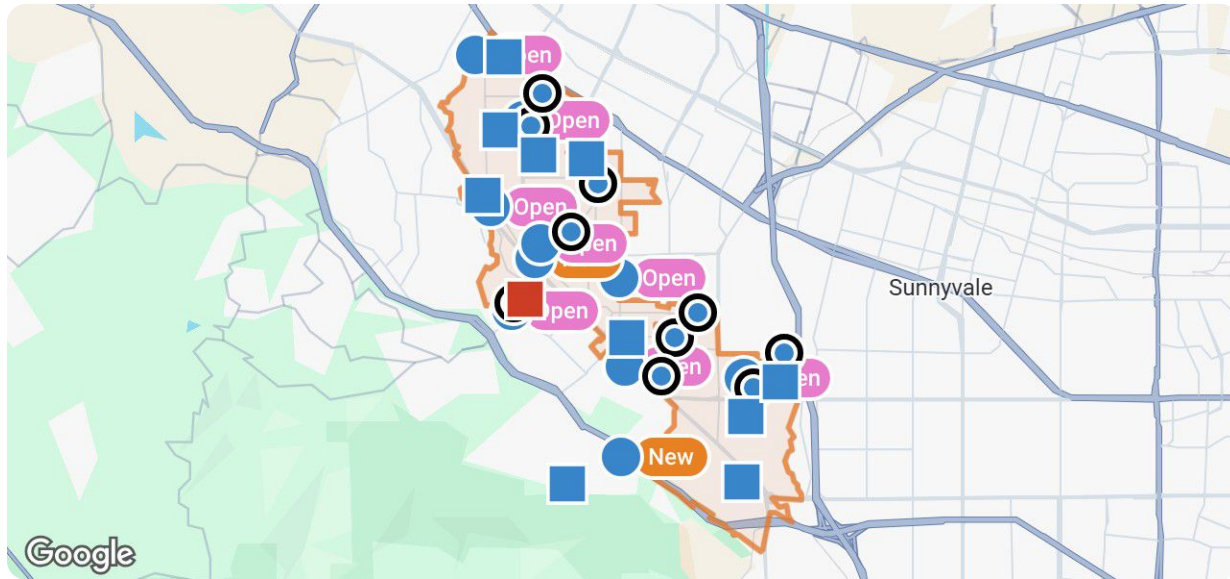
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

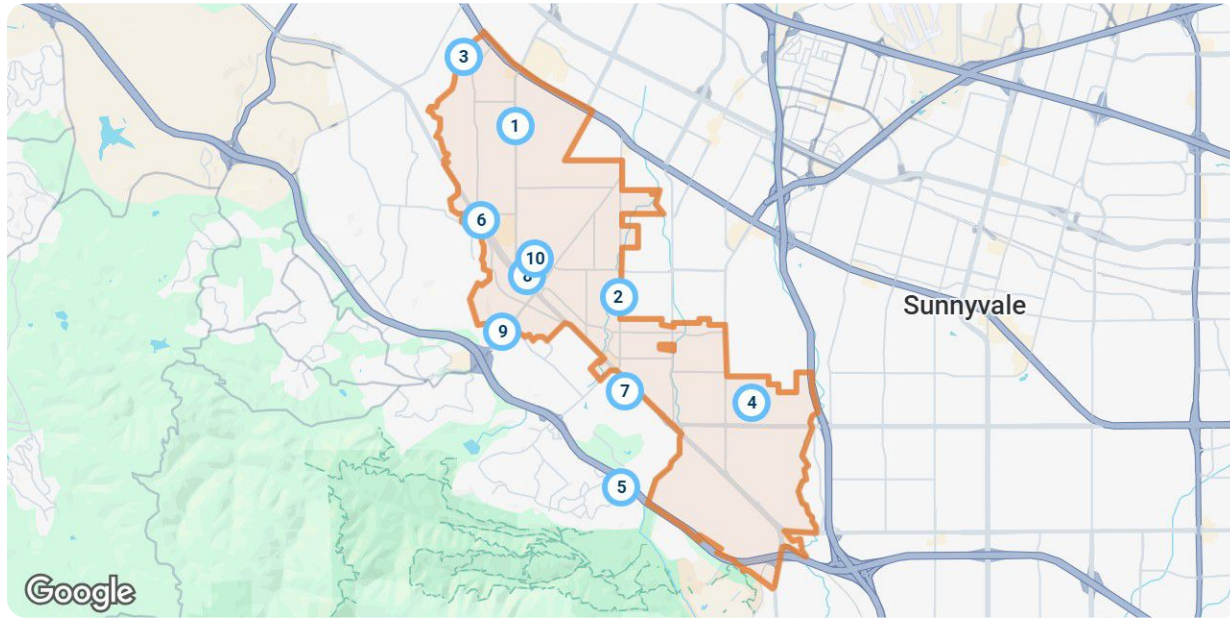
- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	1
Lowest Listing Price / Est.Value	\$2,850,000	\$1,850,000	\$960,000	\$6,415,000
Median Listing Price / Est.Value	\$4,393,000	\$4,274,000	\$4,950,000	\$6,415,000
Highest Listing Price / Est.Value	\$6,498,000	\$7,888,000	\$8,701,000	\$6,415,000
Average Price / sqft	\$1,705	\$1,768	\$1,972	\$1,486
Median Price / sqft	\$1,621	\$1,856	\$1,871	\$1,486
Average Days in RPR	10	48	18	-
Median Days in RPR	10	12	13	-
Total Volume	\$44,198,000	\$46,635,000	\$50,674,000	\$6,415,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown


