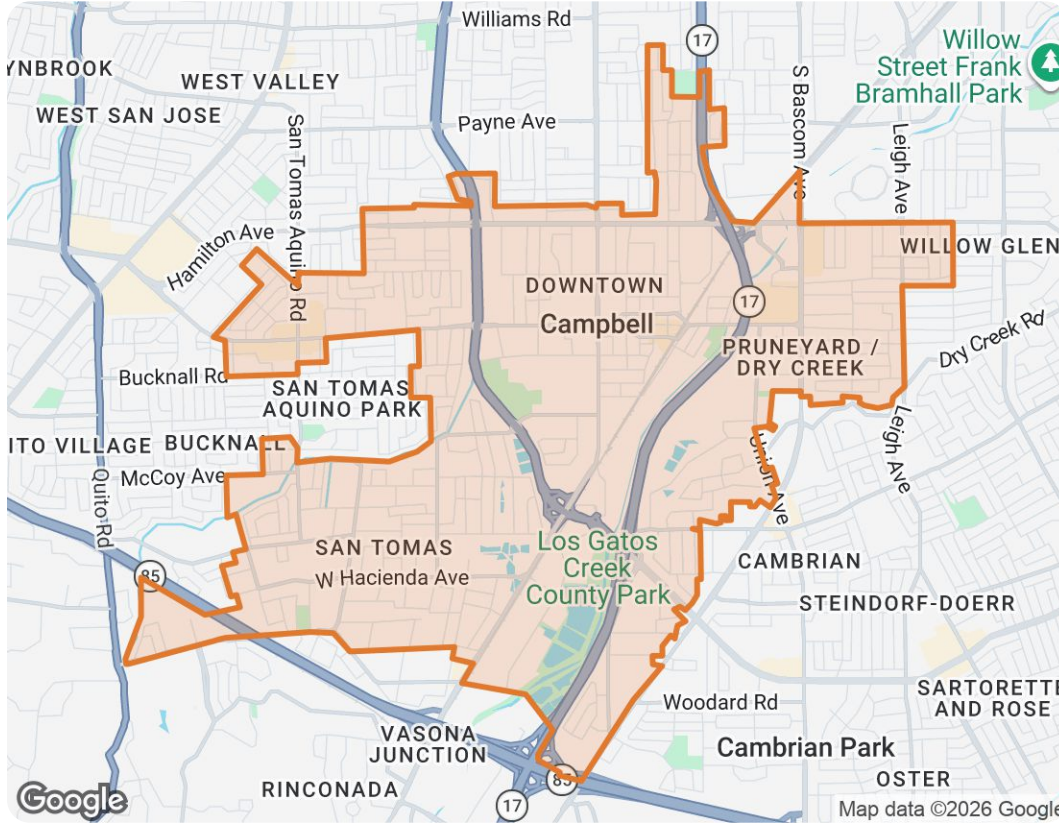


Campbell, California



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Market Trends

Market Trends for Campbell, California

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>2</p> <p>↑ 18.34% MoM</p>	<p>Sold to List Price %</p> <p>104.2%</p> <p>↑ 0.02% MoM</p>	<p>Median Days in RPR</p> <p>10</p> <p>↑ 25% MoM</p>	<p>Median Sold Price</p> <p>\$2,224,944</p> <p>↑ 22.76% MoM</p>
--	---	---	--

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

Median Estimated Value

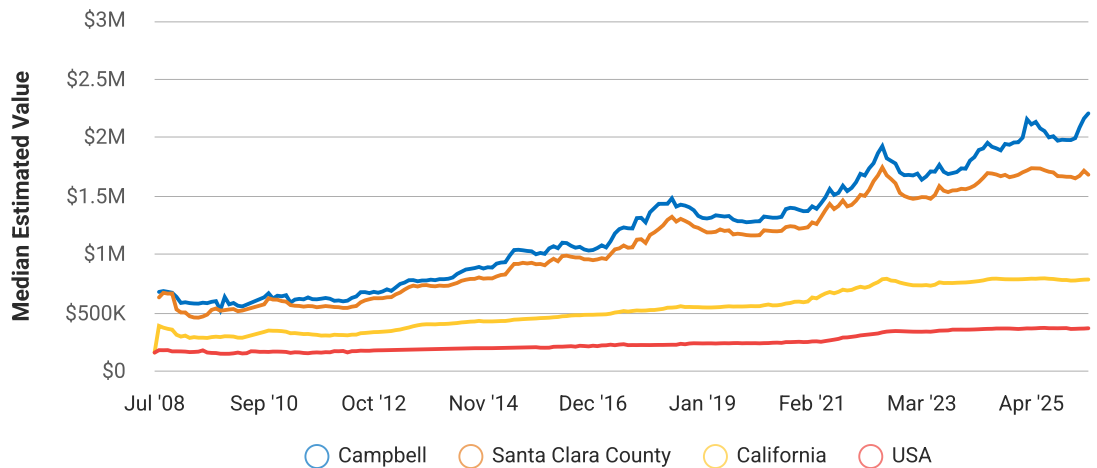
\$2,209,230

Last Month Change

+2%

12 Month Change

+3.4%



Campbell, California

April 2026 Active Listings

Campbell, California

Single Family + Condo/Townhouse/Apt.

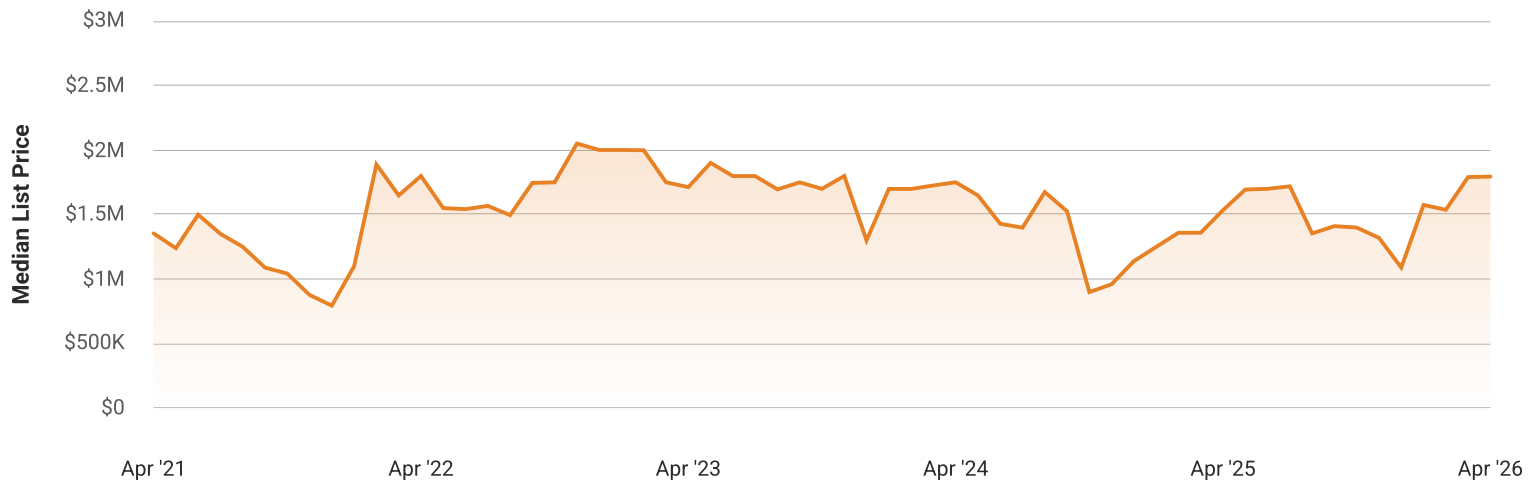
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,793,940

