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**Almaden Valley's October house market was balanced near list.** In 95120, 26 single-family home closings had a $2.1275 million median, 100.0% average sale-to-list ratio and 26.2 average days. Only two townhome and condo closings had a $1.34 million median, 97.7% ratio and 15.5 days.

The house median was 4.4% below October 2025 across 26 closings versus 21; the August-through-October median was similar at $2.115 million. Two closings among townhomes and condos cannot establish a trend. November 1 showed 38 active houses versus 12 pending or contingent, and six active townhomes and condos versus none.

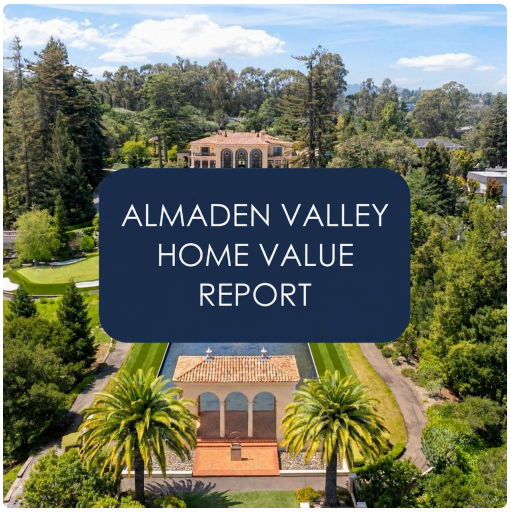
**What this means:**

- **Homeowners and sellers:** Compare an Almaden home by school area, lot, views, street, condition, floor plan and access, not the 95120 median alone. Pricing discipline matters. For large or individual homes, reduce uncertainty with systems, land, permit, insurance and maintenance records.
- **Buyers:** Some homes close near or above list, but buyers can distinguish among choices. Compare active and recent pending properties, track price changes, missed offer dates, returns and new competition, and confirm seller timing with the listing side before changing price, terms or timing.

***- Tim & Faye***




**Search Almaden Valley Homes for Sale**




**Find Out What Your Almaden Valley Home Is Worth**

ALMADEN VALLEY MARKET

# The Local Pulse

### OCTOBER 2026 AT A GLANCE

- **Single-family homes in 95120:** $2.1275 million October median; 26 closings; 26.2 average days on market; 100.0% average sale-to-list ratio.
- **Townhomes and condos:** $1.34 million October median; only two closings; 15.5 average days on market; 97.7% average sale-to-list ratio. The sample is too small for a market trend.
- **November 1:** 38 active versus 12 pending or contingent houses; six active and no pending or contingent townhomes and condos.
- **Financing:** Freddie Mac's October 29 national conforming-purchase average was 7.24%; $1 million fixed for 30 years is about $6,815 monthly principal and interest before taxes, insurance, points and fees.

**Almaden Valley October 2026 Market Split**

MLS closed sales | Property types shown separately

| Single-family homes | Townhomes and condos |
|---|---|
| $2.13M | $1.34M |
| 26 closings | 2 closings |
| Avg. market time: 26.2 days | Avg. market time: 15.5 days |
| Sale-to-list: 100.0% | Sale-to-list: 97.6% |

Source: MLSListings export supplied by Alford-Bon; closes through October 30.




FINANCING & AFFORDABILITY

# What the November Rate Picture Means

Freddie Mac's October 29 national averages were **7.24%** for 30 years, down from 7.32%, and **6.60%** for 15 years. These conventional conforming purchase-loan figures are not an Almaden quote or APR; loan size, points, reserves, credit and property characteristics affect pricing.

At 7.24%, $1 million fixed for 30 years is about $6,815 monthly principal and interest, roughly $54 less than at 7.32%. Taxes, insurance, points, fees and mortgage insurance are excluded. Include larger-lot, pool, landscaping, private-system and deferred-work costs.

An ARM or temporary buydown can suit strong reserves, expected income growth or a defined holding period. Compare fixed financing and review the adjustment schedule, index, margin, periodic and lifetime caps, and maximum payment. A permitted seller credit may fund a buydown or closing costs efficiently.

Many buyers enter with an ARM or buydown and plan to refinance if rates and qualification improve. Model resets, caps, future payments and holding period, preserving property-specific reserves. Sellers should compare a targeted credit's buyer benefit and net with a price reduction.

