

Palo Alto

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 37
Apr 2021: 62
-40%

Homes Listed

Apr 2022: 45
Apr 2021: 59
-24%

Med. Sales Price

Apr 2022: \$3.98M
Apr 2021: \$3.36M
+19%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 2027
Apr 2021: \$ 1749
+16%

Med. DOM

Apr 2022: 9
Apr 2021: 8
+13%

% LP Rec'd

Apr 2022: 110%
Apr 2021: 107%
+3%

Mo. To Sell

Apr 2022: 1.3
Apr 2021: 1.5
-13%

Market Update

Changes from Last Month

37 homes were sold in Palo Alto in April 2022, which is 20% down from 46 sales the month before.

Median Sale Price showed a 6% decrease from \$4,225,000 in March 2022 to \$3,980,000 in April 2022.

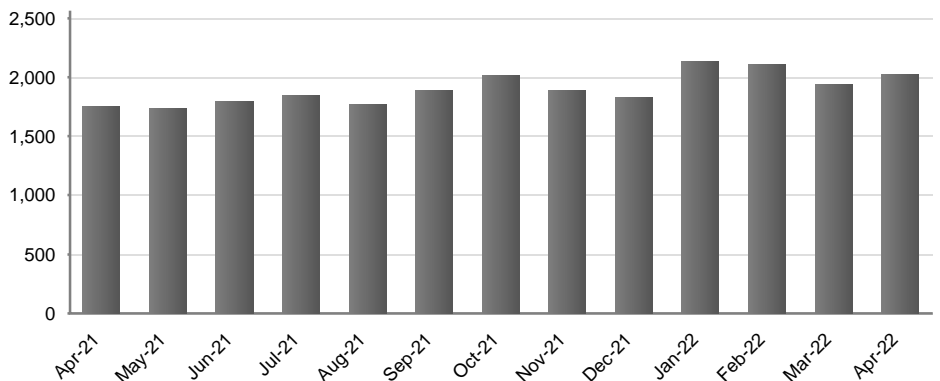
April 2022 Days on Market (DOM) rose to 9 from 8 in March 2022.

On average, sellers in Palo Alto received 110% of their asking price in April 2022 compared to 112% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	10	\$5,657,500	11	\$1,850
Second	9	\$4,250,000	8	\$2,018
Third	9	\$3,603,000	8	\$2,061
Bottom	9	\$2,918,000	16	\$1,929

Average Price per Sq. Ft. - Last 12 months



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Menlo Park

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 38
Apr 2021: 47
-19%

Homes Listed

Apr 2022: 40
Apr 2021: 68
-41%

Med. Sales Price

Apr 2022: \$3.03M
Apr 2021: \$2.66M
+14%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1720
Apr 2021: \$ 1380
+25%

Med. DOM

Apr 2022: 8
Apr 2021: 8
0%

% LP Rec'd

Apr 2022: 110%
Apr 2021: 104%
+6%

Mo. To Sell

Apr 2022: 1.1
Apr 2021: 1.3
-15%

Market Update

Changes from Last Month

38 homes were sold in Menlo Park in April 2022, which is 23% up from 31 sales the month before.

Median Sale Price showed a 11% decrease from \$3,389,000 in March 2022 to \$3,031,000 in April 2022.

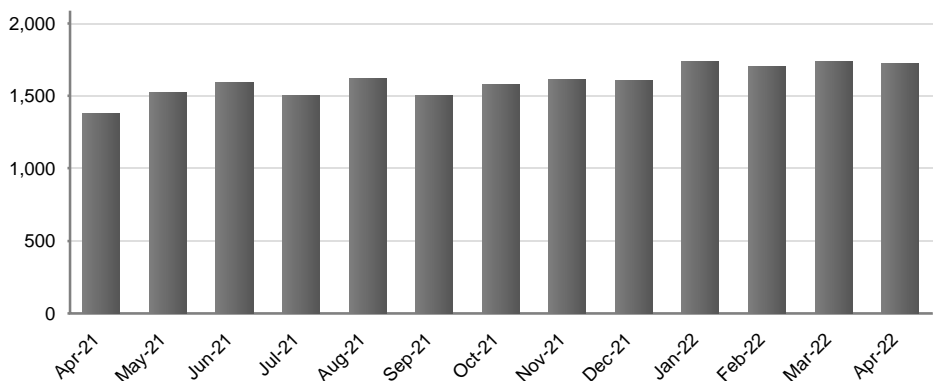
April 2022 Days on Market (DOM) dropped to 8 from 9 in March 2022.