↑ 0.2% Month over Month



Campbell, California

April 2026 Sold Listings

Campbell, California

Single Family + Condo/Townhouse/Apt.

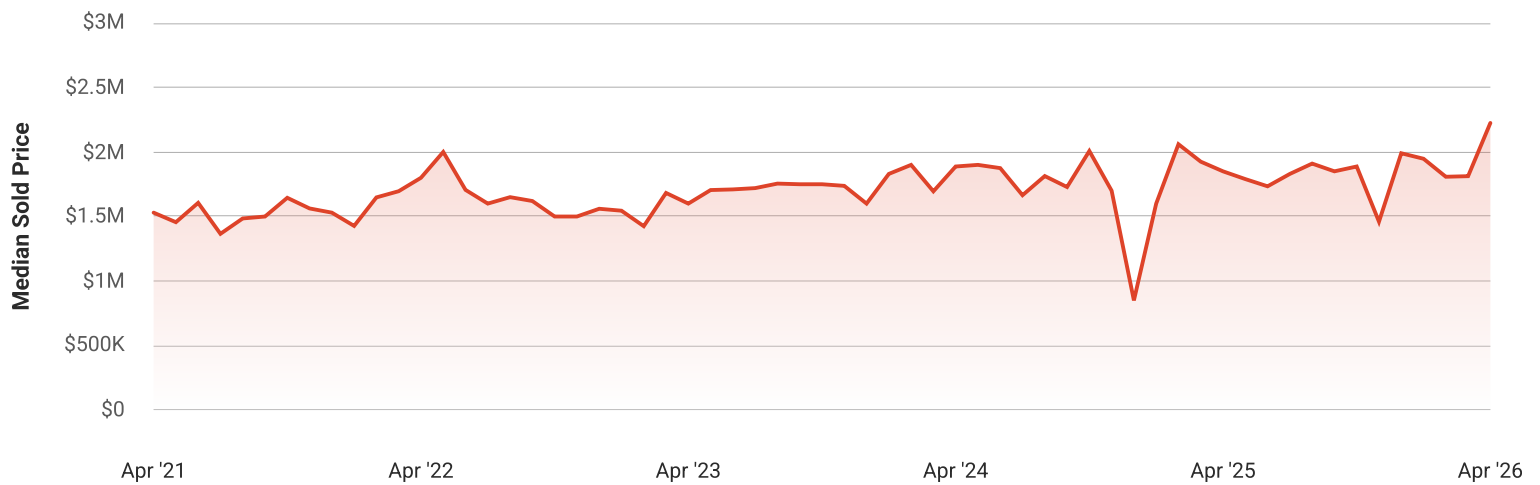
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$2,224,944

↑ 22.8% Month over Month



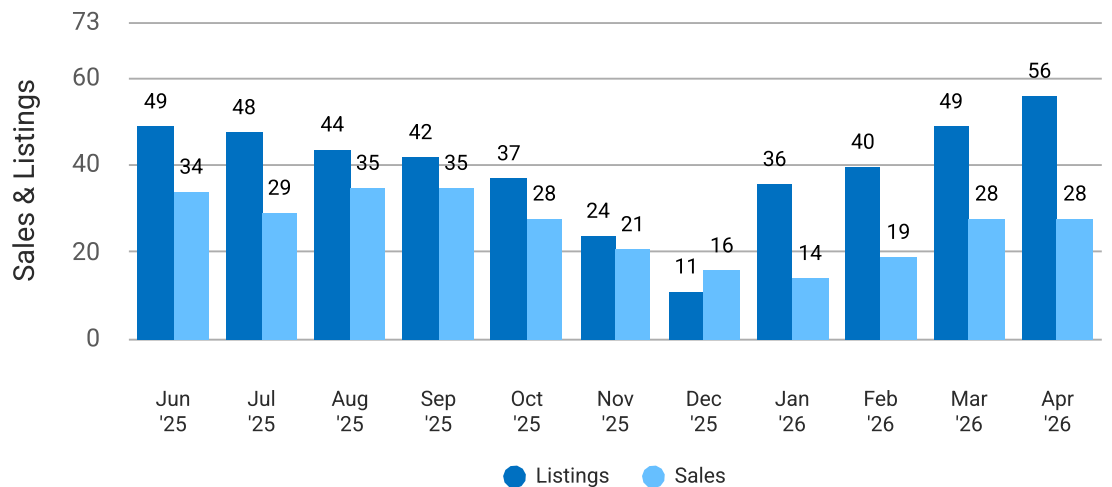
Total Sales and Active Listings in Campbell, California