New

Source: Listings



Legend

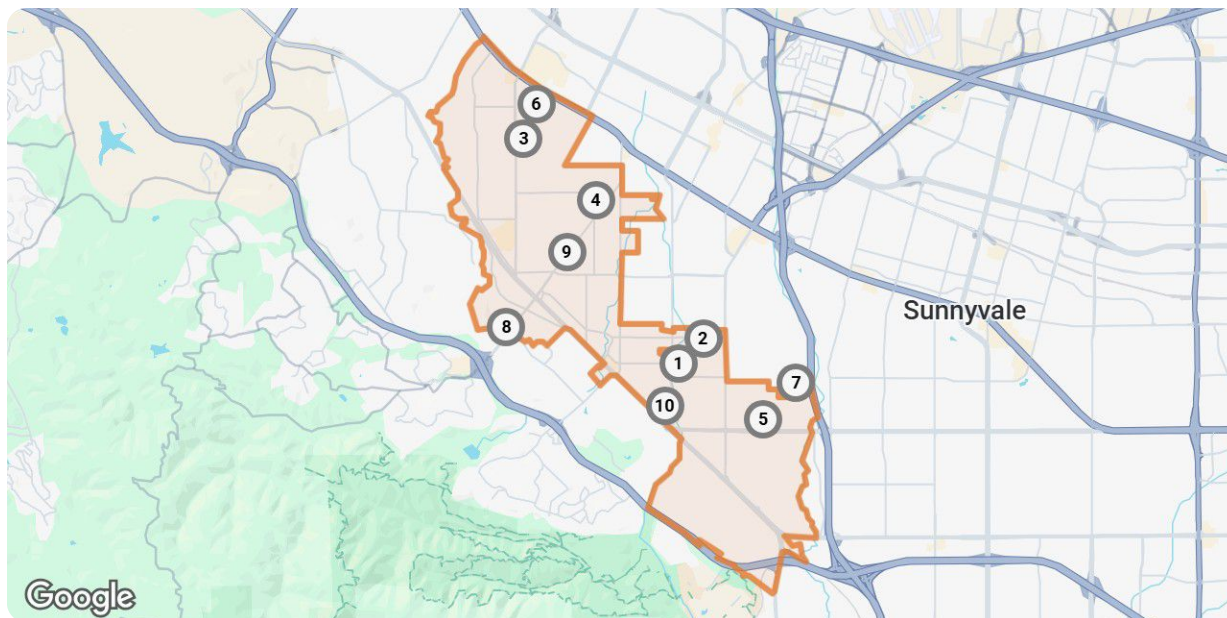
● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>680 N San Antonio Rd Los Altos, CA 94022 MLS ID: 82031974 ● Active / For Sale</p> <p><i>Listing Courtesy of Rainmaker Real Estate</i></p>	Single Family	4/4	2,393	7,707 sqft	2026	6/4/2026 2 days	\$3,598,000 \$1,504/sq ft
2	 <p>748 S Springer Rd Los Altos, CA 94024 MLS ID: 82049763 ● Active / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	4/6	4,178	8,581 sqft	2007	6/4/2026 2 days	\$6,498,000 \$1,555/sq ft
3	 <p>1114 Laureles Dr Los Altos, CA 94022 MLS ID: 82049607 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,921	0.32 acres	1955	6/3/2026 3 days	\$4,298,000 \$2,237/sq ft
4	 <p>1449 Ranchita Dr Los Altos, CA 94024 MLS ID: 82049454 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	3/2	2,267	10,213 sqft	1955	6/2/2026 4 days	\$4,595,000 \$2,027/sq ft
5	 <p>23251 Partridge Ln Los Altos, CA 94024 MLS ID: 82048845 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/5	4,522	1.03 acres	1988	5/28/2026 9 days	\$6,495,000 \$1,436/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>100 1st St, Unit 317 Los Altos, CA 94022 MLS ID: 82048685 ● Active / For Sale</p> <p><i>Listing Courtesy of Deleon Realty</i></p>	Condo/Townhouse/Apt.	3/3	2,281	889 sqft	2015	5/27/2026 10 days	\$4,988,000 \$2,187/sq ft
7	 <p>1345 Arbor Ave Los Altos, CA 94024 MLS ID: 82047069 ● Active / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	4/4	2,679	0.51 acres	1954	5/27/2026 10 days	\$4,488,000 \$1,675/sq ft
8	 <p>558 Lassen St Los Altos, CA 94022 MLS ID: 82048519 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/5	4,181	7,100 sqft	1971	5/26/2026 11 days	\$3,500,000 \$837/sq ft
9	 <p>1 Bay Tree Ln Los Altos, CA 94022 MLS ID: 82047190 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	2/2	1,820	2,703 sqft	1972	5/14/2026 23 days	\$2,850,000 \$1,566/sq ft
10	 <p>412 Gabilan St Los Altos, CA 94022 MLS ID: 82047304 ● Active / For Sale</p> <p><i>Listing Courtesy of YJY Investments</i></p>	Condo/Townhouse/Apt.	3/3	1,428	-	2026	5/14/2026 23 days	\$2,888,000 \$2,022/sq ft

