

Palo Alto

Single Family Homes
Year over Year Comparison

Homes Sold

Jun 2022: 38
Jun 2021: 66
-42%

Homes Listed

Jun 2022: 44
Jun 2021: 55
-20%

Med. Sales Price

Jun 2022: \$3.70M
Jun 2021: \$3.68M
+1%

Avg. \$ per Sq. Ft.

Jun 2022: \$ 1924
Jun 2021: \$ 1795
+7%

Med. DOM

Jun 2022: 8
Jun 2021: 9
-11%

% LP Rec'd

Jun 2022: 105%
Jun 2021: 108%
-3%

Mo. To Sell

Jun 2022: 1.3
Jun 2021: 1.0
+30%

Market Update

Changes from Last Month

38 homes were sold in Palo Alto in June 2022, which is 17% down from 46 sales the month before.

Median Sale Price showed a 2% decrease from \$3,775,000 in May 2022 to \$3,700,000 in June 2022.

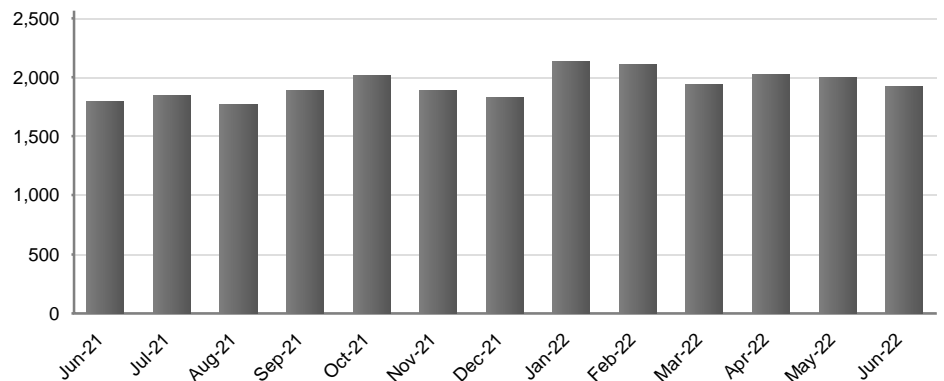
June 2022 Days on Market (DOM) dropped to 8 from 9 in May 2022.

On average, sellers in Palo Alto received 105% of their asking price in June 2022 compared to 109% in May 2022.

June Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	10	\$6,254,000	14	\$1,724
Second	10	\$4,125,000	7	\$1,937
Third	9	\$3,300,000	8	\$1,827
Bottom	9	\$2,622,000	8	\$1,973

Average Price per Sq. Ft. - Last 12 months



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Menlo Park

Single Family Homes
Year over Year Comparison

Homes Sold

Jun 2022: 31
Jun 2021: 43

-28%

Homes Listed

Jun 2022: 39
Jun 2021: 48

-19%

Med. Sales Price

Jun 2022: \$3.50M
Jun 2021: \$3.15M

+11%

Avg. \$ per Sq. Ft.

Jun 2022: \$ 1580
Jun 2021: \$ 1595

-1%

Med. DOM

Jun 2022: 8
Jun 2021: 9

-11%

% LP Rec'd

Jun 2022: 104%
Jun 2021: 108%

-4%

Mo. To Sell

Jun 2022: 1.3
Jun 2021: 1.0

+30%

Market Update

Changes from Last Month

31 homes were sold in Menlo Park in June 2022, which is 11% up from 28 sales the month before.

Median Sale Price showed an 8% decrease from \$3,805,000 in May 2022 to \$3,500,000 in June 2022.

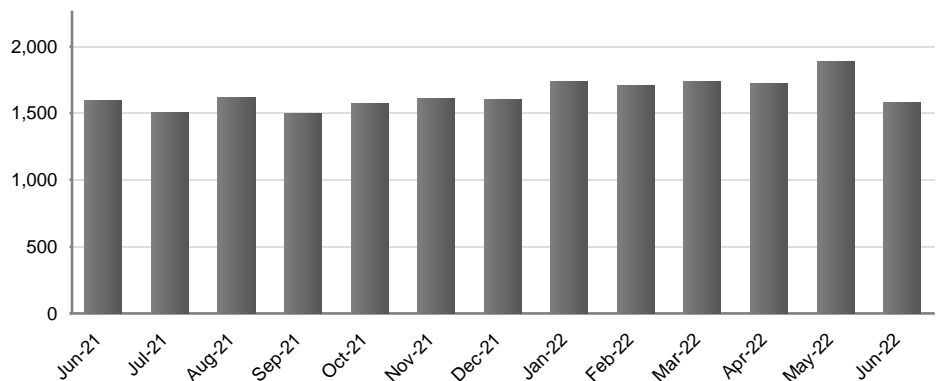
June 2022 Days on Market (DOM) stayed the same at 8 from 8 in May 2022.

On average, sellers in Menlo Park received 104% of their asking price in June 2022 compared to 109% in May 2022.

June Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	8	\$5,750,000	5	\$1,777
Second	8	\$3,820,000	7	\$1,642
Third	8	\$2,825,000	11	\$1,567
Bottom	7	\$1,470,000	8	\$1,133