MARKET BEHAVIOR

# What Is Moving

**Entry house example - 6462 Trinidad Drive.** The two-bedroom, one-and-one-half-bath, 1,400-square-foot home closed for $865,000 after 69 days, 101.8% of its $850,000 list. This one sale shows why market time and sale-to-list ratio must be read together, not a trend.

**Near-median example - 1314 Peralta Court.** The four-bedroom, two-and-one-half-bath, 2,269-square-foot home closed for $2.125 million after 18 days, 97.5% of its $2.18 million list. Match lot, condition, school area and street before using it as a benchmark.

**Upper-price example - 20601 Via Santa Teresa.** The 6,937-square-foot home closed for $3.875 million after 140 days, 96.9% of its $3.999 million list. This one sale shows a large individual property can sell after long exposure, not why timing or price changed.

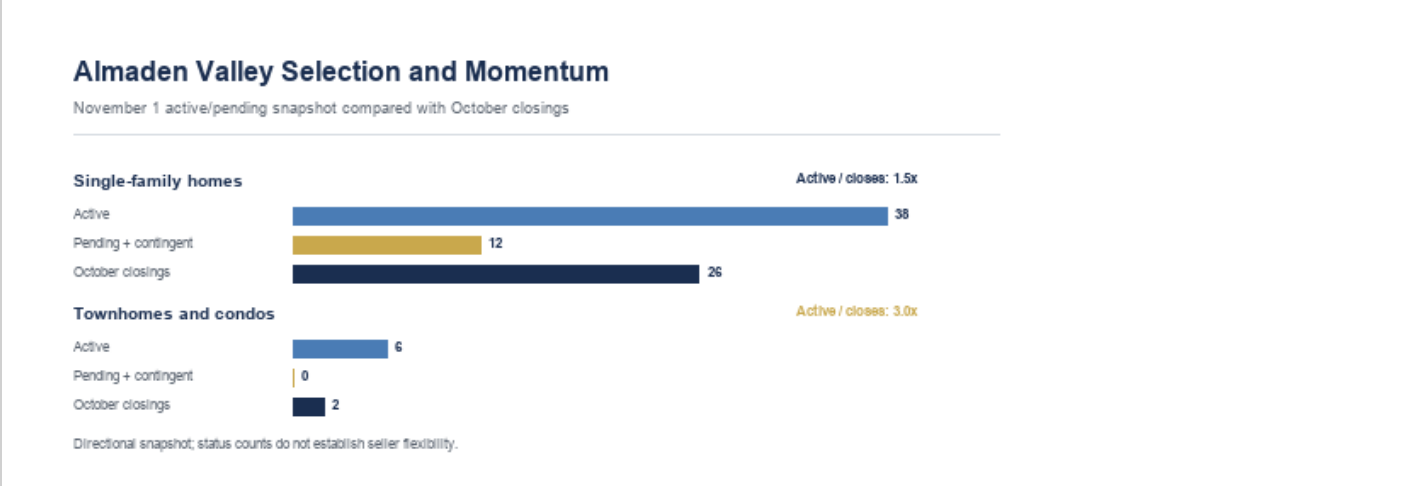
MARKET BEHAVIOR

# Where Activity Stalls

**Large or individual homes can take longer to match.** Via Santa Teresa needed 140 days and closed below list; buyers compare land, access, layout, systems, insurance, maintenance and improvement cost.

**A house also stalls when price misses condition and street-level alternatives.** October averaged 26.2 days and near 100% of list, so longer listings should be compared with recent pendings and new competition, not the 95120 median.

**Two closings among townhomes and condos and no pending or contingent listings cannot support a broad conclusion.** Scarcity does not guarantee price, and absent pending activity does not prove motivation without listing-side confirmation. Compare the exact community, HOA finances, condition and recent offer history rather than infer a segment trend.




REGIONAL COMPARISON

# A Balanced Local Market Within a Softer Metro Pending Backdrop

Realtor.com Economics, quoted by NAR October 20, reported September metro pending sales down 4.6% year over year. This is not October 95120 closed sales and differs in geography, period and method.

Almaden houses averaged near 100% of list, with 38 active versus 12 pending or contingent. That is a functioning but selective market; compare the same 95120 school area, lot, access, condition and ownership costs.