Pending











Source: Listings



Legend

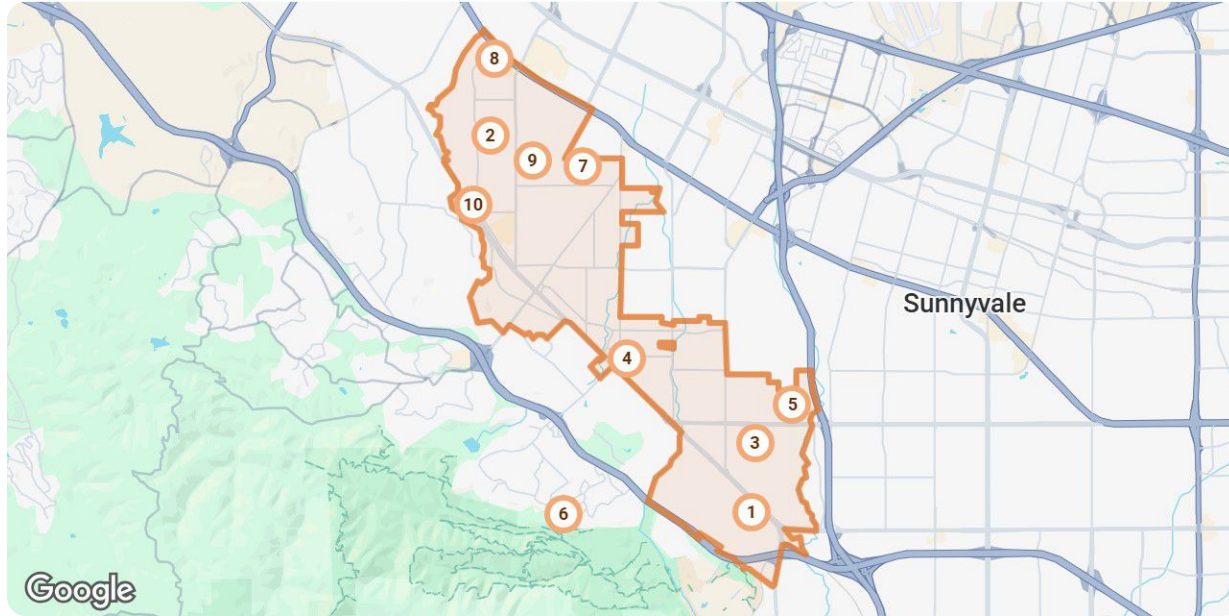
● Pending



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>1131 Runnymead Dr Los Altos, CA 94024 MLS ID: 82048872 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	5/3	2,493	10,848 sqft 1969	5/28/2026	\$4,750,000 \$1,905/sq ft	6/5/2026 8 days
2	 <p>1141 Covington Rd Los Altos, CA 94024 MLS ID: 82039367 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	3/3	1,986	10,080 sqft 1959	3/19/2026	\$3,788,000 \$1,907/sq ft	6/4/2026 77 days
3	 <p>64 Alvarado Ave Los Altos, CA 94022 MLS ID: 82048803 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/5	4,059	0.56 acres 2001	5/27/2026	\$6,988,000 \$1,722/sq ft	6/3/2026 7 days
4	 <p>138 Higgins Ave Los Altos, CA 94022 MLS ID: 82048873 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	4/5	2,972	10,000 sqft 2013	5/28/2026	\$5,498,000 \$1,850/sq ft	6/3/2026 6 days
5	 <p>1534 Wessex Ave Los Altos, CA 94024 MLS ID: 82048710 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/4	3,230	0.26 acres 2016	5/27/2026	\$6,300,000 \$1,950/sq ft	6/3/2026 7 days
6	 <p>64 Los Altos Sq Los Altos, CA 94022 MLS ID: 82026401 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Pellego</i></p>	Condo/Townhouse/Apt.	2/3	1,568	1,162 sqft 1964	10/31/2025	\$1,850,000 \$1,180/sq ft	5/31/2026 212 days
7	 <p>1310 Harwalt Dr Los Altos, CA 94024 MLS ID: 82046965 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	2,039	10,488 sqft 1962	5/13/2026	\$3,798,000 \$1,863/sq ft	5/29/2026 16 days
8	 <p>22 Bay Tree Ln Los Altos, CA 94022 MLS ID: 82037315 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	2/2	1,840	2,703 sqft 1972	3/5/2026	\$2,575,000 \$1,399/sq ft	5/28/2026 84 days
9	 <p>330 S El Monte Ave Los Altos, CA 94022 MLS ID: 82048129 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of The Agency</i></p>	Single Family	2/2	1,529	10,560 sqft 1956	5/21/2026	\$3,200,000 \$2,093/sq ft	5/28/2026 7 days
10	 <p>944 Aura Way Los Altos, CA 94024 MLS ID: 82039656 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	6/7	4,368	0.29 acres 2026	3/24/2026	\$7,888,000 \$1,806/sq ft	5/21/2026 58 days