Average Price per Sq. Ft. - Last 12 months



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June - 2022

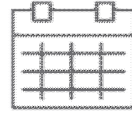
Redwood City Market Report



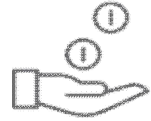
\$2.16M
Median Sale Price



62
Homes Sold



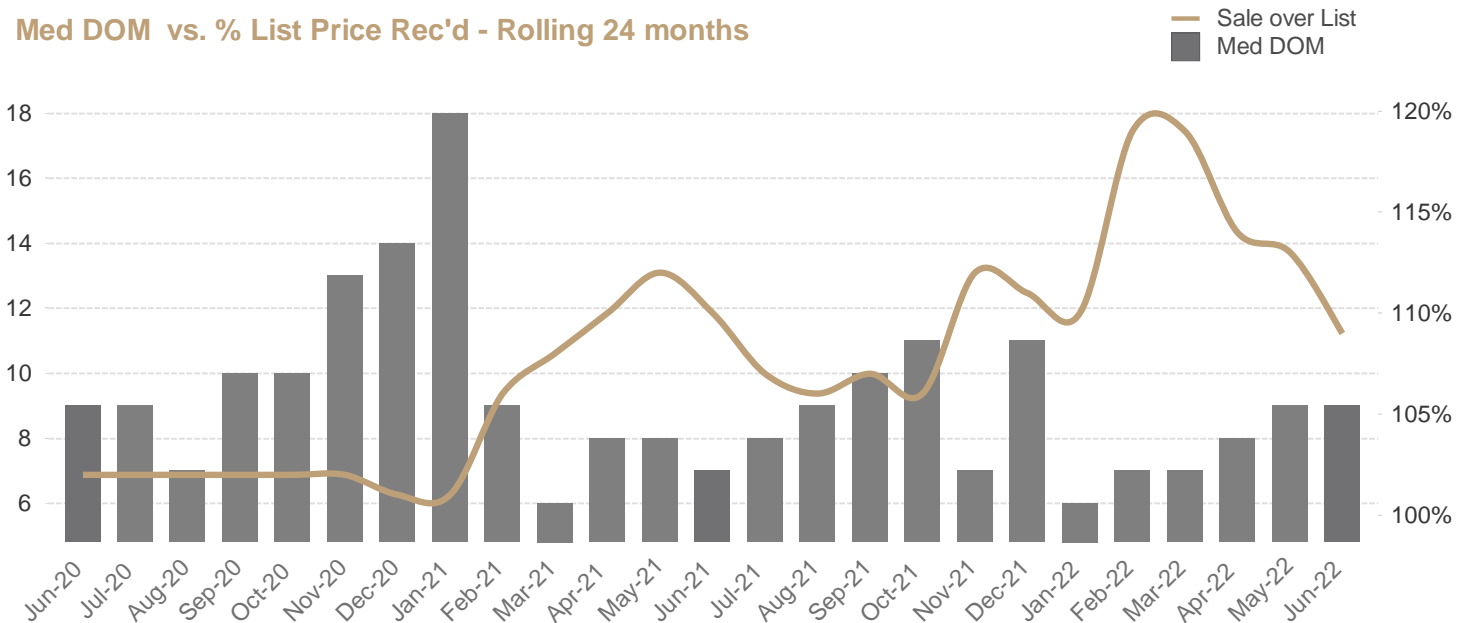
9
Median DOM



109%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	62	66	79
Median Sales Price	\$2.16M	\$2.37M	\$2.10M
Median Days on Market	9	9	7
New Listings	77	69	82
Avg % List Price Rec'd	109%	113%	110%
Avg Sale Price per SqFt	\$1291	\$1368	\$1159

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

Los Altos Market Report



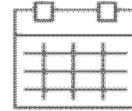
\$4.30M

Median Sale Price



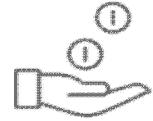
26

Homes Sold



8

Median DOM

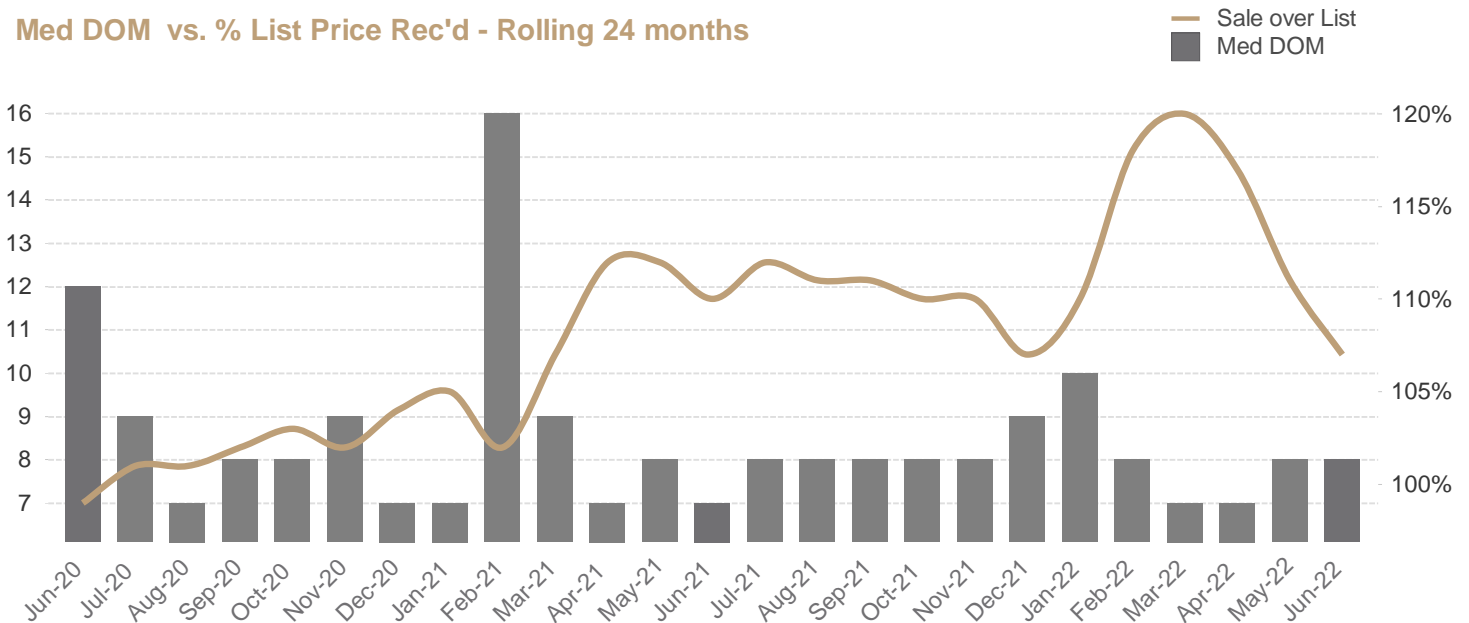


107%

% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	26	28	51
Median Sales Price	\$4.30M	\$4.58M	\$4.25M
Median Days on Market	8	8	7
New Listings	42	45	51
Avg % List Price Rec'd	107%	111%	110%
Avg Sale Price per SqFt	\$1942	\$1964	\$1595