> **Our read:** Well-prepared homes with condition and location advantages can move decisively; large, unusual or overreaching listings face more scrutiny.

WHAT CHANGES NEXT

# Local Community Watch

**San José still lists fall 2026 construction for Almaden Road paving, striping and a protected bikeway between Almaden Expressway and McKean Road, removing most corridor parking.** No completion notice appeared by November 1, so work remains in progress.

**The project targets safety and pavement but can affect lanes, access and parking.** It is a transportation and quality-of-life issue, not housing supply or a direct resale-value measure. Owners and buyers along the corridor should verify today's access and parking pattern rather than assume the finished design is operating.

**Watch City traffic updates and confirm property or route access.** Do not call the bikeway complete before a City completion or opening notice.

SIX-MONTH OUTLOOK

# Our Base-Case View

| Segment | Expected direction | Why |
|---|---|---|
| **Well-prepared single-family homes** | **Balanced to competitive** | October averaged essentially 100% of list, with some homes still closing above asking. |
| **Large or highly individual homes** | **Selective** | The Via Santa Teresa example required 140 days and closed below list, showing a longer buyer-matching process. |
| **Homes needing work** | **Price-sensitive** | Buyers can compare 38 active choices and will include execution time and cost in the offer ceiling. |
| **Townhomes and condos** | **Insufficient sample; listing-specific** | Only two October closings and no pending or contingent listings on November 1 do not support a broad trend. |

**Base case:** the market remains balanced and property-specific. Well-prepared homes can attract decisive buyers; large, unusual or condition-heavy listings need price and records that acknowledge execution cost and alternatives. The 38-active versus 12 pending-or-contingent snapshot supports early feedback review rather than waiting on a broad median.

*This outlook is not guaranteed. Rates, inventory, school area, lot, access, insurance, systems, condition and new listings can change a result.*

RECOMMENDATIONS

# What Matters Now

**For homeowners:**

- Benchmark by 95120 school area, lot, street, condition, floor plan and access before using the $2.1275 million median; individual homes need narrower comparables.
- Keep permits, surveys, roof, drainage, foundation, pool, septic and private-system records current; uncertain ownership cost reduces confidence.
- For a townhome or condo, use property comparables and current HOA evidence, not the two-closing October median.

**For sellers:**

- Price against active and recent pending 95120 alternatives and review showing conversion early; a near-list average does not justify waiting when tradeoffs differ.
- For a large or individual home, organize systems, land, access, insurance and improvement records; Via Santa Teresa's 140 days show a narrow buyer pool.
- Before advertising a financing credit, confirm lender limits and compare its payment effect and seller net with a price change; the better choice depends on the buyer's loan and the seller's required proceeds.

**For buyers:**

- Compare the closest active and recently pending 95120 alternatives by school area, lot, condition and access. Track price changes, missed offer dates, returns, new competition and pendings; confirm seller timing with the listing side. Use those facts to choose a price request, different terms, delayed offer timing, or no request. Broad statistics are context, not this home's conclusion.
- For a large or property-specific home, verify insurance, drainage, foundation, private systems, permits, land use and maintenance before setting the ceiling.
- When townhome and condo choices are thin, do not infer motivation from zero pendings; confirm timing and compare HOA finances, insurance and assessments.

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Sources: MLS export and local calculations (October closes through October 30; November 1 listing snapshot); Freddie Mac PMMS (Week of October 29, 2026); NAR / Realtor.com pending sales (September 2026; released October 20); San Jose Almaden Road project (In progress; no completion notice by November 1); MLSListings/Aculist - 95120 August 2026 (Prior verified background source); City of San Jose - Almaden Lake Park (Prior verified background source); City of San Jose - 2026 bikeway projects (Prior verified background source); SCCAOR - August 2026 county and city statistics (Prior verified background source); SCCAOR - Q2 2026 city statistics (Prior verified background source); Freddie Mac - Primary Mortgage Market Survey, October 1, 2026 (Prior verified background source); C.A.R. - Q2 2026 Housing Affordability (Prior verified background source).
Local figures are Alford-Bon calculations from the supplied MLSListings exports. October 2026 closed-sale files contain closes through October 30; the active, contingent, and pending snapshot is dated November 1. Monthly medians are mix-sensitive and are not appreciation measures. Property-type definitions and source windows vary. Predictions are informed opinions based on current conditions and may change.