Closed

Source: Public Records and Listings



Legend

● Closed

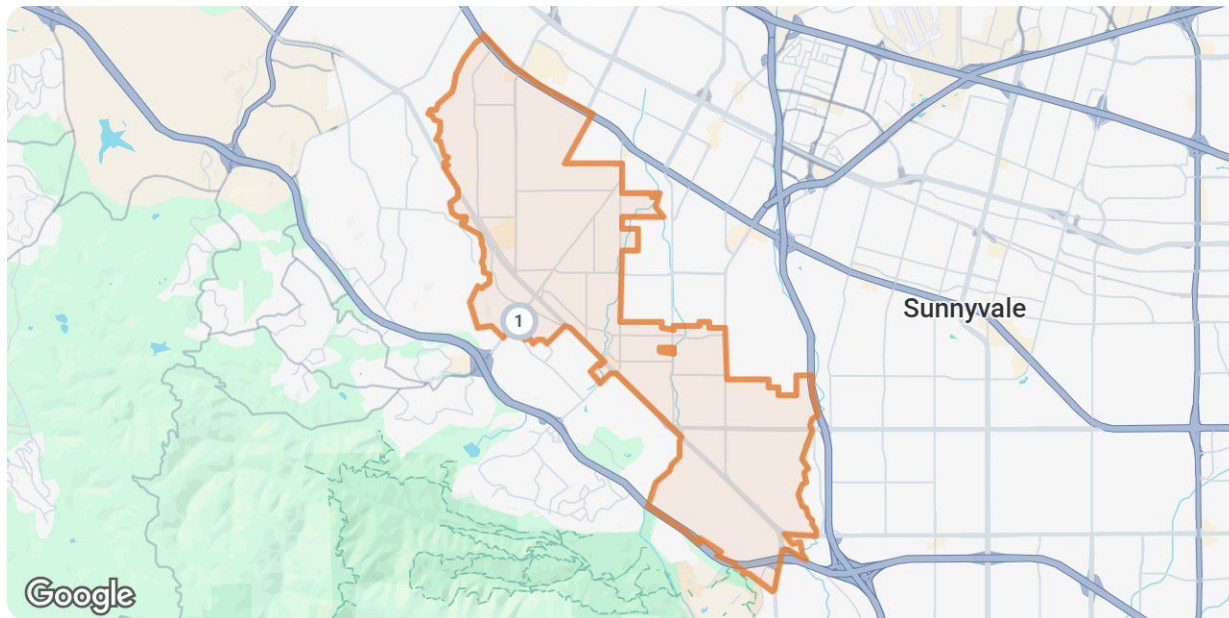
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 526 Pinecrest Dr Los Altos, CA 94024 MLS ID: 82042869 Closed / For Sale <i>Courtesy of Compass</i>	Single Family	4/3	3,123	0.31 acres 1951	6/5/2026 34 days	\$5,150,000 \$1,649/sq ft	↑ 3.1%
2	 198 Pine Ln Los Altos, CA 94022 MLS ID: 82045021 Closed / For Sale <i>Courtesy of Compass</i>	Single Family	4/4	2,791	10,320 sqft 1960	6/5/2026 7 days	\$5,300,000 \$1,899/sq ft	↑ 6.32%
3	 1711 William Henry Ct Los Altos, CA 94024 MLS ID: 82044260 Closed / For Sale <i>Courtesy of Rainmaker Real Estate</i>	Single Family	3/2	1,382	0.28 acres 1953	6/5/2026 14 days	\$3,960,000 \$2,865/sq ft	↓ 5.67%
4	 730 Berry Ave Los Altos, CA 94024 MLS ID: 82047209 Closed / For Sale <i>Courtesy of Intero Real Estate Services</i>	Single Family	3/2	1,481	9,280 sqft 1952	6/4/2026 6 days	\$4,090,000 \$2,762/sq ft	↑ 6.93%
5	 1487 Fallen Leaf Ln Los Altos, CA 94024 MLS ID: 82039953 Closed / For Sale <i>Courtesy of Christie's International Real Estate Sereno</i>	Single Family	5/4	3,095	10,800 sqft 1953	6/4/2026 28 days	\$5,335,000 \$1,724/sq ft	↓ 2.81%



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 <p>10340 W Loyola Dr Los Altos, CA 94024 MLS ID: 82044115 ■ Closed / For Sale</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	4/7	5,822	1.36 acres / 1971	6/4/2026 / 38 days	\$8,228,000 / \$1,413/sq ft	-
7	 <p>338 Verano Dr Los Altos, CA 94022 MLS ID: 82046218 ■ Closed / For Sale</p> <p><i>Courtesy of Intero Real Estate Services</i></p>	Single Family	4/4	3,616	0.33 acres / 2014	6/4/2026 / 7 days	\$8,701,000 / \$2,406/sq ft	↑ 33.86%
8	 <p>1070 Mercedes Ave, Apt 1 Los Altos, CA 94022 MLS ID: 82042501 ■ Closed / For Sale</p> <p><i>Courtesy of The Agency</i></p>	Condo/Townhouse/Apt.	2/2	960	913 sqft / 1972	6/3/2026 / 24 days	\$960,000 / \$1,000/sq ft	↓ 3.81%
9	 <p>124 Jardin Dr Los Altos, CA 94022 MLS ID: 82046869 ■ Closed / For Sale</p> <p><i>Courtesy of The Agency</i></p>	Single Family	5/3	2,201	10,237 sqft / 1963	6/2/2026 / 9 days	\$4,750,000 / \$2,158/sq ft	↑ 1.06%
10	 <p>50 Los Altos Ave Los Altos, CA 94022 MLS ID: 82045280 ■ Closed / For Sale</p> <p><i>Courtesy of Intero Real Estate Services</i></p>	Single Family	5/4	2,280	0.34 acres / 1966	5/29/2026 / 12 days	\$4,200,000 / \$1,842/sq ft	↑ 5.05%