Med DOM vs. % List Price Rec'd - Rolling 24 months



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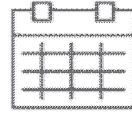
Mountain View Market Report



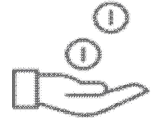
\$2.32M
Median Sale Price



30
Homes Sold



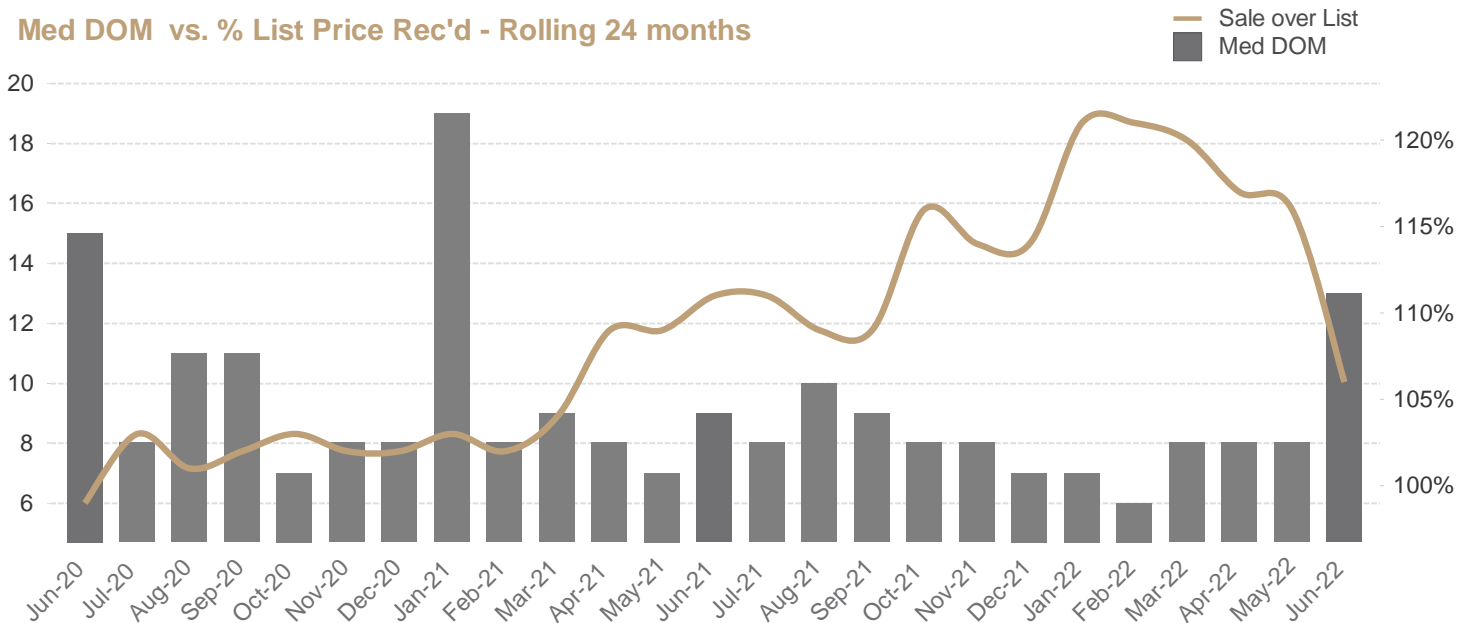
13
Median DOM



106%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	30	24	32
Median Sales Price	\$2.32M	\$2.51M	\$2.54M
Median Days on Market	13	8	9
New Listings	36	45	34
Avg % List Price Rec'd	106%	116%	111%
Avg Sale Price per SqFt	\$1373	\$1788	\$1522