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



Campbell, California

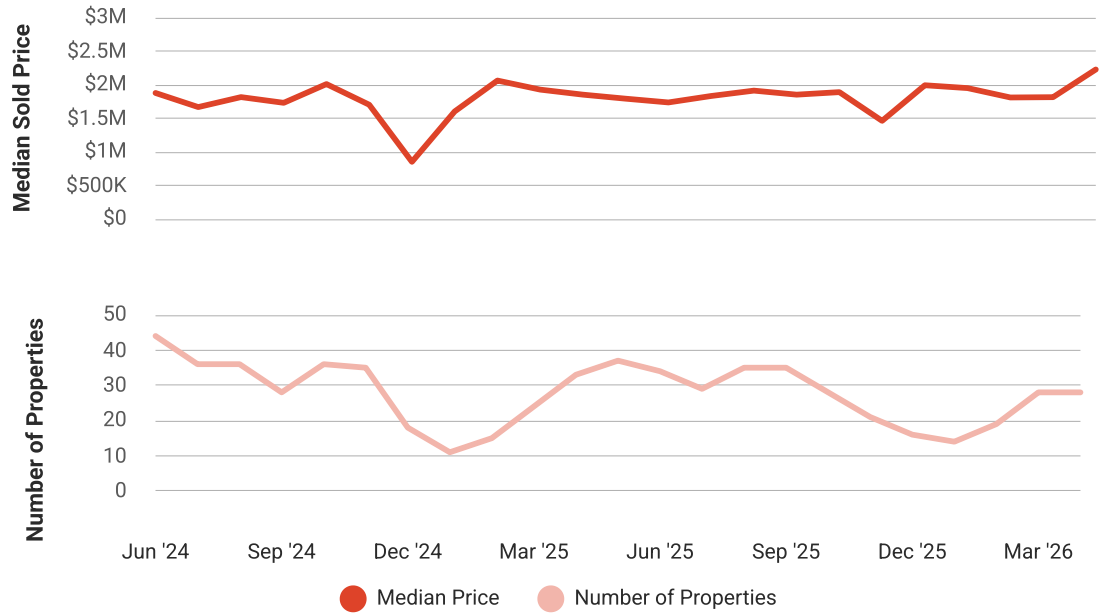
Median Sold Price vs Sold Listings in Campbell, California

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



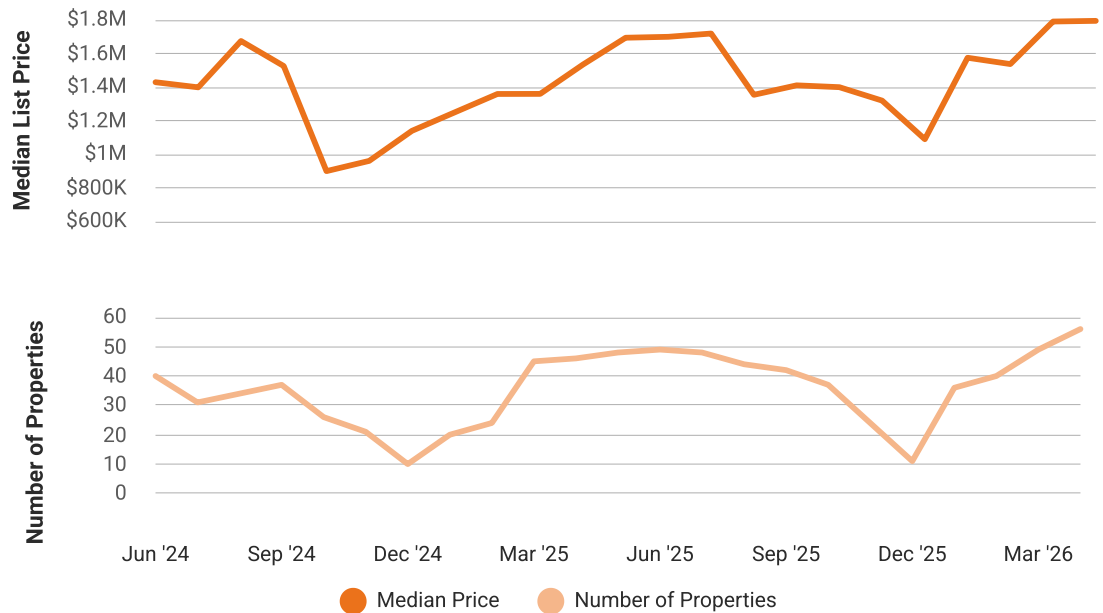
Median List Price vs Active Listings in Campbell, California

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	\$2,209,230	\$2,165,720 +2.01%	\$1,997,380 +10.61%	\$2,136,400 +3.41%	\$1,909,140 +15.72%	\$1,712,950 +28.97%
Median Sold Price Last Updated: 4/30/2026	\$2,224,944	\$1,812,500 +22.76%	\$1,947,500 +14.25%	\$1,850,000 +20.27%	\$1,887,500 +17.88%	\$1,600,000 +39.06%
Median List Price Last Updated: 4/30/2026	\$1,793,940	\$1,790,000 +0.22%	\$1,574,233 +13.96%	\$1,533,444 +16.99%	\$1,750,000 +2.51%	\$1,712,000 +4.79%

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

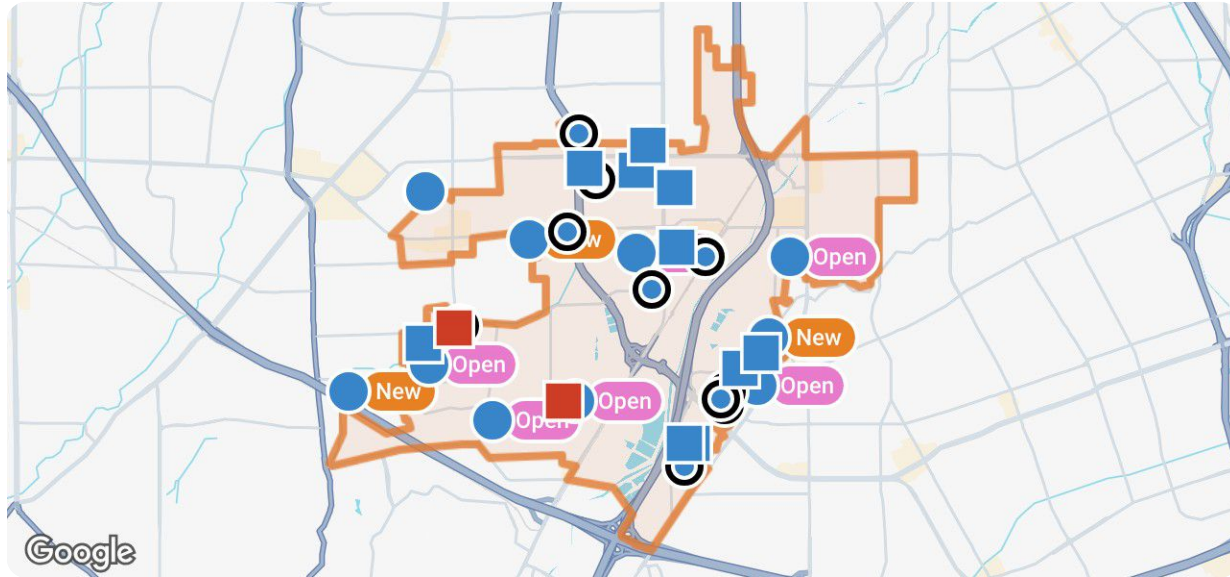
Change Types: New Listings, Pending, Closed, Distressed

