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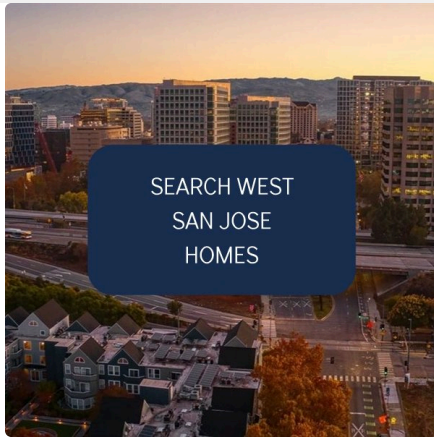
**What stands out in our first issue: West San Jose's median hides three different ZIP-code markets.** Across 95117, 95129 and 95130, single-family homes recorded a \$2.06M median across 21 August closings, about 31% above San Jose's \$1.575M citywide figure. Townhomes and condos recorded a \$1.15M median across only 6 closings, so treat it as directional.

This is a first issue, so there is no prior-month comparison. The signal is the spread inside the median: August house sales ran from \$1.55M to \$4.40M, with 95129 at \$2.84M (8 sales), 95130 at \$2.02M (10) and 95117 at \$1.94M (just 3). These are the homes that happened to close, not an appreciation measure. A polished, well-priced home can still draw several offers while one that misses its buyer pool sits; a three-ZIP or citywide median is too broad to set a price.

**What this means:**

- **Homeowners and sellers:** Compare the home with recent sales and current listings in the same ZIP code, school area, lot size, and condition. August's 95129 and 95117 house medians were about \$900,000 apart, so a price borrowed from the wrong ZIP code can be a six-figure mistake.
- **Buyers:** Houses are tight at an estimated 1.5 months of supply, but townhomes and condos are different: 26 active listings against 6 August closings, 8 of them listed 100 days or more. Compare the home with its closest competitors, and look for a price change or aged listing before seeking better terms.

**- Tim & Faye**



Search West San Jose Homes for Sale



Find Out What Your West San Jose Home Is Worth

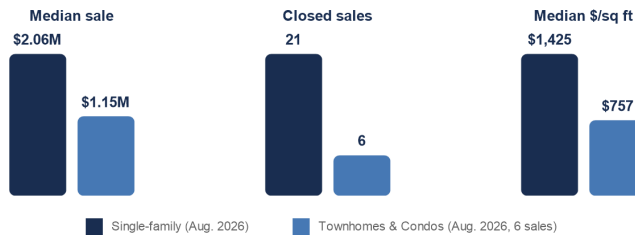
#### WEST SAN JOSE MARKET

## The Local Pulse

#### AUGUST 2026 AT A GLANCE

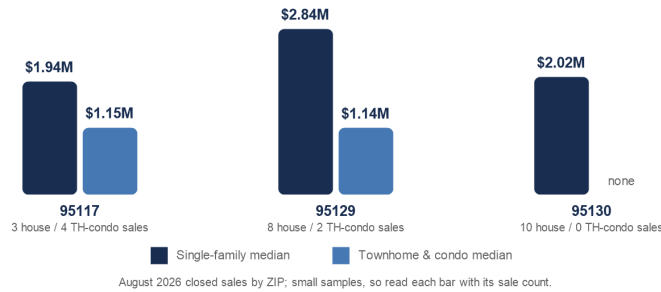
- **Primary benchmark:** Single-family: \$2.06M median; 21 closings; about \$1,425 per square foot; 1.5 months of supply (estimate).
- **Comparison signal:** Townhomes and condos: \$1.15M median; 6 closings (directional); about \$757 per square foot; 4.3 months of supply (estimate).
- **Selection and pace:** Sample and selection: 27 closings (4 multi-family sales excluded) and 57 active houses, townhomes and condos on October 6. Closed days on market and sale-to-list are not in the public data used.
- **Financing:** the national 30-year fixed average was 7.28% on October 1. At that rate, 20% down on the \$2.06M benchmark implies roughly \$11,280 per month in principal and interest before taxes, insurance, and other costs. Pricing can differ by loan and borrower.

#### WEST SAN JOSE: AUGUST 2026 BENCHMARKS



Source: MLSListings closed sales, ZIPs 95117, 95129, 95130. Excludes multi-family, commercial and mobile homes.