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

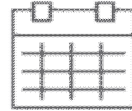
San Carlos Market Report



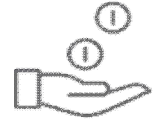
\$2.48M
Median Sale Price



24
Homes Sold



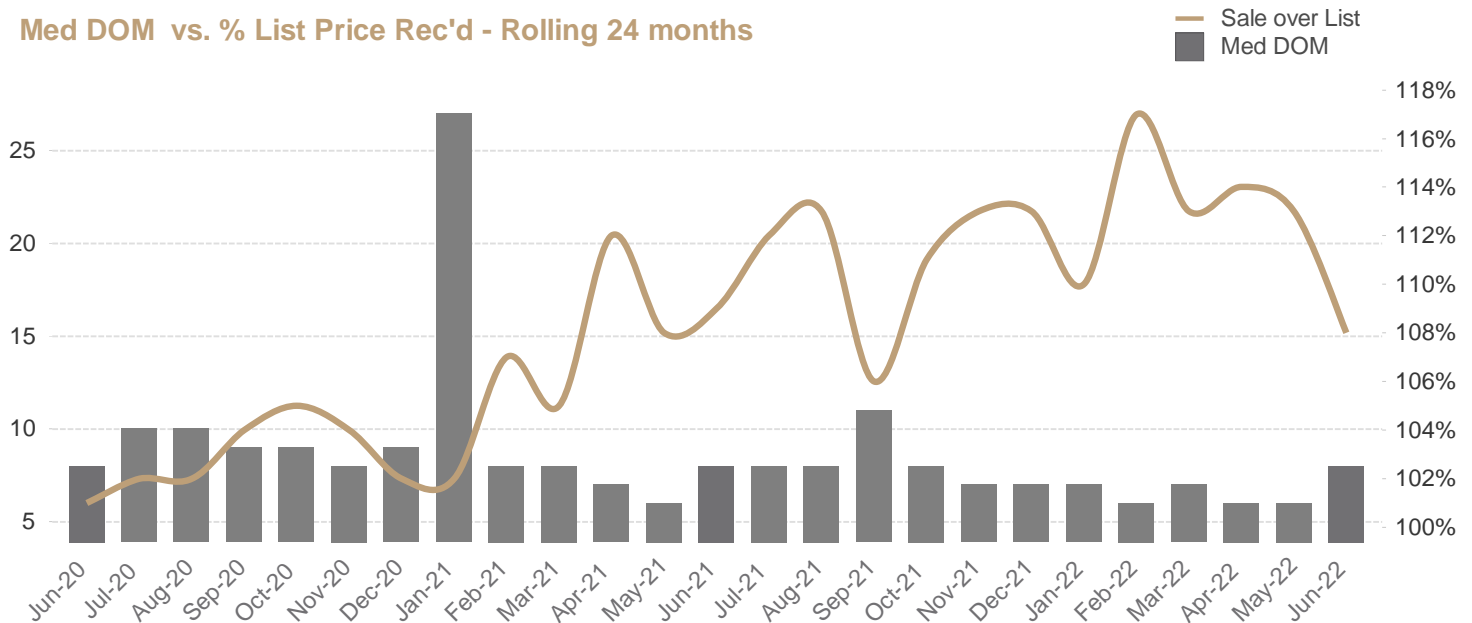
8
Median DOM



108%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	24	30	50
Median Sales Price	\$2.48M	\$2.99M	\$2.50M
Median Days on Market	8	6	8
New Listings	24	32	37
Avg % List Price Rec'd	108%	113%	109%
Avg Sale Price per SqFt	\$1544	\$1498	\$1284

Med DOM vs. % List Price Rec'd - Rolling 24 months



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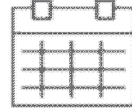
San Mateo Market Report



\$2.20M
Median Sale Price



41
Homes Sold



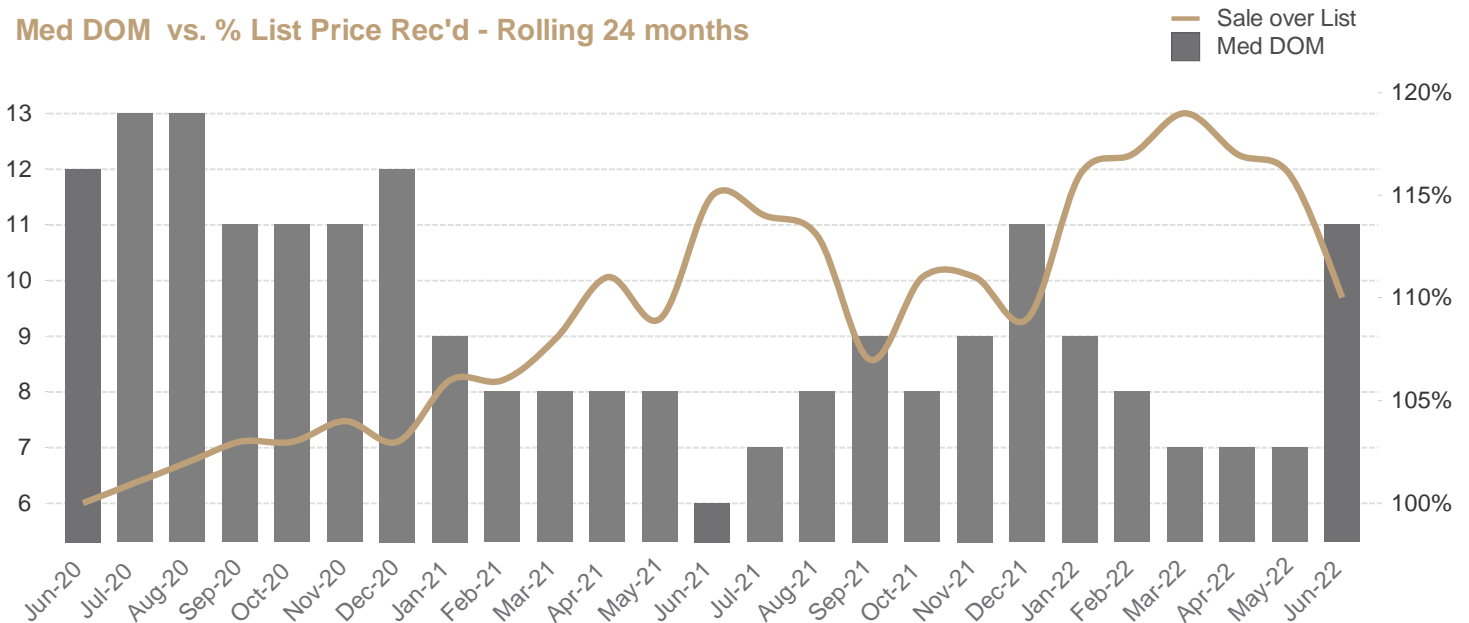
11
Median DOM



110%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	41	64	61
Median Sales Price	\$2.20M	\$2.07M	\$1.85M
Median Days on Market	11	7	6
New Listings	71	63	82
Avg % List Price Rec'd	110%	116%	115%
Avg Sale Price per SqFt	\$1285	\$1399	\$1249