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

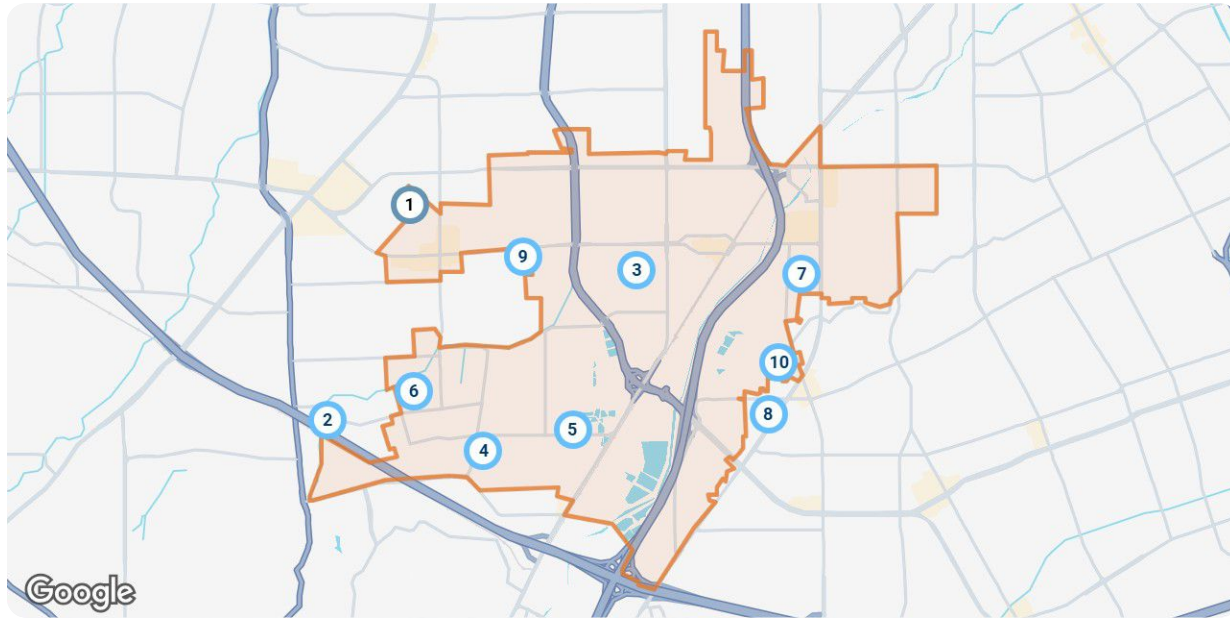
- For Sale
- ⦿ For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	2
Lowest Listing Price / Est.Value	\$699,000	\$888,000	\$768,888	\$1,451,810
Median Listing Price / Est.Value	\$1,846,500	\$2,063,495	\$1,767,500	\$1,812,050
Highest Listing Price / Est.Value	\$2,998,888	\$3,988,810	\$3,310,101	\$2,172,290
Average Price / sqft	\$1,121	\$978	\$1,047	\$1,447
Median Price / sqft	\$1,071	\$949	\$990	\$1,447
Average Days in RPR	4	26	17	-
Median Days in RPR	3	17	12	-
Total Volume	\$17,066,776	\$21,143,439	\$18,078,639	\$3,624,100
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

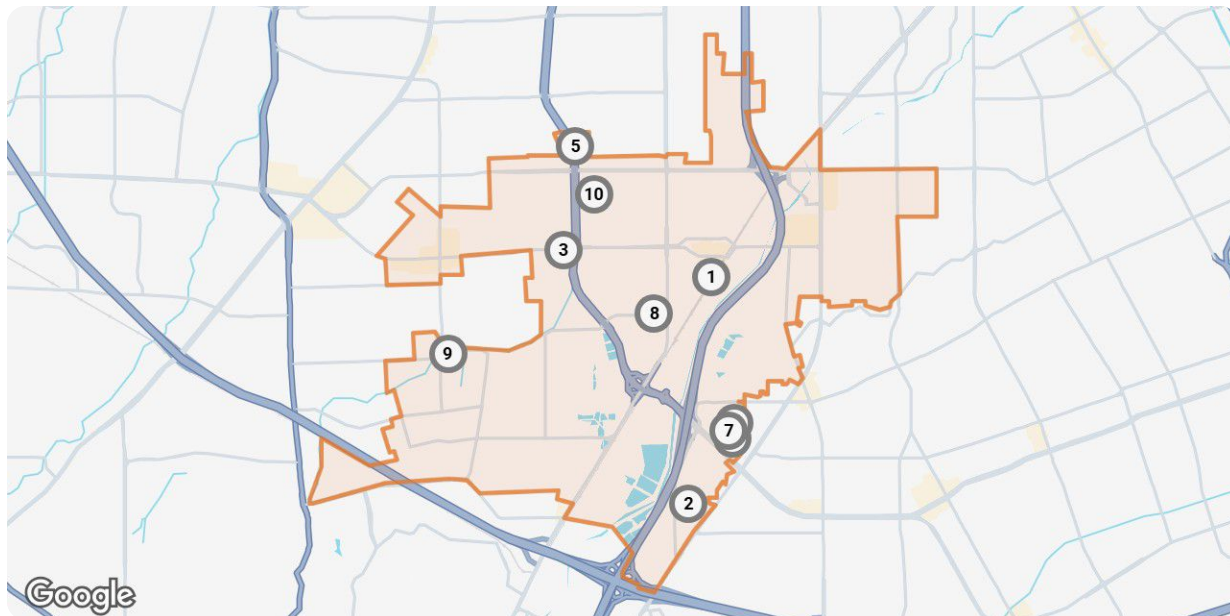
- Active For Sale
- Active Under Contract