On average, sellers in Menlo Park received 110% of their asking price in April 2022 compared to 112% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	10	\$4,630,500	8	\$1,817
Second	10	\$3,270,000	8	\$1,617
Third	9	\$2,650,000	12	\$1,543
Bottom	9	\$2,170,000	8	\$1,639

Average Price per Sq. Ft. - Last 12 months



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Redwood City

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 71
Apr 2021: 75 **-5%**

Homes Listed

Apr 2022: 86
Apr 2021: 74 **+16%**

Med. Sales Price

Apr 2022: \$2.30M
Apr 2021: \$2.18M **+6%**

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1351
Apr 2021: \$ 1152 **+17%**

Med. DOM

Apr 2022: 8
Apr 2021: 8 **0%**

% LP Rec'd

Apr 2022: 114%
Apr 2021: 110% **+4%**

Mo. To Sell

Apr 2022: 1.2
Apr 2021: 1.0 **+20%**

Market Update

Changes from Last Month

71 homes were sold in Redwood City in April 2022, which is 39% up from 51 sales the month before.

Median Sale Price showed a 9% decrease from \$2,530,000 in March 2022 to \$2,300,000 in April 2022.

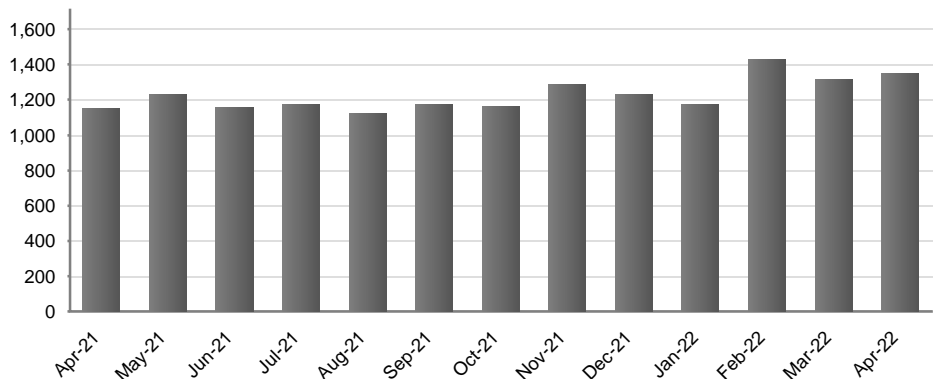
April 2022 Days on Market (DOM) rose to 8 from 7 in March 2022.

On average, sellers in Redwood City received 114% of their asking price in April 2022 compared to 119% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	18	\$3,625,000	9	\$1,206
Second	18	\$2,500,000	8	\$1,418
Third	18	\$2,175,000	7	\$1,316
Bottom	17	\$1,500,000	8	\$1,256

Average Price per Sq. Ft. - Last 12 months



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Los Altos

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 24
Apr 2021: 40
-40%

Homes Listed

Apr 2022: 32
Apr 2021: 46
-30%

Med. Sales Price

Apr 2022: \$4.45M
Apr 2021: \$3.85M
+16%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1975
Apr 2021: \$ 1630
+21%

Med. DOM

Apr 2022: 7
Apr 2021: 7
0%

% LP Rec'd

Apr 2022: 117%
Apr 2021: 112%
+4%

Mo. To Sell

Apr 2022: 1.0
Apr 2021: 0.9
+11%

Market Update

Changes from Last Month

24 homes were sold in Los Altos in April 2022, which is 4% up from 23 sales the month before.

Median Sale Price showed a 1% decrease from \$4,500,000 in March 2022 to \$4,450,000 in April 2022.