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

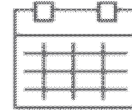
Burlingame Market Report



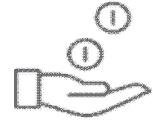
\$3.56M
Median Sale Price



14
Homes Sold



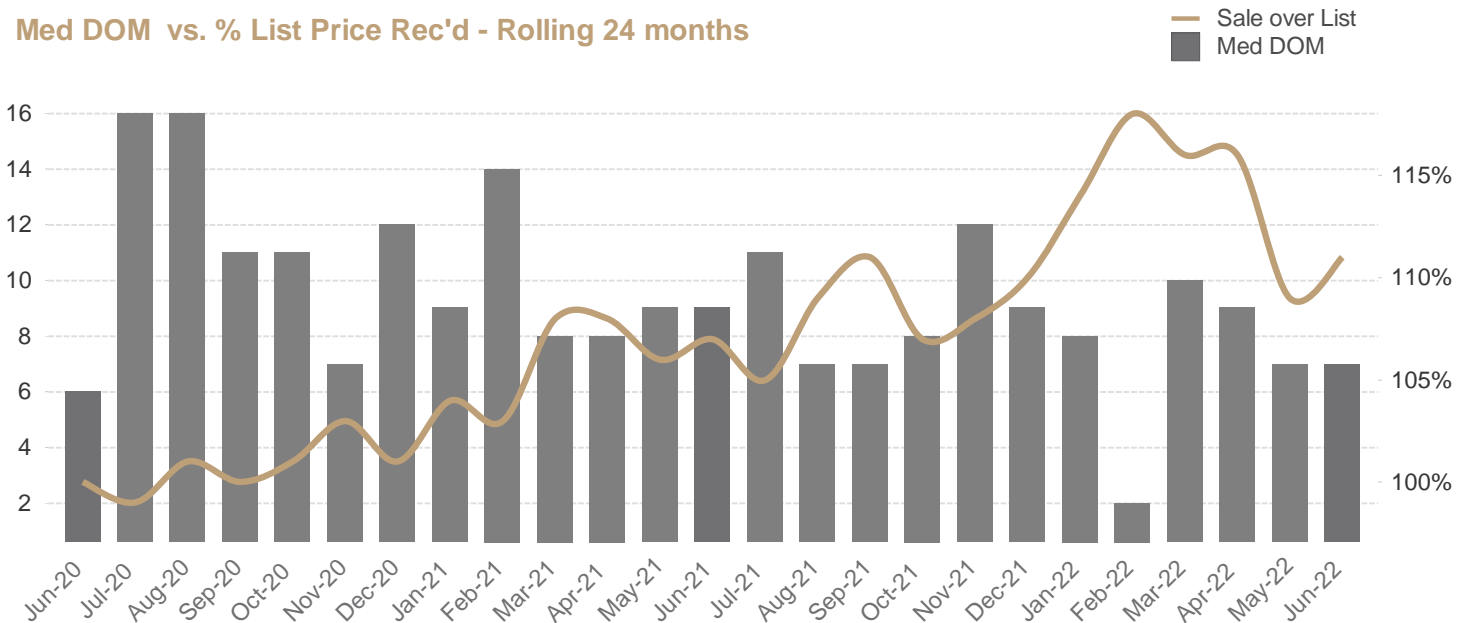
7
Median DOM



111%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	14	18	25
Median Sales Price	\$3.56M	\$3.30M	\$3.05M
Median Days on Market	7	7	9
New Listings	32	20	37
Avg % List Price Rec'd	111%	109%	107%
Avg Sale Price per SqFt	\$1555	\$1634	\$1334

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

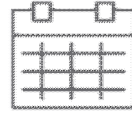
Portola Valley Market Report



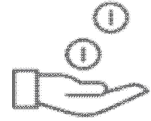
\$4.50M
Median Sale Price



5
Homes Sold



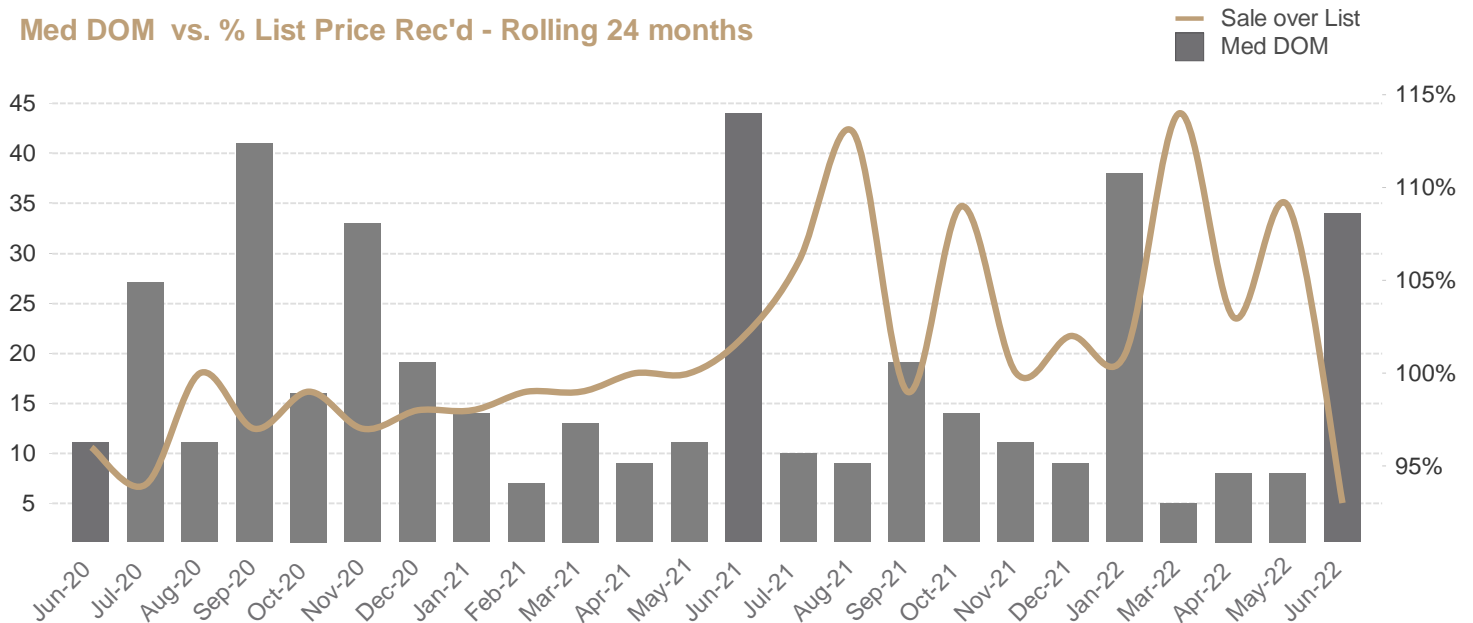
34
Median DOM



93%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	5	7	11
Median Sales Price	\$4.50M	\$6.15M	\$3.28M
Median Days on Market	34	8	44
New Listings	4	6	14
Avg % List Price Rec'd	93%	109%	102%
Avg Sale Price per SqFt	\$1609	\$1472	\$1195