### WEST SAN JOSE: EACH ZIP IS A DIFFERENT MARKET



#### FINANCING & AFFORDABILITY

## What the October Rate Picture Means

Freddie Mac's national 30-year fixed average was **7.28% on October 1**. With 20% down on the \$2.06M benchmark, the illustrative principal-and-interest payment is about **\$11,280 per month**, before property tax, insurance or other obligations. This is a planning illustration rather than a loan quote; pricing, points and borrower profiles can differ materially. The Federal Reserve raised its target range by one-quarter point on September 16; mortgage rates do not move one-for-one with it, so compare actual fixed-rate, adjustable-rate, and buydown quotes for your loan size.

C.A.R.'s second-quarter affordability index found that 22% of Santa Clara County households could afford the county's \$2.05 million median single-family home, which required about \$510,800 in annual income. A \$2.06M West San Jose house sits at that threshold, and the 95129 median topped \$2.8M, so demand leans on buyers with substantial equity, savings, or income.

Many buyers use adjustable-rate mortgages or temporary buydowns to lower the initial payment while keeping the option to refinance. That can suit a buyer with strong liquidity, expected income growth, or a defined holding period, but compare the adjustment schedule, rate caps, and future payment range with a fixed-rate option before offer day.

A targeted seller credit can address payment pressure more efficiently than a broad price cut; compare it with the property's immediate repair, insurance, and ownership costs.

#### MARKET BEHAVIOR

## What Is Moving

**Entry-priced townhome — 1155 Weyburn Lane, No. 26.** The two-bedroom, one-bath, 852-square-foot townhome in 95129 closed August 17 for \$585,000, the area's lowest entry point and far below the \$2.06 million house median. HOA obligations and a small floor plan make it a different purchase from a house.

**At the single-family median — 5245 Bucknall Road.** The three-bedroom, two-bath, 1,544-square-foot house in 95130 closed August 17 for \$2.06 million, exactly August's median. It is a benchmark, not a substitute for comparing lot, condition, and the nearest competing listings.

**Upper-market sale — 1091 Lancer Drive.** The five-bedroom, four-bath, 3,095-square-foot house in 95129 closed August 21 for \$4.395 million, the highest August house sale in the area. Its size and 2007 construction place it in a different buyer pool from the typical 1,500-square-foot house.

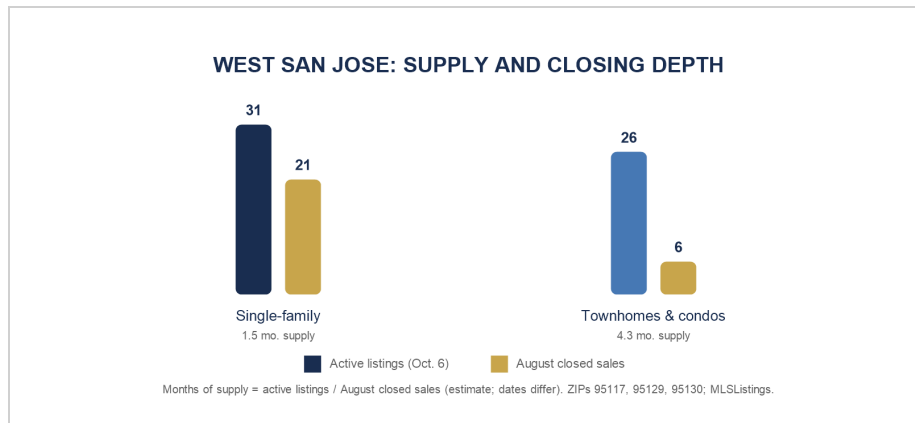
#### MARKET BEHAVIOR

## Where Activity Stalls

**Townhomes and condos listed for months.** 8 of the 26 active townhome and condo listings have been on MLS Listings 100 days or more; the median is 46.5 days against 14 for houses. With about four months of supply, buyers can compare reserves, insurance, and assessments.

**Houses priced past what nearby sales support.** 16 of the 31 active houses were listed within 14 days, but four have been listed 60 days or more, at \$1.45M to \$2.5M. A house that misses its first weeks usually needs a price change, not more time.

**Pricing from the wrong ZIP code.** With only three August house sales in 95117 and eight in 95129, one exceptional closing can mislead. A home near the line between them can be compared with sales about \$900,000 apart; price from several months of the same micro-neighborhood.