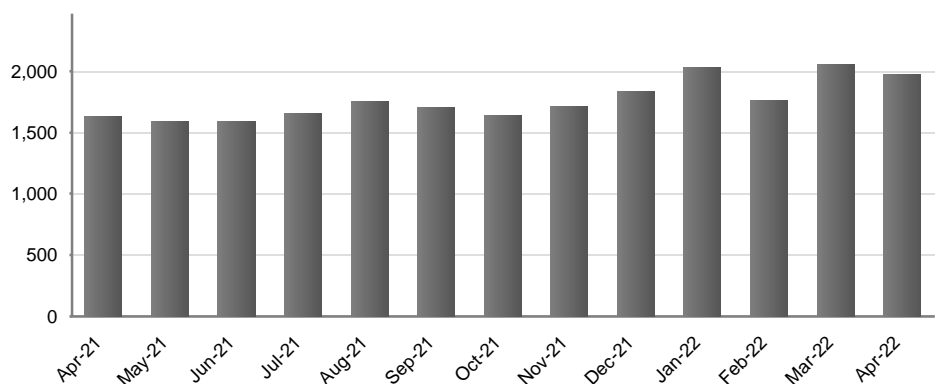
April 2022 Days on Market (DOM) stayed the same at 7 from 7 in March 2022.

On average, sellers in Los Altos received 117% of their asking price in April 2022 compared to 120% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	6	\$5,755,000	7	\$1,849
Second	6	\$4,775,000	7	\$1,698
Third	6	\$4,205,000	7	\$2,126
Bottom	6	\$3,690,000	8	\$2,035

Average Price per Sq. Ft. - Last 12 months



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Los Altos Hills

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 11
Apr 2021: 6 **+83%**

Homes Listed

Apr 2022: 15
Apr 2021: 17 **-12%**

Med. Sales Price

Apr 2022: \$5.93M
Apr 2021: \$5.27M **+12%**

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1932
Apr 2021: \$ 1287 **+50%**

Med. DOM

Apr 2022: 9
Apr 2021: 8 **+13%**

% LP Rec'd

Apr 2022: 118%
Apr 2021: 109% **+8%**

Mo. To Sell

Apr 2022: 2.5
Apr 2021: 4.1 **-39%**

Market Update

Changes from Last Month

11 homes were sold in Los Altos Hills in April 2022, which is 38% up from 8 sales the month before.

Median Sale Price showed a 9% increase from \$5,452,950 in March 2022 to \$5,930,000 in April 2022.

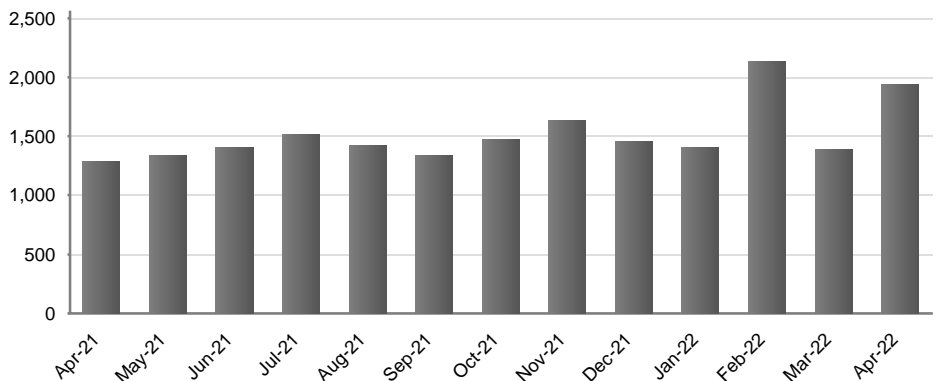
April 2022 Days on Market (DOM) rose to 9 from 8 in March 2022.

On average, sellers in Los Altos Hills received 118% of their asking price in April 2022 compared to 107% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	3	\$11,000,000	9	\$1,537
Second	3	\$6,520,000	9	\$2,043
Third	3	\$5,488,800	9	\$1,850
Bottom	2	\$4,440,000	11	\$2,153

Average Price per Sq. Ft. - Last 12 months



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Mountain View

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 27
Apr 2021: 56
-52%

Homes Listed

Apr 2022: 29
Apr 2021: 43
-33%

Med. Sales Price

Apr 2022: \$2.81M
Apr 2021: \$2.47M
+14%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1771
Apr 2021: \$ 1508
+17%

Med. DOM

Apr 2022: 8
Apr 2021: 8
0%

% LP Rec'd

Apr 2022: 117%
Apr 2021: 109%
+7%

Mo. To Sell

Apr 2022: 1.0
Apr 2021: 0.7
+43%

Market Update

Changes from Last Month

27 homes were sold in Mountain View in April 2022, which is 4% down from 28 sales the month before.