Distressed


Source: Public Records and Listings



Legend

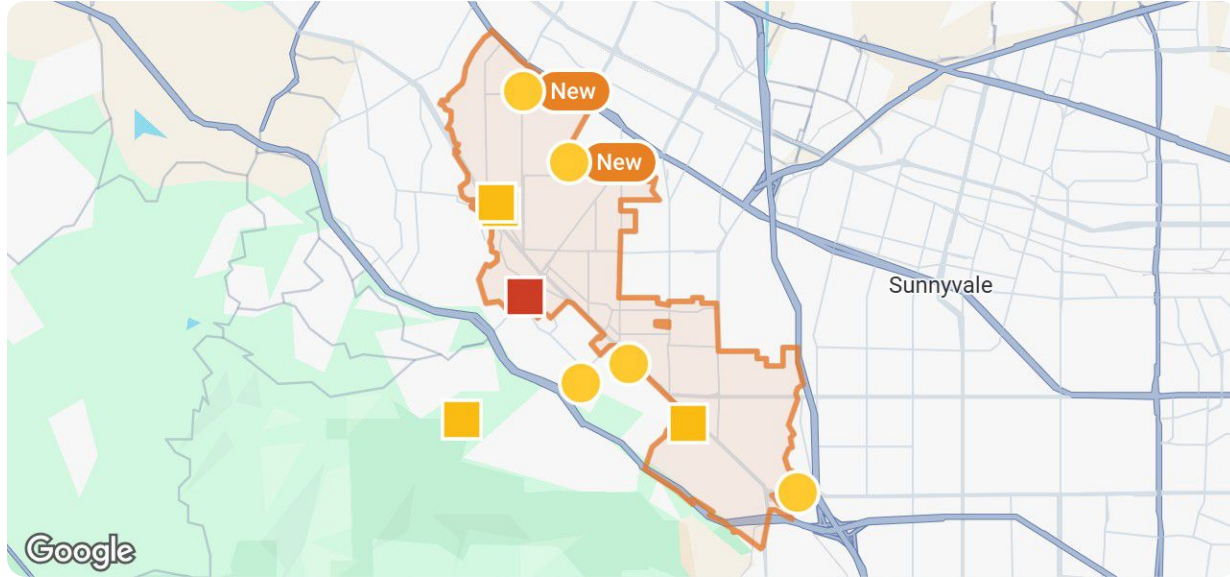
- Off Market, Hold, Withdrawn, Expired, or Canceled



Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>730 S El Monte Ave Los Altos, CA 94022</p> <p>Off Market / Public Record</p>	Single Family	4/5	4,316	0.34 acres 2015	- - days	- \$1,486/sq ft	4/8/2026 Notice of Foreclosure Sale