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>399 Castro Ct Campbell, CA 95008 MLS ID: 82048753 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of KW Bay Area Estates</i></p>	Single Family	3/2	1,248	6,000 sqft	1959	5/27/2026 8 days	\$1,898,000 \$1,521/sq ft
2	 <p>5025 Pine Tree Ter Campbell, CA 95008 MLS ID: 82049108 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Condo/Townhouse/Apt.	2/2	970	860 sqft	1973	6/4/2026 – days	\$699,000 \$721/sq ft
3	 <p>186 W Rincon Ave Campbell, CA 95008 MLS ID: 82049760 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	4/4	1,902	1,272 sqft	2025	6/4/2026 – days	\$1,795,000 \$944/sq ft
4	 <p>1195 Steinway Ave Campbell, CA 95008 MLS ID: 82049215 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	3/2	1,631	0.28 acres	1922	6/4/2026 – days	\$2,399,000 \$1,471/sq ft
5	 <p>1166 Capri Dr Campbell, CA 95008 MLS ID: 82049690 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/3	2,196	1,762 sqft	1981	6/3/2026 1 day	\$1,390,000 \$633/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>1676 Ebbetts Dr Campbell, CA 95008 MLS ID: 82049571 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	1,651	6,138 sqft	1963	6/3/2026 1 day	\$2,288,000 \$1,386/sq ft
7	 <p>905 Apricot Ave, Apt G Campbell, CA 95008 MLS ID: 82049537 ● Active / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices DrysdaleProperties</i></p>	Condo/Townhouse/Apt.	2/2	1,187	1,135 sqft	1980	6/2/2026 2 days	\$800,000 \$674/sq ft
8	 <p>2785 S Bascom Ave, Apt 19 Campbell, CA 95008 MLS ID: 82047643 ● Active / For Sale</p> <p><i>Listing Courtesy of The Agency</i></p>	Condo/Townhouse/Apt.	2/2	1,081	2,094 sqft	1984	6/1/2026 3 days	\$749,000 \$693/sq ft
9	 <p>3813 Ainsley Ct Campbell, CA 95008 MLS ID: 82049018 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/2	1,711	6,254 sqft	1972	5/29/2026 6 days	\$2,049,888 \$1,198/sq ft
10	 <p>715 Cambrian Dr Campbell, CA 95008 MLS ID: 82049185 ● Active / For Sale</p> <p><i>Listing Courtesy of Realty World-S.J.R.-Constantino Team</i></p>	Single Family	4/3	1,525	0.44 acres	1951	5/29/2026 6 days	\$2,998,888 \$1,966/sq ft











Pending

Source: Listings



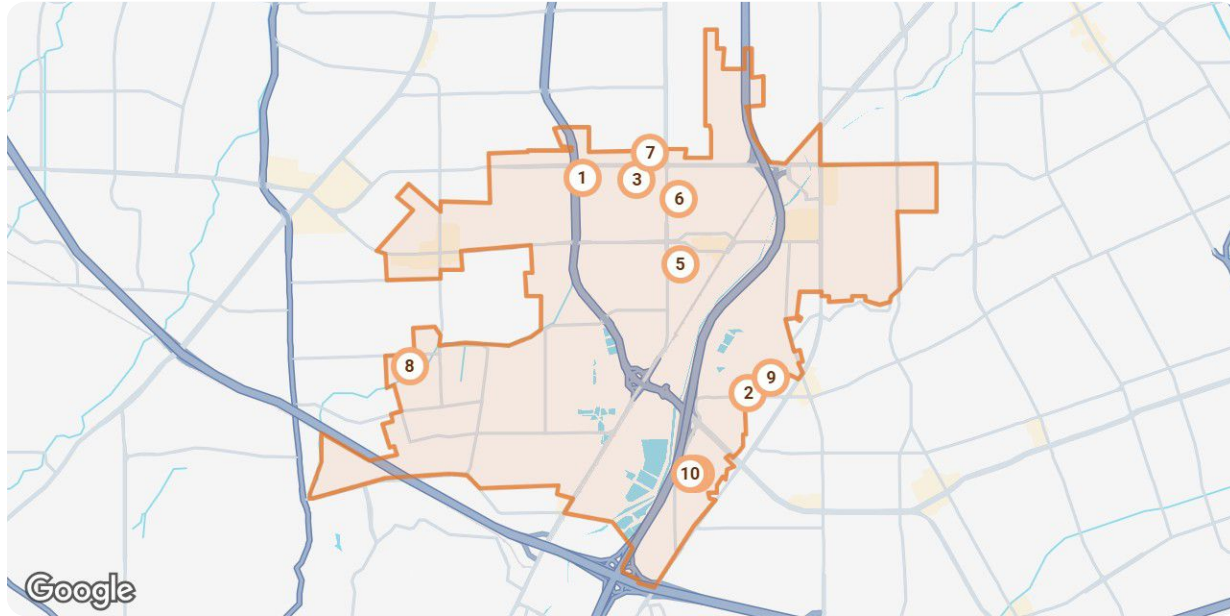
Legend

● 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>111 George Ct Campbell, CA 95008 MLS ID: 82039934 Pending / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	4/3	1,965	3,988 sqft 2009	4/3/2026	\$1,798,000 \$915/sq ft	6/1/2026 59 days
2	 <p>84 Shelley Ave Campbell, CA 95008 MLS ID: 82046442 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/3	1,390	2,720 sqft 1984	5/8/2026	\$1,148,000 \$826/sq ft	5/29/2026 21 days
3	 <p>13 Virginia Ave Campbell, CA 95008 MLS ID: 82047203 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/6	4,130	0.28 acres 2026	5/14/2026	\$3,988,810 \$966/sq ft	5/27/2026 13 days
4	 <p>404 Shamrock Dr Campbell, CA 95008 MLS ID: 82037467 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/3	2,344	10,500 sqft 1947	3/6/2026	\$2,299,999 \$981/sq ft	5/21/2026 76 days
5	 <p>561 Merrimac Dr Campbell, CA 95008 MLS ID: 82045607 Pending / For Sale</p> <p><i>Listing Courtesy of KW Elevate</i></p>	Condo/Townhouse/Apt.	2/3	1,242	1,360 sqft 1975	5/8/2026	\$888,000 \$715/sq ft	5/20/2026 12 days
6	 <p>1130 Normandy Dr Campbell, CA 95008 MLS ID: 41133605 Pending / For Sale</p> <p><i>Listing Courtesy of Mje Real Estate, Inc.</i></p>	Single Family	2/1	1,235	9,100 sqft 1947	5/14/2026	\$1,590,000 \$1,287/sq ft	5/17/2026 3 days
7	 <p>1185 Normandy Dr Campbell, CA 95008 MLS ID: 82043268 Pending / For Sale</p> <p><i>Listing Courtesy of DPL Real Estate</i></p>	Single Family	4/4	2,490	9,100 sqft 1951	4/16/2026	\$2,748,000 \$1,104/sq ft	4/22/2026 6 days
8	 <p>504 Boxcar Dr Campbell, CA 95008 MLS ID: 82040733 Pending / For Sale</p> <p><i>Listing Courtesy of Michelle Tancredi, Broker</i></p>	Condo/Townhouse/Apt.	3/4	2,094	- 2026	3/28/2026	\$1,826,990 \$872/sq ft	4/19/2026 22 days
9	 <p>1500 W San Tomas Aquino Rd Campbell, CA 95008 MLS ID: IV26030674 Pending / For Sale</p> <p><i>Listing Courtesy of GS STRATEGIES, INC.</i></p>	Single Family	4/2	2,078	0.43 acres 1900	3/3/2026	\$2,450,000 \$1,179/sq ft	4/15/2026 43 days
10	 <p>287 Llewellyn Ave, #017-18 P Campbell, CA 95008 MLS ID: 82042333 Pending / For Sale</p> <p><i>Listing Courtesy of Michelle Tancredi, Broker</i></p>	Single Family	4/4	2,578	1,920 sqft 2026	4/9/2026	\$2,405,640 \$933/sq ft	4/12/2026 3 days