Median Sale Price showed a 17% decrease from \$3,378,500 in March 2022 to \$2,810,000 in April 2022.

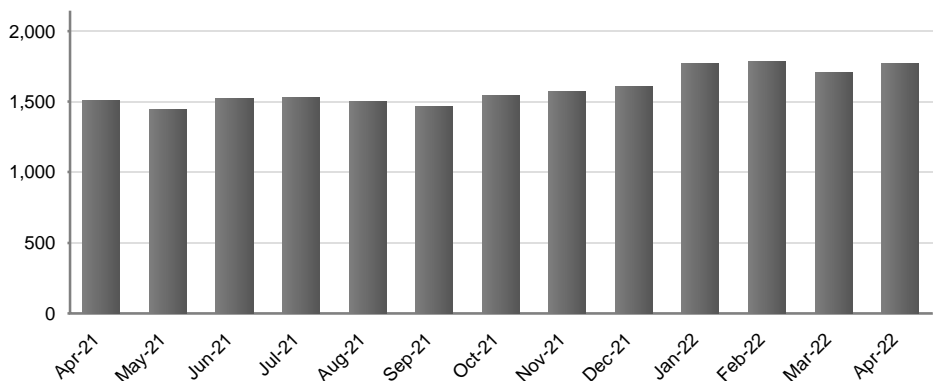
April 2022 Days on Market (DOM) stayed the same at 8 from 8 in March 2022.

On average, sellers in Mountain View received 117% of their asking price in April 2022 compared to 120% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	7	\$4,200,000	9	\$1,710
Second	7	\$3,250,000	8	\$1,880
Third	7	\$2,600,000	9	\$1,542
Bottom	6	\$1,965,000	9	\$1,520

Average Price per Sq. Ft. - Last 12 months



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San Carlos

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 27
Apr 2021: 25 **+8%**

Homes Listed

Apr 2022: 30
Apr 2021: 37 **-19%**

Med. Sales Price

Apr 2022: \$3.33M
Apr 2021: \$2.47M **+35%**

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1492
Apr 2021: \$ 1275 **+17%**

Med. DOM

Apr 2022: 6
Apr 2021: 7 **-14%**

% LP Rec'd

Apr 2022: 114%
Apr 2021: 112% **+2%**

Mo. To Sell

Apr 2022: 0.3
Apr 2021: 1.0 **-70%**

Market Update

Changes from Last Month

27 homes were sold in San Carlos in April 2022, which is 7% down from 29 sales the month before.

Median Sale Price showed a 17% increase from \$2,840,000 in March 2022 to \$3,328,000 in April 2022.

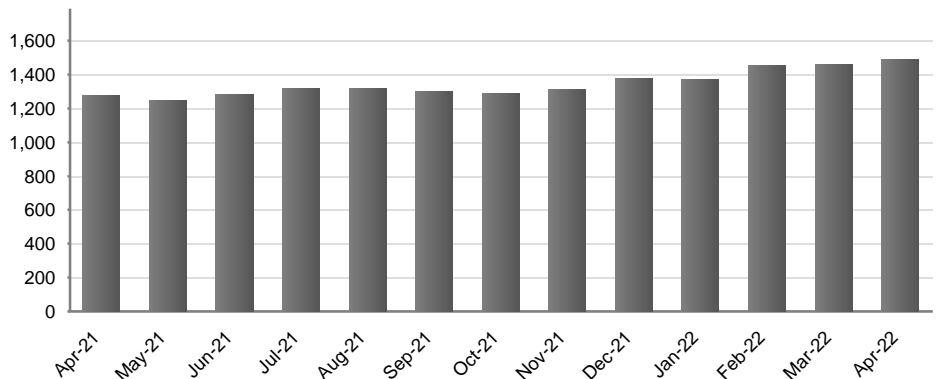
April 2022 Days on Market (DOM) dropped to 6 from 7 in March 2022.