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

Woodside Market Report



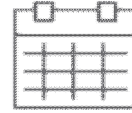
\$4.70M

Median Sale Price



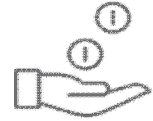
7

Homes Sold



9

Median DOM

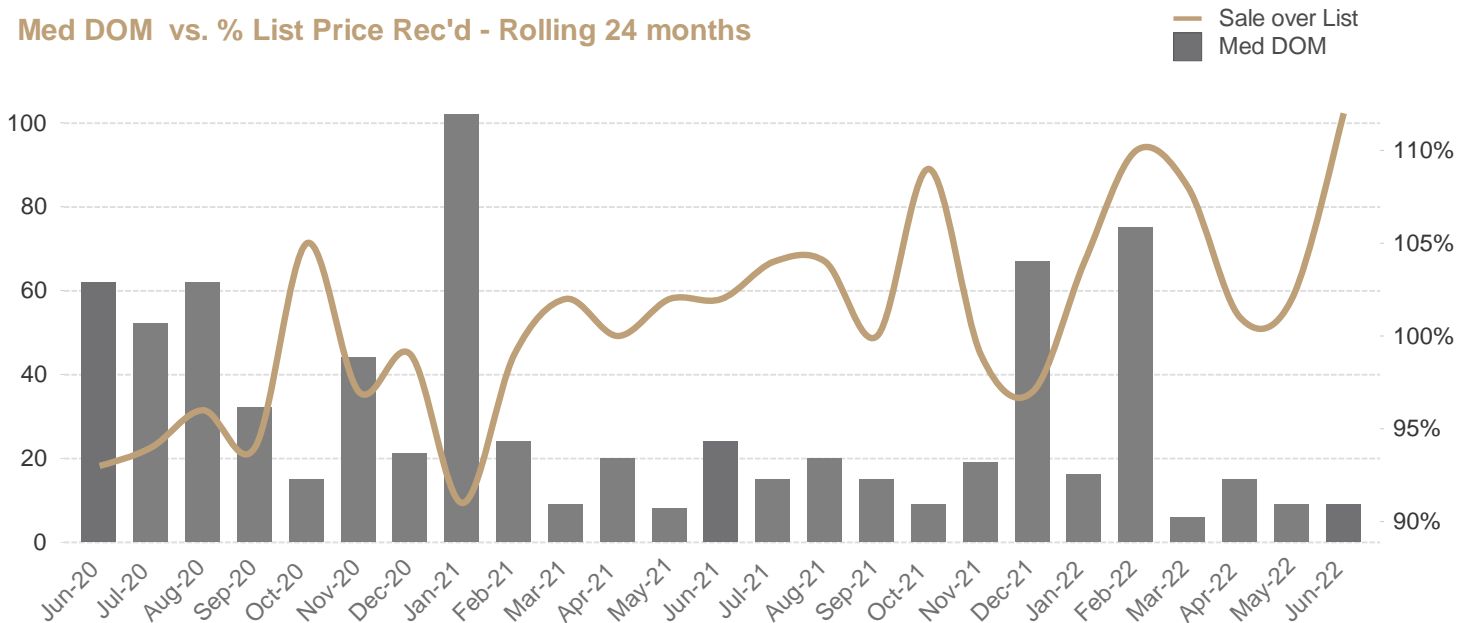


112%

% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	7	9	19
Median Sales Price	\$4.70M	\$5.25M	\$4.25M
Median Days on Market	9	9	24
New Listings	18	16	13
Avg % List Price Rec'd	112%	102%	102%
Avg Sale Price per SqFt	\$1486	\$1723	\$1624