Closed

Source: Public Records and Listings



Legend

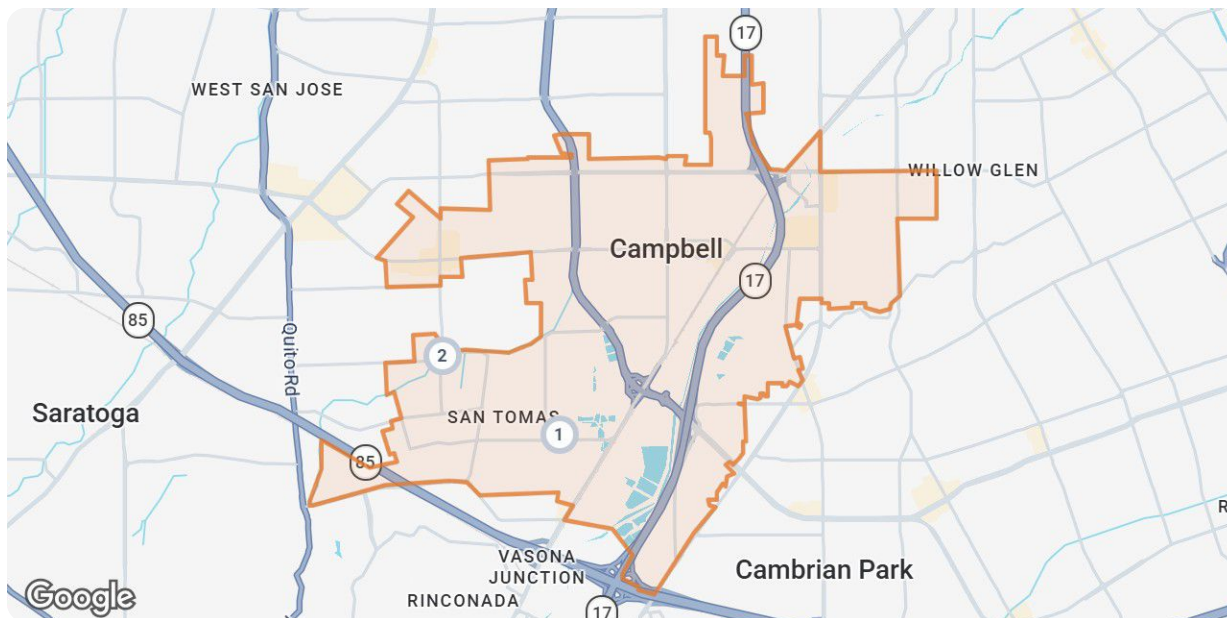
● Closed

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	 <p>529 Plum Blossom Ln Campbell, CA 95008 MLS ID: 82040757 ■ Closed / For Sale <i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,069	3,150 sqft 1999	6/4/2026 2 days	\$2,080,650 \$1,006/sq ft	↓ 0.01%
2	 <p>2740 Dresser Ct Campbell, CA 95008 MLS ID: 41132143 ■ Closed / For Sale <i>Courtesy of Everhome</i></p>	Single Family	4/3	2,469	3,484 sqft 2002	6/3/2026 11 days	\$2,280,000 \$923/sq ft	↓ 2.97%
3	 <p>407 Lawndale Ave Campbell, CA 95008 MLS ID: 82045025 ■ Closed / For Sale <i>Courtesy of Redfin</i></p>	Single Family	3/2	1,421	6,831 sqft 1959	6/3/2026 12 days	\$1,700,000 \$1,196/sq ft	↓ 4.97%
4	 <p>137 Redding Rd, Apt B Campbell, CA 95008 MLS ID: NS26078283 ■ Closed / For Sale <i>Courtesy of MERRILL & ASSOCIATES REAL ESTATE</i></p>	Condo/Townhouse/Apt.	2/3	1,344	1,149 sqft 1984	6/2/2026 12 days	\$1,055,000 \$785/sq ft	↑ 0.48%
5	 <p>89 E Rincon Ave Campbell, CA 95008 MLS ID: 82043874 ■ Closed / For Sale <i>Courtesy of Intero Real Estate Services</i></p>	Single Family	2/1	588	3,850 sqft 1912	6/1/2026 18 days	\$1,150,000 \$1,956/sq ft	—

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>283 Esther Ave Campbell, CA 95008 MLS ID: 41125692 Closed / For Sale</p> <p><i>Courtesy of Keller Williams Tri-valley</i></p>	Single Family	3/3	1,540	2,736 sqft / 1995	5/29/2026 / 63 days	\$1,499,000 / \$973/sq ft	↓ 2.03%
7	 <p>155 W Rosemary Ln Campbell, CA 95008 MLS ID: 82042614 Closed / For Sale</p> <p><i>Courtesy of The Agency</i></p>	Single Family	3/2	2,288	9,940 sqft / 2008	5/29/2026 / 22 days	\$2,400,000 / \$1,049/sq ft	↓ 5.14%
8	 <p>1596 Summerfield Dr Campbell, CA 95008 MLS ID: 82045425 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	5/3	2,650	6,969 sqft / 1997	5/29/2026 / 6 days	\$3,310,101 / \$1,249/sq ft	↑ 10.41%
9	 <p>2180 Vizcaya Cir Campbell, CA 95008 MLS ID: 82046400 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/3	2,421	3,860 sqft / 1995	5/29/2026 / 6 days	\$1,835,000 / \$758/sq ft	↑ 4.86%
10	 <p>101 Redding Rd, Apt A4 Campbell, CA 95008 MLS ID: 82041313 Closed / For Sale</p> <p><i>Courtesy of Beyond Simplified</i></p>	Condo/Townhouse/Apt.	2/2	1,345	944 sqft / 1980	5/28/2026 / 21 days	\$768,888 / \$572/sq ft	-