On average, sellers in San Carlos received 114% of their asking price in April 2022 compared to 113% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	7	\$4,550,000	7	\$1,296
Second	7	\$3,500,000	4	\$1,469
Third	7	\$3,050,000	6	\$1,497
Bottom	6	\$2,222,250	10	\$1,533

Average Price per Sq. Ft. - Last 12 months



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San Mateo

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 64
Apr 2021: 81
-21%

Homes Listed

Apr 2022: 75
Apr 2021: 72
+4%

Med. Sales Price

Apr 2022: \$2.38M
Apr 2021: \$1.82M
+31%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1384
Apr 2021: \$ 1104
+25%

Med. DOM

Apr 2022: 7
Apr 2021: 8
-12%

% LP Rec'd

Apr 2022: 117%
Apr 2021: 111%
+5%

Mo. To Sell

Apr 2022: 0.8
Apr 2021: 0.7
+14%

Market Update

Changes from Last Month

64 homes were sold in San Mateo in April 2022, which is 5% up from 61 sales the month before.

Median Sale Price showed a 7% increase from \$2,225,000 in March 2022 to \$2,383,500 in April 2022.

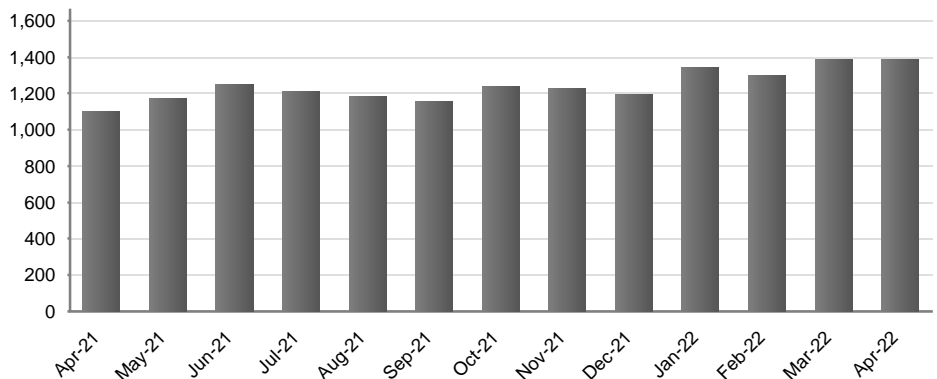
April 2022 Days on Market (DOM) stayed the same at 7 from 7 in March 2022.

On average, sellers in San Mateo received 117% of their asking price in April 2022 compared to 119% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	16	\$3,547,938	7	\$1,435
Second	16	\$2,630,000	9	\$1,249
Third	16	\$2,127,500	7	\$1,384
Bottom	16	\$1,654,167	9	\$1,300

Average Price per Sq. Ft. - Last 12 months



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Burlingame

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 17
Apr 2021: 28
-39%

Homes Listed

Apr 2022: 22
Apr 2021: 26
-15%

Med. Sales Price

Apr 2022: \$3.11M
Apr 2021: \$3.01M
+3%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1587
Apr 2021: \$ 1317
+21%

Med. DOM

Apr 2022: 9
Apr 2021: 8
+13%

% LP Rec'd

Apr 2022: 116%
Apr 2021: 108%
+7%

Mo. To Sell

Apr 2022: 1.0
Apr 2021: 0.9
+11%

Market Update

Changes from Last Month

17 homes were sold in Burlingame in April 2022 and the Sold Count has not changed compared to the month before.

Median Sale Price showed a 7% increase from \$2,910,000 in March 2022 to \$3,110,000 in April 2022.