Summary

For Lease Activity in the Last 3 Months

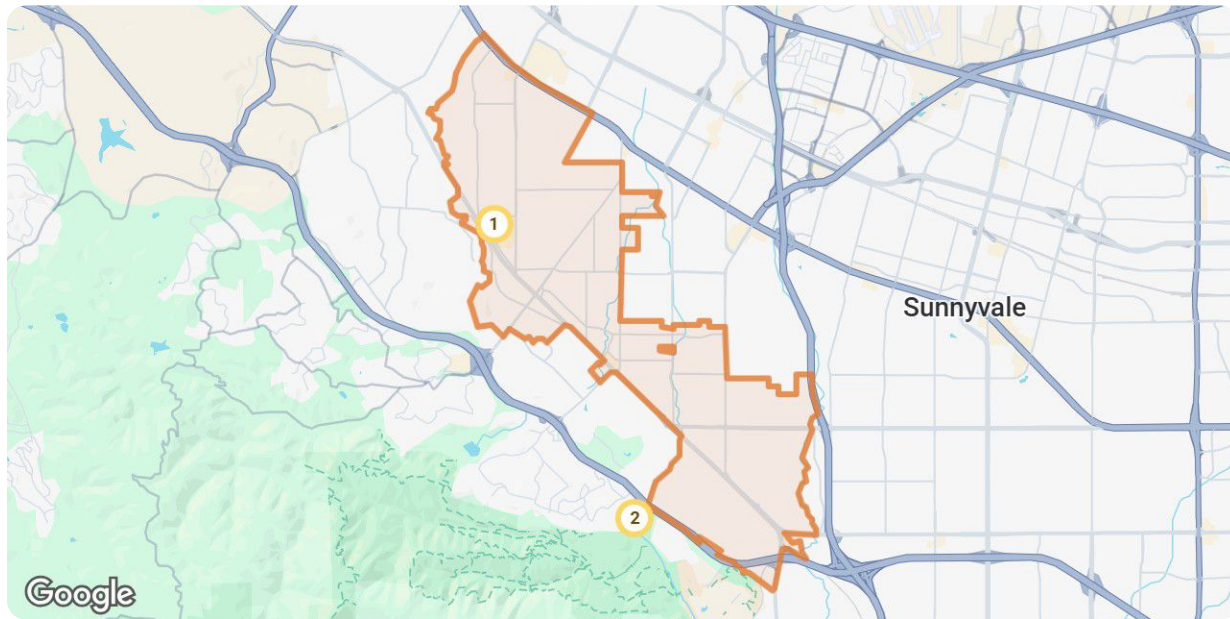


	New	Closed	Distressed
Number of Properties	5	4	1
Lowest Listing Price / Est.Value	\$3,500	\$5,800	\$6,415,000
Median Listing Price / Est.Value	\$13,700	\$8,000	\$6,415,000
Highest Listing Price / Est.Value	\$25,000	\$34,000	\$6,415,000
Average Price / sqft	\$5	\$4	\$1,486
Median Price / sqft	\$5	\$4	\$1,486
Average Days in RPR	33	15	-
Median Days in RPR	40	9	-
Total Volume	\$73,095	\$55,800	\$6,415,000
Source	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown






New

Source: Listings



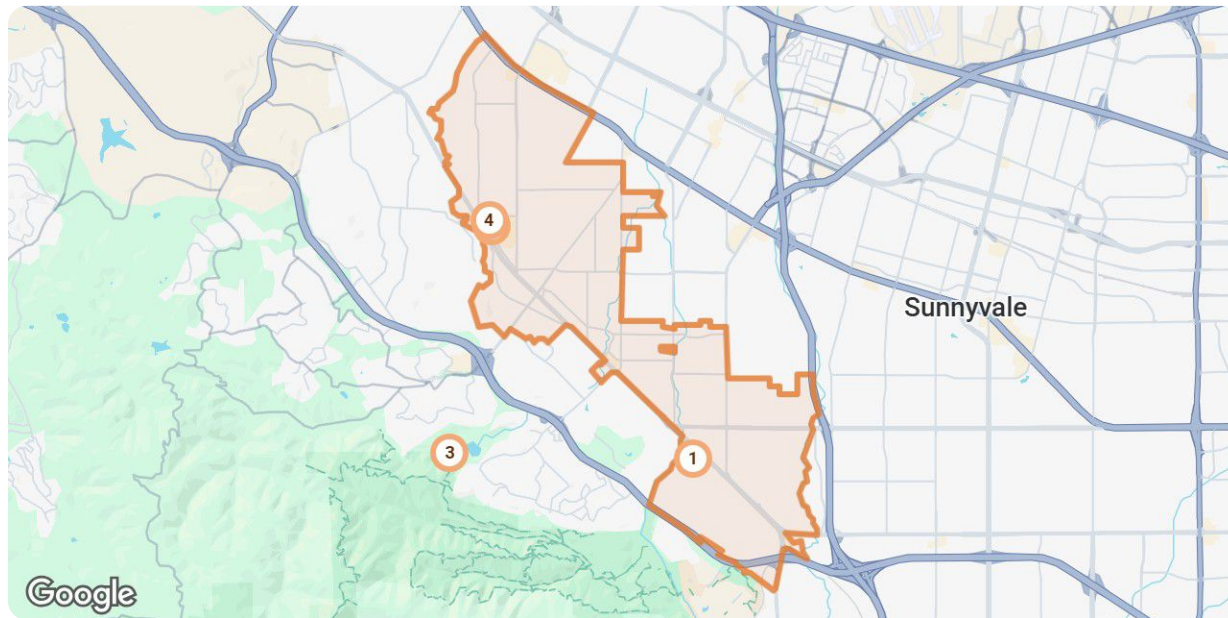
Legend

● Active For Lease

New: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>300 Sunkist Ln Los Altos, CA 94022 MLS ID: 82048426 ● Active / For Lease <i>Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	5/4	4,560	0.31 acres	2002	5/24/2026 13 days	\$25,000 mo. \$5/sq ft
2	 <p>833 N San Antonio Rd Los Altos, CA 94022 MLS ID: 82048407 ● Active / For Lease <i>Courtesy of Real Estate Source, Inc.</i></p>	Single Family	3/2	1,086	2,665 sqft	1995	5/23/2026 14 days	\$5,900 mo. \$5/sq ft
3	 <p>1716 Marshall Ct Los Altos, CA 94024 MLS ID: 426125505 ● Active / For Lease <i>Courtesy of Red Rose Real Estate Services</i></p>	Condo/Townhouse/Apt.	2/1	2,182	9,450 sqft	1961	4/27/2026 40 days	\$3,500 mo. \$2/sq ft
4	 <p>1359 Country Club Dr Los Altos, CA 94024 MLS ID: 82043959 ● Active / For Lease <i>Courtesy of Keller Williams Thrive</i></p>	Single Family	5/4	2,979	0.48 acres	1950	4/21/2026 46 days	\$13,700 mo. \$5/sq ft
5	 <p>1526 Hillview Dr Los Altos, CA 94024 MLS ID: 82042809 ● Active / For Lease <i>Courtesy of Luxuriant Realty</i></p>	Single Family	5/6	4,129	-	1999	4/13/2026 54 days	\$24,995 mo. \$6/sq ft