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

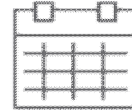
East Palo Alto Market Report



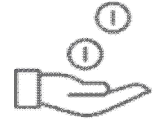
\$1.30M
Median Sale Price



7
Homes Sold



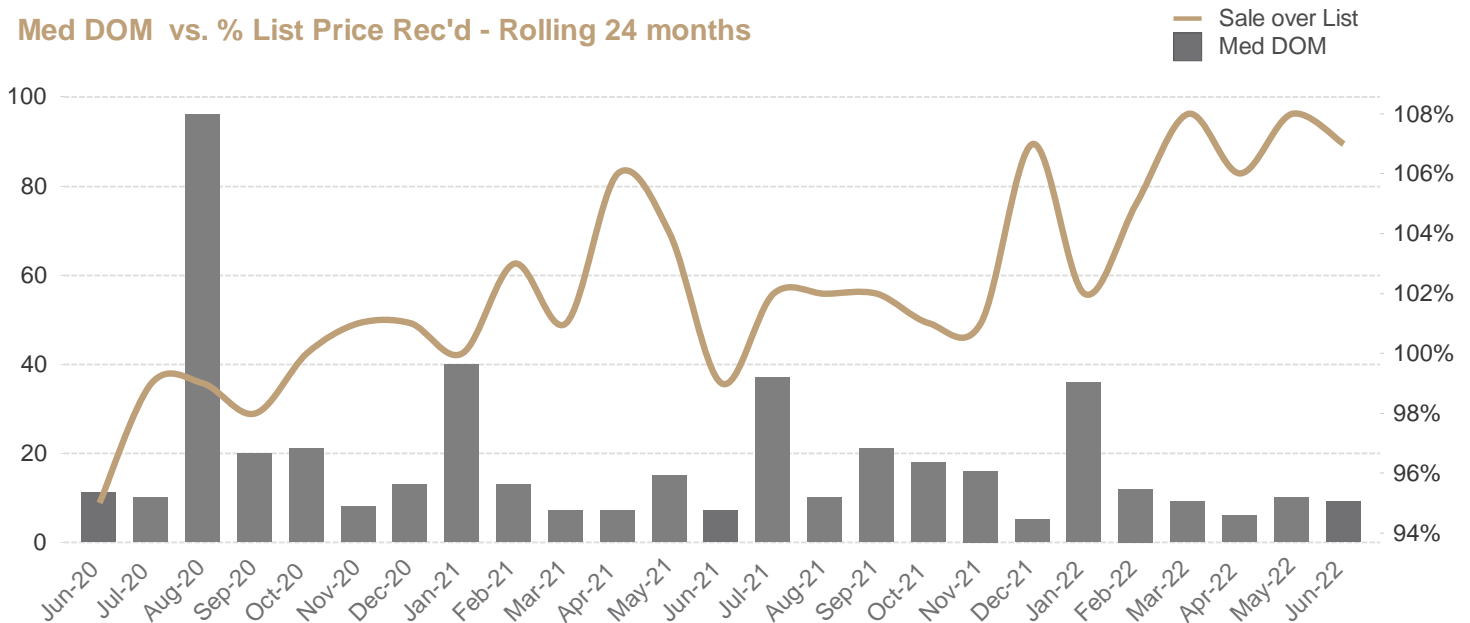
9
Median DOM



107%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	7	15	9
Median Sales Price	\$1.30M	\$1.25M	\$950K
Median Days on Market	9	10	7
New Listings	13	11	18
Avg % List Price Rec'd	107%	108%	99%
Avg Sale Price per SqFt	\$928	\$816	\$778

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

Atherton Market Report



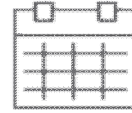
\$8.34M

Median Sale Price



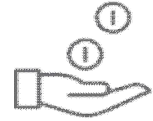
8

Homes Sold



13

Median DOM

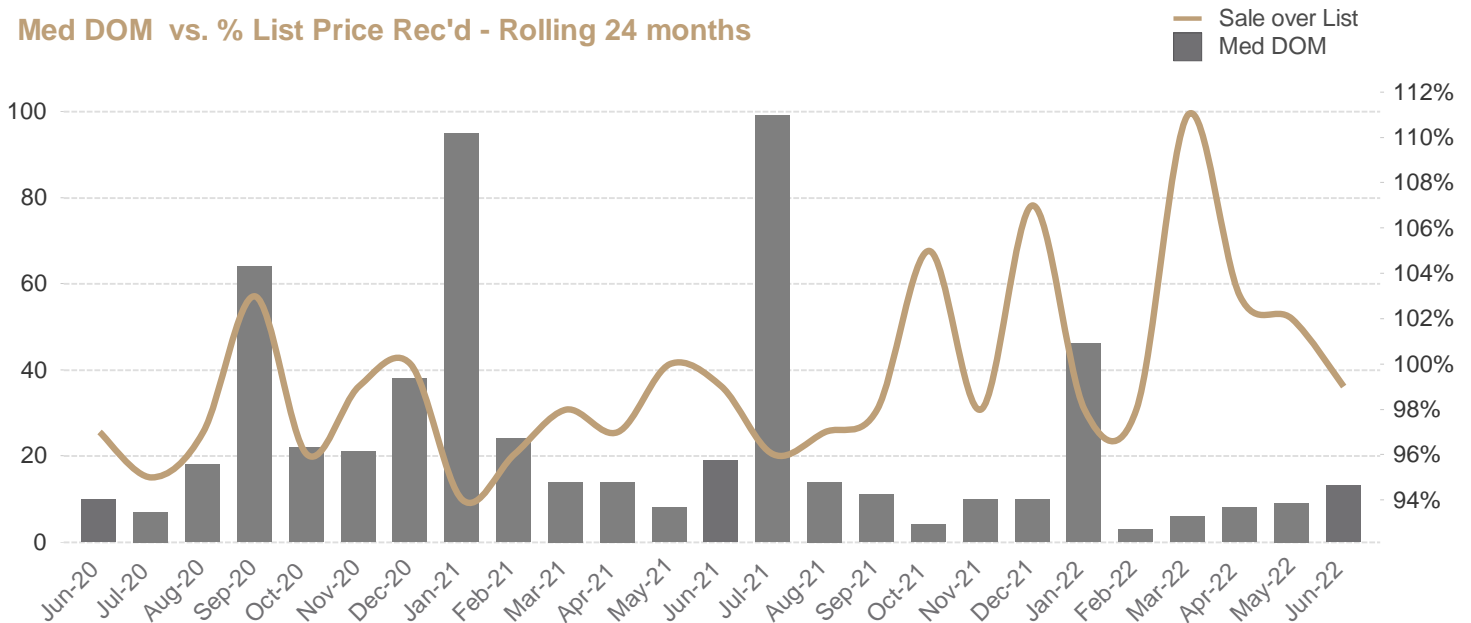


99%

% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	8	10	10
Median Sales Price	\$8.34M	\$7.73M	\$10.95M
Median Days on Market	13	9	19
New Listings	10	14	13
Avg % List Price Rec'd	99%	102%	99%
Avg Sale Price per SqFt	\$2167	\$1979	\$1839

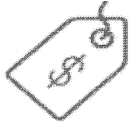
Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