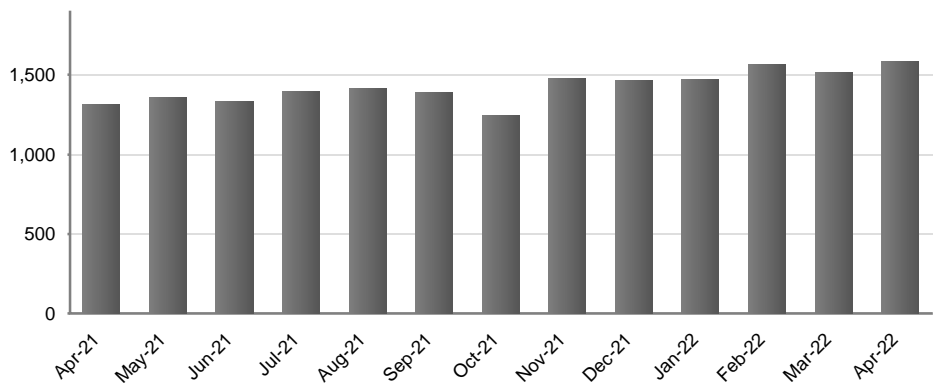
April 2022 Days on Market (DOM) dropped to 9 from 10 in March 2022.

On average, sellers in Burlingame received 116% of their asking price in April 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	5	\$3,918,000	7	\$1,695
Second	4	\$3,327,500	8	\$1,671
Third	4	\$2,878,500	10	\$1,526
Bottom	4	\$2,450,000	9	\$1,245

Average Price per Sq. Ft. - Last 12 months



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Portola Valley

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 9
Apr 2021: 15
-40%

Homes Listed

Apr 2022: 12
Apr 2021: 8
+50%

Med. Sales Price

Apr 2022: \$4.05M
Apr 2021: \$3.25M
+25%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1625
Apr 2021: \$ 1264
+29%

Med. DOM

Apr 2022: 8
Apr 2021: 9
-11%

% LP Rec'd

Apr 2022: 103%
Apr 2021: 100%
+3%

Mo. To Sell

Apr 2022: 2.5
Apr 2021: 2.0
+25%

Market Update

Changes from Last Month

9 homes were sold in Portola Valley in April 2022, which is 200% up from 3 sales the month before.

Median Sale Price showed a 12% decrease from \$4,600,000 in March 2022 to \$4,050,000 in April 2022.

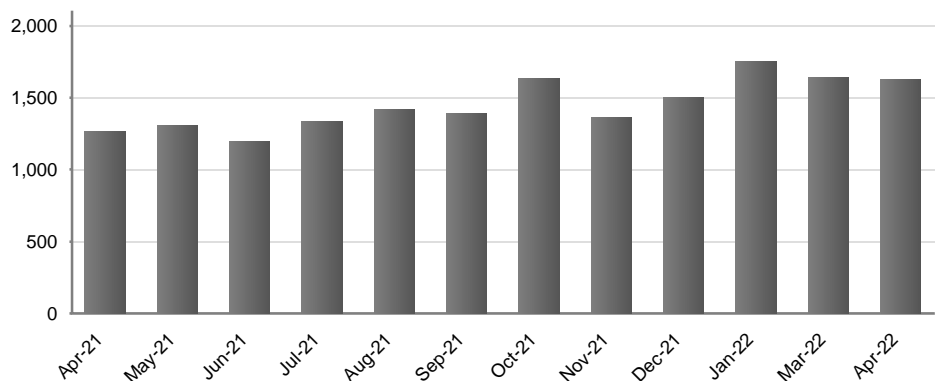
April 2022 Days on Market (DOM) rose to 8 from 5 in March 2022.

On average, sellers in Portola Valley received 103% of their asking price in April 2022 compared to 114% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	3	\$8,988,000	9	\$1,639
Second	2	\$5,775,000	8	\$1,666
Third	2	\$3,834,000	9	\$1,515
Bottom	2	\$3,230,000	6	\$1,476

Average Price per Sq. Ft. - Last 12 months



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Woodside

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 7
Apr 2021: 9
-22%

Homes Listed

Apr 2022: 10
Apr 2021: 14
-29%

Med. Sales Price

Apr 2022: \$5.56M
Apr 2021: \$4.43M
+26%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 1592
Apr 2021: \$ 1112
+43%

Med. DOM

Apr 2022: 15
Apr 2021: 20
-25%

% LP Rec'd

Apr 2022: 101%
Apr 2021: 100%
+1%

Mo. To Sell

Apr 2022: 3.5
Apr 2021: 4.3
-19%

Market Update

Changes from Last Month

7 homes were sold in Woodside in April 2022 and the Sold Count has not changed compared to the month before.

Median Sale Price showed a 64% increase from \$3,400,000 in March 2022 to \$5,565,000 in April 2022.