Closed

Source: Public Records and Listings



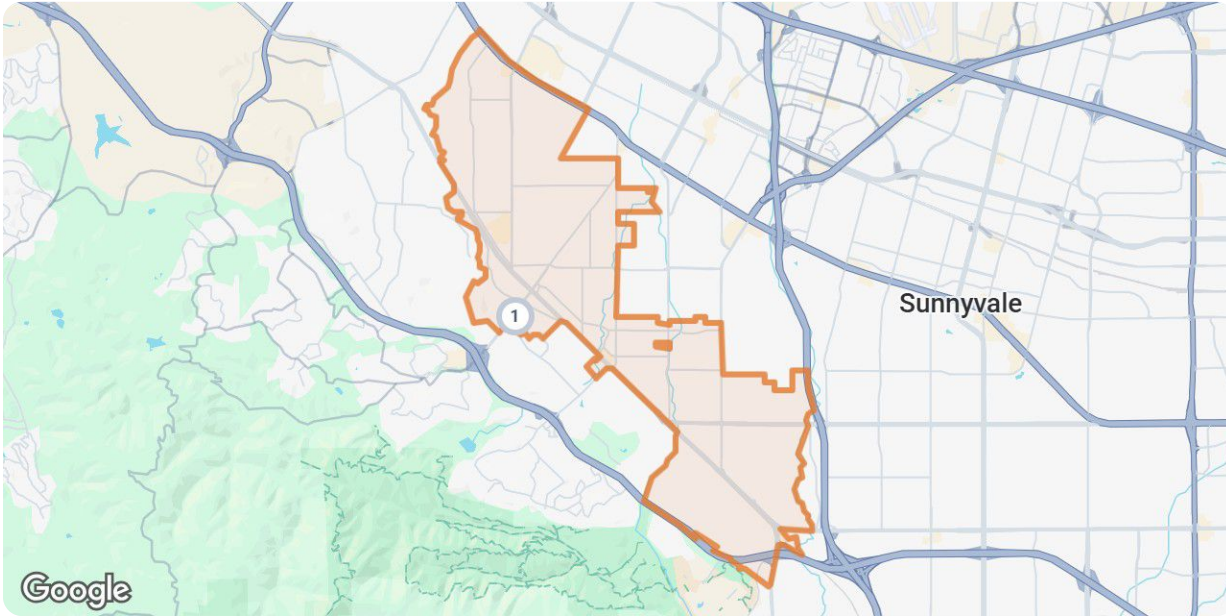
Legend

● Closed

Closed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>1250 Monte Verde Ct Los Altos, CA 94024 MLS ID: 82045846</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Intero Real Estate Services</i></p>	Single Family	4/4	2,800	10,376 sqft 1953	5/14/2026 1 day	- \$3/sq ft	-
2	 <p>124 2nd St, Apt 11 Los Altos, CA 94022 MLS ID: 82039808</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,505	1,183 sqft 2002	4/30/2026 7 days	- \$4/sq ft	-
3	 <p>28080 Laura Ct Los Altos, CA 94022 MLS ID: SC26024166</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of CENTRAL COAST REAL ESTATE</i></p>	Single Family	5/7	9,212	2.32 acres 2002	3/16/2026 42 days	- \$4/sq ft	-
4	 <p>226 W Edith Ave, Apt 15 Los Altos, CA 94022 MLS ID: 82035048</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Condo/Townhouse/Apt.	2/2	1,299	- 1975	3/15/2026 10 days	- \$4/sq ft	-


Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>730 S El Monte Ave Los Altos, CA 94022</p> <p>■ Off Market / Public Record</p>	Single Family	4/5	4,316	0.34 acres 2015	- - days	- \$1,486/sq ft	4/8/2026 Notice of Foreclosure Sale

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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