Distressed

Source: Public Records and Listings



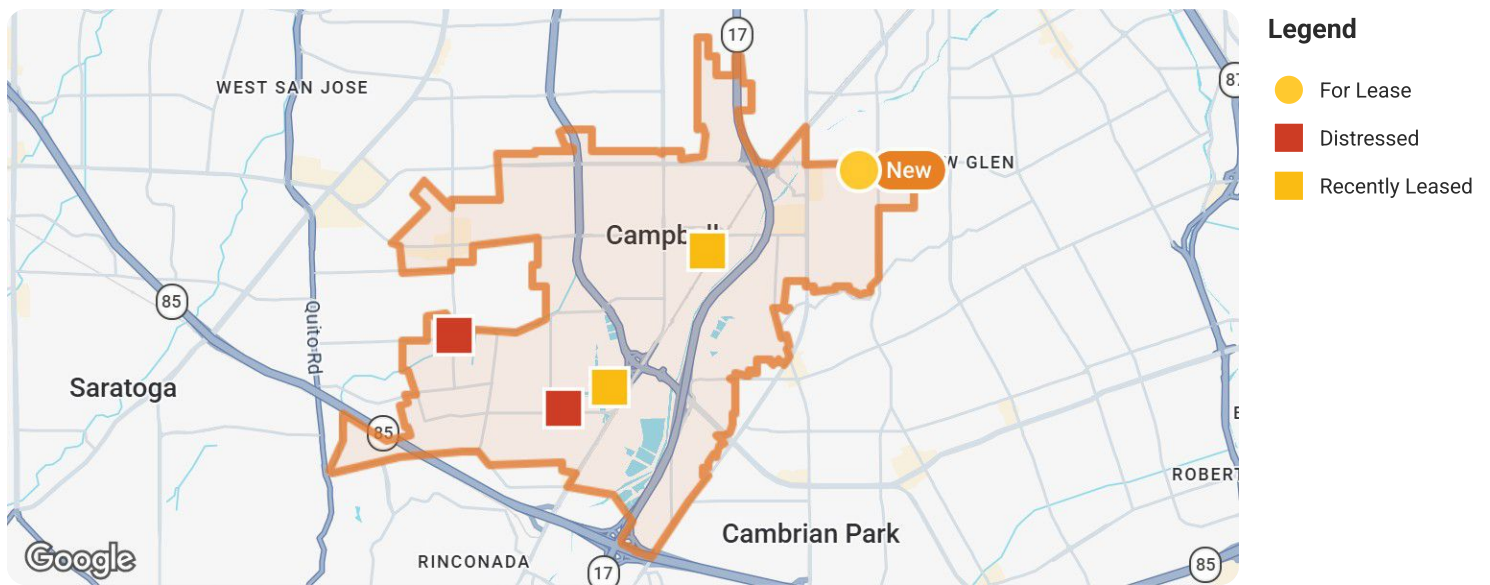
Legend

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

Distressed: 2 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>725 W Hacienda Ave Campbell, CA 95008</p> <p>Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/3	1,622	2,450 sqft 2007	- - days	- \$895/sq ft	4/9/2026 Notice of Default
2	 <p>620 Harriet Ave Campbell, CA 95008</p> <p>Off Market / Public Record</p>	Single Family	3/2	1,087	6,666 sqft 1962	- - days	- \$1,998/sq ft	4/15/2026 Notice of Rescission

Summary

For Lease Activity in the Last 3 Months



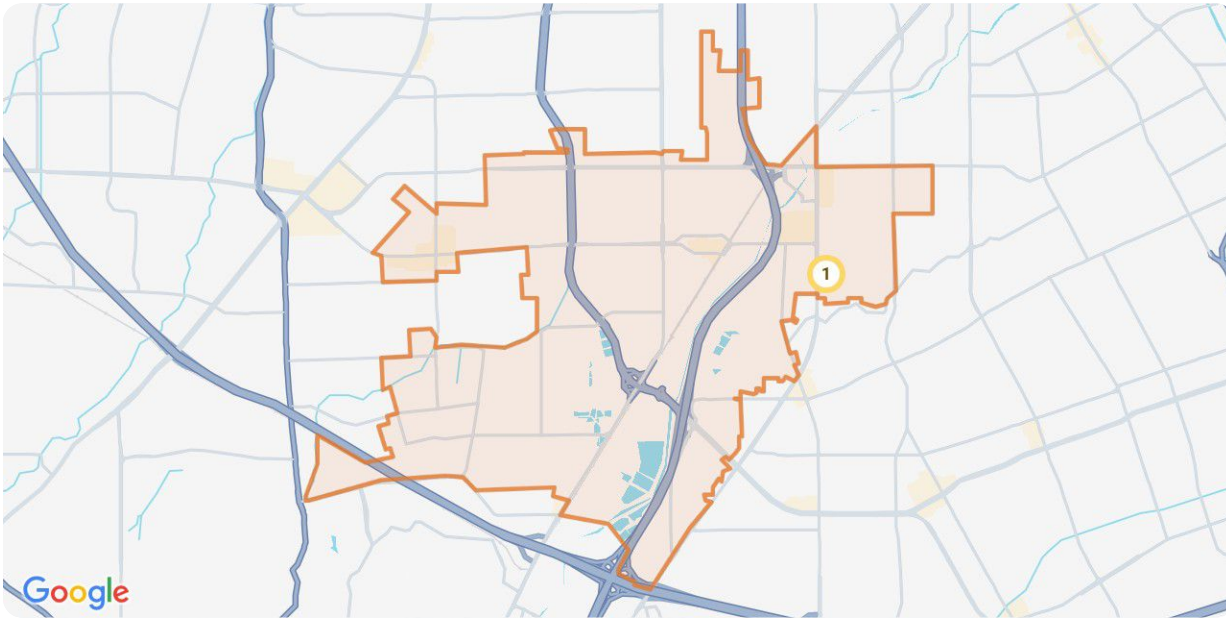
	New	Closed	Distressed
Number of Properties	1	2	2
Lowest Listing Price / Est.Value	\$5,300	\$3,875	\$1,451,810
Median Listing Price / Est.Value	\$5,300	\$4,413	\$1,812,050
Highest Listing Price / Est.Value	\$5,300	\$4,950	\$2,172,290
Average Price / sqft	\$3	\$3	\$1,447
Median Price / sqft	\$3	\$3	\$1,447
Average Days in RPR	8	30	-
Median Days in RPR	8	30	-
Total Volume	\$5,300	\$8,825	\$3,624,100
Source	Listings	Public Records & Listings	Public Records & Listings