#### REGIONAL COMPARISON

## Between San Jose and Cupertino

SCCAOR's August tables put San Jose's citywide house median at \$1.575M and Cupertino's at \$3.32M, with the county at \$1.85M. The \$2.06M here is about 31% over San Jose overall and far below Cupertino. At \$1,425 per square foot, the area also prices above the county's \$1,068 and San Jose's \$955.

SCCAOR shows San Jose houses at about 1.7 months of supply and townhomes and condos at about 3.6 (inventory divided by August closings); West San Jose's estimates are 1.5 and 4.3. BLS's preliminary August data show San Jose-area employment up 1.6% over the year.

**Our read:** West San Jose should stay competitive for well-presented 95129 and 95130 houses, while 95117 and the townhome and condo tier remain more selective.

WHAT CHANGES NEXT

# Local Community Watch

**The Stevens Creek corridor is where new housing is being planned.** Hoodline reported in July that the city approved two eight-story buildings with 575 apartments at 3896 Stevens Creek Boulevard, in line with San Jose's Stevens Creek Urban Village plan; no timeline has been released.

**Cupertino's The Rise is the nearby project to watch.** The City of Cupertino lists the Vallco site at 10123 N. Wolfe Road as approved for 2,669 homes, 356 of them affordable, and approved a modification to its first blocks on August 24. Its page documents soil remediation, not residential construction yet.

**Why it matters now.** None of this creates resale inventory this season. New apartments and homes widen choices for renters and townhome and condo shoppers, while established single-family blocks in 95129 and 95130 stay scarce.

SIX-MONTH OUTLOOK

# Our Base-Case View

| Segment                          | Expected direction | Why                                                        |
|----------------------------------|--------------------|------------------------------------------------------------|
| Turnkey 95129 and 95130 houses   | Competitive        | Short listing times and 1.5 months of supply.              |
| 95117 houses                     | Selective strength | Lower median on a thin sample; condition and price matter. |
| Houses priced above nearby sales | Negotiable         | Four have passed 60 days listed.                           |
| Townhomes and condos             | Balanced           | More choice, longer listing times, HOA scrutiny.           |

**Prediction:** Through early 2027, West San Jose should remain segmented. Seasonal cooling may reduce bidder counts, but well-presented houses in 95129 and 95130 should be protected by scarcity and the price gap with Cupertino. Overpriced houses and older townhome and condo listings will show the widest spread.

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

## RECOMMENDATIONS

# What Matters Now

### For homeowners:

- compare the home with recent sales in the same ZIP code and school area with similar lot, condition, and size; do not rely on a three-ZIP or citywide median.
- gather permit, roof, electrical, insurance and HOA records before a future sale.
- Use the 21 house and 6 townhome-and-condo closings only as context; price from a longer set of same-area, same-condition sales.

### For sellers:

- judge buyer response during the first two to three weeks; if qualified buyers tour but do not offer, correct the price or presentation while the listing still feels current.
- for a house above \$3 million, lead with size, newer construction, and finish quality; only three August sales closed above that level.
- For a townhome or condo, deliver the HOA budget, insurance and assessment history before launch; with 8 of 26 listings past 100 days, unanswered questions widen the discount.

### For buyers:

- look beyond the asking price: include property tax, insurance, repairs, and HOA costs, and compare the home with sales in its own ZIP code.
- Treat 1.5 months of house supply and 4.3 for townhomes and condos as context. Change price or terms only when the home trails competitors and the seller's timing is confirmed.
- For townhomes and condos listed 100 days or more, ask what changed: price history, HOA finances, inspection findings, or a failed sale.

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Sources: [MLSListings / Aculist — 95117](#); [MLSListings / Aculist — 95129](#); [MLSListings / Aculist — 95130](#); [SCCAOR - August 2026 statistics](#); [City of Cupertino - The Rise](#); [Hoodline - 3896 Stevens Creek, July 2026](#); [BLS - San Jose employment](#); [Freddie Mac PMMS, October 1, 2026](#); [C.A.R. - Q2 2026 Housing Affordability](#); [Federal Reserve, September 16, 2026](#)

Figures are Alford-Bon calculations from MLSListings closed sales dated August 1–31, 2026 in ZIPs 95117, 95129 and 95130 (multi-family, commercial and mobile homes excluded). Active counts are an October 6 public snapshot, so months of supply is an estimate. San Jose and county figures are SCCAOR's August 2026 tables. Small samples can move a monthly median materially.

Predictions are informed opinions and may change.