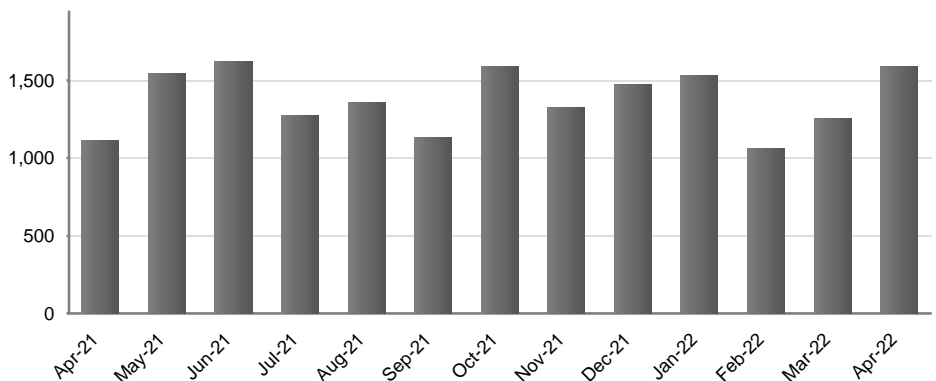
April 2022 Days on Market (DOM) rose to 15 from 6 in March 2022.

On average, sellers in Woodside received 101% of their asking price in April 2022 compared to 108% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	2	\$10,925,000	21	\$1,839
Second	2	\$5,757,500	93	\$2,120
Third	2	\$3,600,000	9	\$1,021
Bottom	1	\$2,075,000	7	\$983

Average Price per Sq. Ft. - Last 12 months



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East Palo Alto

Single Family Homes
Year over Year Comparison

Homes Sold

Apr 2022: 14
Apr 2021: 9

+56%

Homes Listed

Apr 2022: 22
Apr 2021: 9

+144%

Med. Sales Price

Apr 2022: \$987K
Apr 2021: \$1.00M

-1%

Avg. \$ per Sq. Ft.

Apr 2022: \$ 948
Apr 2021: \$ 830

+14%

Med. DOM

Apr 2022: 6
Apr 2021: 7

-14%

% LP Rec'd

Apr 2022: 106%
Apr 2021: 106%

0%

Mo. To Sell

Apr 2022: 1.6
Apr 2021: 1.7

-6%

Market Update

Changes from Last Month

14 homes were sold in East Palo Alto in April 2022, which is 27% up from 11 sales the month before.

Median Sale Price showed a 9% decrease from \$1,090,000 in March 2022 to \$986,500 in April 2022.

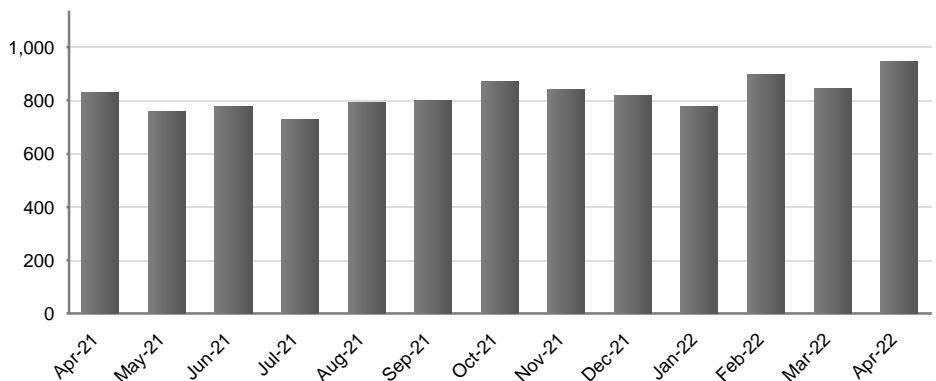
April 2022 Days on Market (DOM) dropped to 6 from 9 in March 2022.

On average, sellers in East Palo Alto received 106% of their asking price in April 2022 compared to 108% in March 2022.

April Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	4	\$1,400,000	6	\$881
Second	4	\$1,040,000	5	\$988
Third	3	\$925,000	16	\$921
Bottom	3	\$830,000	22	\$896

Average Price per Sq. Ft. - Last 12 months



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