Campbell, California

Market Activity Breakdown

New


Source: Listings



Legend

● Active For Lease

New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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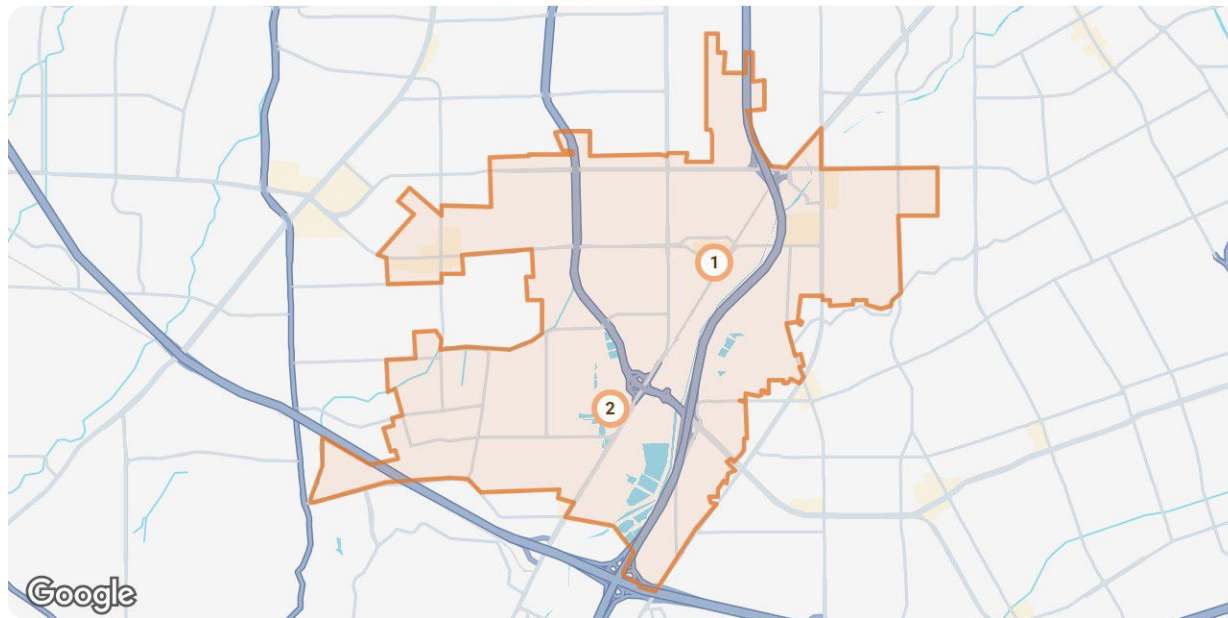
	456 Manchester Ave Campbell, CA 95008 MLS ID: 82048793	Single Family	4/3	2,040	7,376 sqft	1955	5/27/2026 8 days	\$5,300 mo. \$3/sq ft
	● Active / For Lease							

Courtesy of KRC Group Inc





Closed

Source: Public Records and Listings



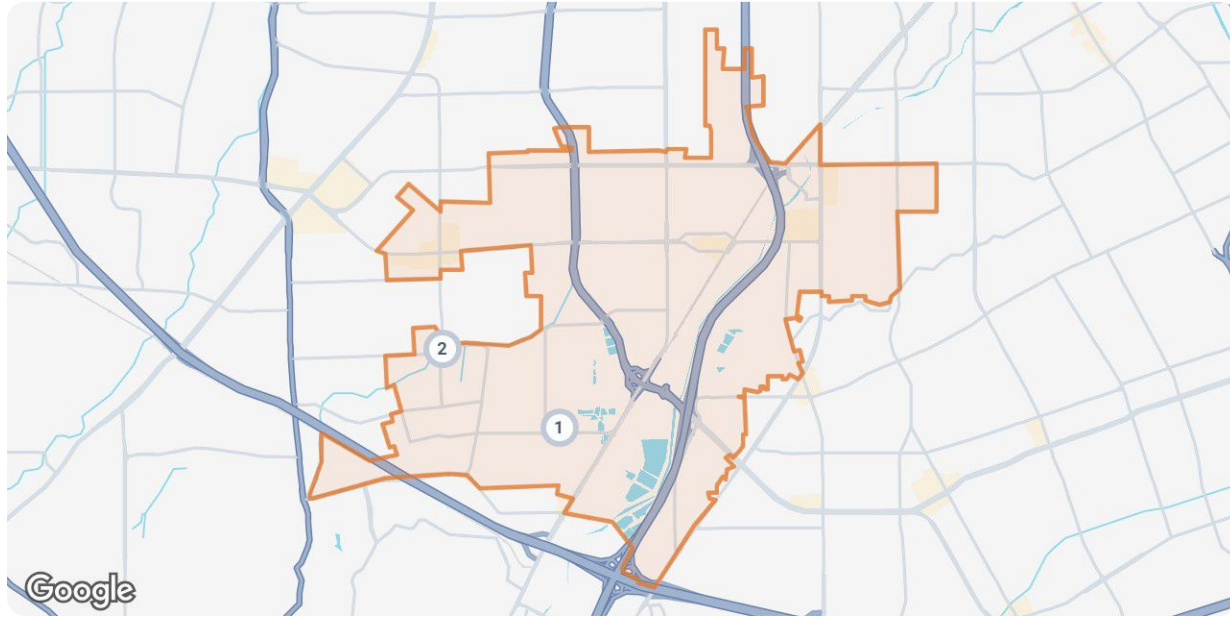
Legend

● Closed

Closed: 2 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>116 S 1st St Campbell, CA 95008 MLS ID: 82035767</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Starborn Property Management, Inc.</i></p>	Single Family	2/3	1,454	- 2006	4/1/2026 28 days	- \$3/sq ft	-
2	 <p>322 W Sunnyoaks Ave Campbell, CA 95008 MLS ID: 82034103</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	2/2	1,178	609 sqft 1988	3/16/2026 32 days	- \$3/sq ft	-



Distressed

Source: Public Records and Listings



Legend

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

Distressed: 2 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>725 W Hacienda Ave Campbell, CA 95008 ■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/3	1,622	2,450 sqft 2007	– – days	– \$895/sq ft	4/9/2026 Notice of Default
2	 <p>620 Harriet Ave Campbell, CA 95008 ■ Off Market / Public Record</p>	Single Family	3/2	1,087	6,666 sqft 1962	– – days	– \$1,998/sq ft	4/15/2026 Notice of Rescission



Campbell, California

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- 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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