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What changed since last month: financing tightened again, while Cambrian's split by ZIP and property type remained. August remains the latest complete local period. In 95124, single-family homes recorded a \$1.925M median, 39 closings, 14 median days and 0.9 months of inventory; in 95118, the figures were \$1.60M, 17 closings, 22 days and 1.5 months.

Townhomes and condos tell a different story: 3.5 months of inventory in 95124 and 3.3 in 95118, but only three and one closings respectively. Those medians are too sample-sensitive to treat as broad value changes. Meanwhile, Freddie Mac's 30-year average reached 7.28% on October 1, after many August buyers had already locked financing.

What this means:

- **Homeowners and sellers:** Compare the home with recent sales and current listings in the same ZIP code, school area, neighborhood, housing type, and condition. One Cambrian-wide number can hide meaningful differences.

- **Buyers:** House supply was 0.9 months in 95124 and 1.5 in 95118, versus 3.3 to 3.5 for townhomes and condos. Compare the exact ZIP and segment, watch for a price change, missed offer date, or return to market, and confirm the seller's timing before seeking price or terms.

- *Tim & Faye*



Search Cambrian Homes for Sale



Find Out What Your Cambrian Home Is Worth

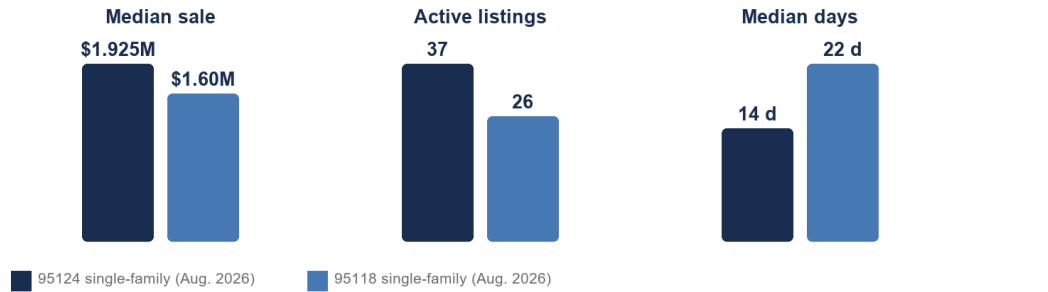
CAMBRIAN MARKET

The Local Pulse

AUGUST 2026 AT A GLANCE

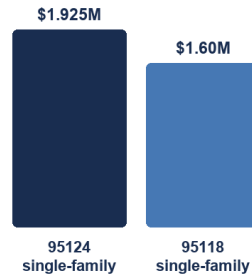
- **95124 single-family:** \$1.925M median (-8.3% year over year); 37 active, 39 closed; 14 median days; 102% of list; 0.9 months of inventory.
- **95118 single-family:** \$1.60M median (-3.1% year over year); 26 active, 17 closed; 22 median days; 102% of list; 1.5 months of inventory.
- **Townhomes and condos:** 3.5 months of inventory in 95124 and 3.3 in 95118; one-month medians rest on only three and one closings.
- **Financing:** Freddie Mac's 30-year average was 7.28% on October 1. At 20% down on \$1.925M, illustrative principal and interest is about \$10,540 monthly before taxes, insurance and other costs.

CAMBRIAN: LATEST PUBLIC MARKET BENCHMARKS



Source: MLSListings/Aculist, August 2026. ZIP and property-type segments are shown separately.

CAMBRIAN: HEADLINES NEED LOCAL CONTEXT



August 2026 medians are separate market segments; small samples and property mix can move a monthly reading materially.

FINANCING & AFFORDABILITY

What the October Rate Picture Means

Freddie Mac's weekly 30-year fixed average reached **7.28% on October 1**, up from 7.03% one week earlier. Mortgage News Daily's lender-sheet index was **7.60% on September 30**. The surveys use different methods and timing, but both show financing becoming more restrictive after the August contracts behind this report's closing data.

With 20% down on the \$1.925M benchmark, 7.28% implies about \$10,540 per month in principal and interest before taxes, insurance and other costs. This is an illustration, not a quote. The Federal Reserve raised its target range by one-quarter point on September 16, but mortgage pricing does not move one-for-one with that policy rate.

C.A.R.'s second-quarter index found that 22% of Santa Clara County households could afford its \$2.05M county median single-family home. Buyers should compare live fixed,

adjustable-rate and buydown quotes; sellers should test whether a targeted credit improves payment more effectively than a price reduction.

The practical October signal is purchasing-power sensitivity, not a universal loss of demand. Strong homes can still move, but the price, condition and financing package must work together.

MARKET BEHAVIOR

What Is Moving

Practical single-family homes with verified school value. Buyers respond when the location, floor plan, commute, and assignment are clear.

Updated homes below nearby city price points. Cambrian's relative-value case is strongest when a buyer can move in without a major systems project.

Homes priced from current competition. Sale-to-list strength can coexist with longer marketing time when the opening price creates room for discovery.

MARKET BEHAVIOR

Where Activity Stalls

Homes priced from spring scarcity. Higher financing costs and more alternatives make buyers less willing to absorb condition or location compromises.

Townhomes and condos without a clear value case. Inventory measured 3.3 to 3.5 months, versus 0.9 to 1.5 for single-family homes.

Unresolved property questions. School assignment, permits, HOA obligations and unpriced roof, electrical or plumbing work can turn a home into an alternative rather than the first choice.

CAMBRIAN: SUPPLY AND CLOSING DEPTH



REGIONAL COMPARISON

County Cooling, Local Resilience

Santa Clara County's August single-family median was \$1.85M, down 1.6% year over year, while sales fell 13.6%. Cambrian's two ZIP market segments still averaged 102% of list, but their medians were down 8.3% and 3.1% year over year.

That combination is not contradictory. Competitive list-price strategy can produce over-asking sales even while the mix and level of closed prices soften. 95124's 0.9 months of inventory supported faster turnover; 95118's 1.5 months and 22-day median gave buyers more comparison time.

Our read: Cambrian remains liquid, but financing, ZIP, property type and condition now matter more than the broad neighborhood label.

WHAT CHANGES NEXT

Local Community Watch

Cambrian Park Plaza. San Jose approved the mixed-use plan in 2022: 305 apartments over retail, a 229-room hotel, senior living, 25 townhomes, 48 single-family homes with 27 ADUs, and four acres of open space.

What changed: Kimco's February 2026 amendment keeps the approved uses, residential count and total commercial area, but proposes five buildout phases, with the first divided into 1A and 1B. KQED reported that the request would let housing proceed first and extend the permit up to four years. The city still lists the amendment for review; no construction-start date is posted.

Why it matters and what to watch: Phasing can determine how long the plaza remains in transition and when retail, gathering space, roads and parkland arrive. Watch the approval terms, the first phase permit, and whether commercial and public-space commitments advance with housing. This is not driving today's resale figures; it is a longer-term community and plaza-adjacent value issue.

SIX-MONTH OUTLOOK

Our Base-Case View

Segment	Expected direction	Why
Turnkey family homes	Competitive	Relative value and utility support demand.
95118 single-family	Buyer choice	Supply is well above last year.
Townhomes and condos	Negotiable	Supply is above that of houses.
Near the plaza	Long-term watch	Phasing change under review; no start date is posted.

Prediction: Through early 2027, well-prepared single-family homes should remain the most competitive segment. Higher rates and seasonal selection should widen the gap between a strong launch and weak buyer response, while townhomes and condos offer buyers more negotiating room.

This is a market outlook, not a guarantee of future value. Property condition, micro-location, school assignment, lot, architecture, insurance, and financing can materially change an individual result.

RECOMMENDATIONS

What Matters Now

For homeowners:

- Use sales from the same school district, municipal jurisdiction, ZIP and housing type; Cambrian addresses can share a name but not the same services or buyer demand.
- monitor the plaza amendment for first-phase timing and delivery of retail, roads, parkland and gathering space.
- Track 95124 and 95118 separately: 39 versus 17 single-family closings and different inventory levels mean a Cambrian-wide change can misstate the value of a specific home.

For sellers:

- Price 95124 and 95118 separately and test the launch against current listings; August closings predate the 7.28% rate and can overstate today's payment-supported price.
- For an older Cambrian house, price the roof, electrical, plumbing and permitted additions before launch; buyers comparing neighboring ZIPs will deduct more for unknown work.
- In 95124 or 95118, package school, permit, inspection, and HOA evidence before launch; when buyers can compare neighboring ZIPs, unanswered questions become a direct price adjustment.

For buyers:

- At the \$1.925M 95124 benchmark, 7.28% implies about \$10,540 monthly before taxes and insurance; compare live fixed, adjustable and buydown quotes before setting the ceiling.
- Treat 0.9-to-1.5-month house supply as a quick-decision market, but use 3.3-to-3.5-month townhome-and-condo supply to compare documents and terms before committing.
- Verify the exact school district, municipal jurisdiction, permits, and HOA before removing contingencies; Cambrian addresses can look similar while carrying different rules, services, and resale audiences.

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Sources: [MLSListings/Aculist - 95124 August 2026](#); [MLSListings/Aculist - 95118 August 2026](#); [City of San Jose - Cambrian Park Plaza project and 2026 amendment](#); [City of San Jose - February 2026 phasing plan](#); [KQED - Cambrian Park Plaza, April 2026](#); [SCCAOR - August 2026 housing statistics](#); [Freddie Mac - October 1, 2026 PMMS](#); [Mortgage News Daily - September 30, 2026](#); [C.A.R. - Q2 2026 affordability](#); [Federal Reserve - September 16, 2026](#).

Market figures use August 2026 ZIP-level property-type market segments; ZIPs are proxies, not exact neighborhood exports. When only a few homes sell, one unusual property can move the median sharply. Predictions are informed opinions and may change.