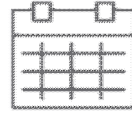
Belmont Market Report



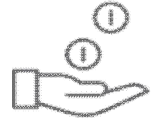
\$2.51M
Median Sale Price



13
Homes Sold



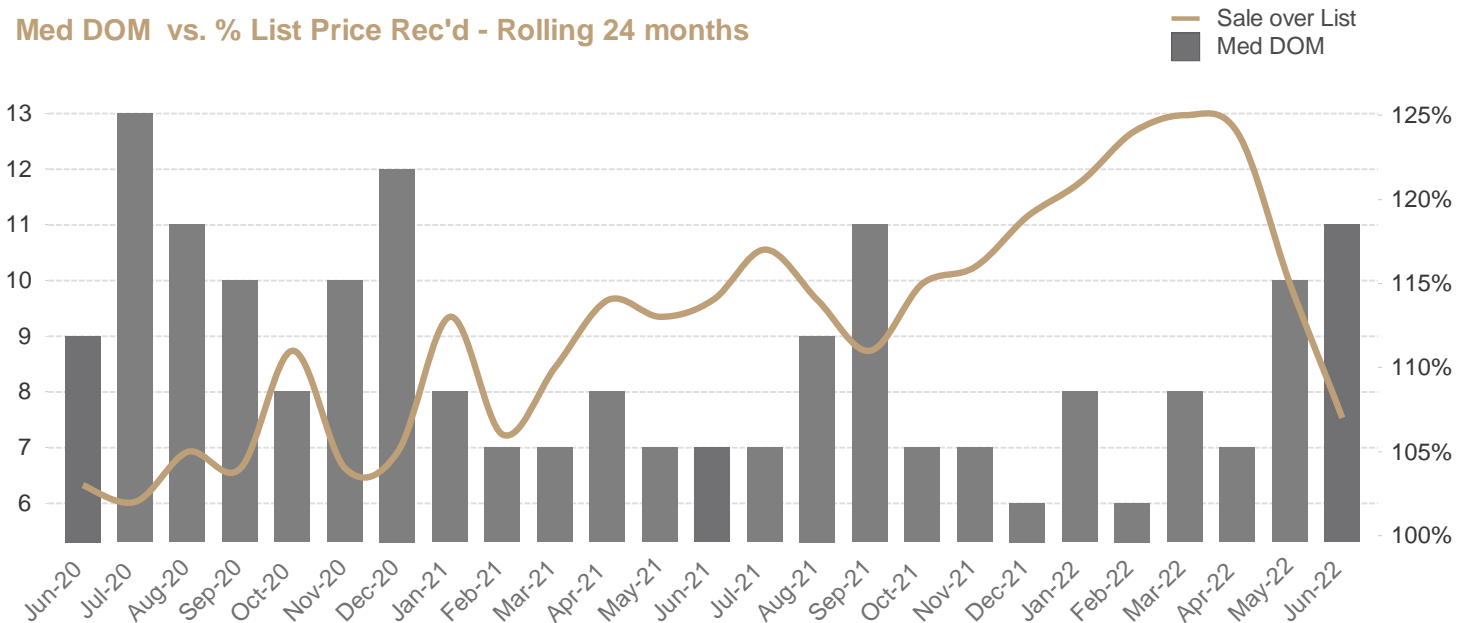
11
Median DOM



107%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	13	23	31
Median Sales Price	\$2.51M	\$2.90M	\$2.32M
Median Days on Market	11	10	7
New Listings	15	15	23
Avg % List Price Rec'd	107%	115%	114%
Avg Sale Price per SqFt	\$1373	\$1247	\$1208

Med DOM vs. % List Price Rec'd - Rolling 24 months



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June - 2022

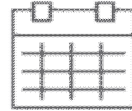
Sunnyvale Market Report



\$2.45M
Median Sale Price



67
Homes Sold



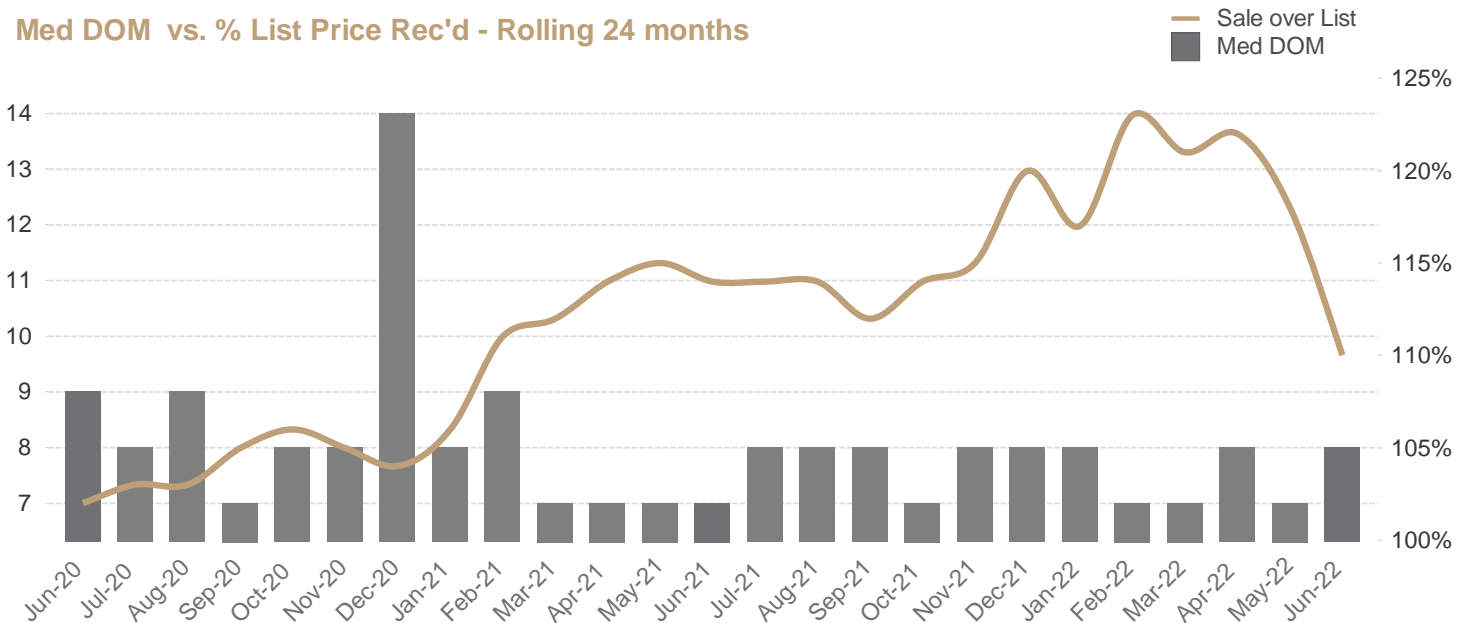
8
Median DOM



110%
% List Price Rec'd

Single Family Homes	This Month	Last Month	A Year Ago
Closed Sales	67	70	77
Median Sales Price	\$2.45M	\$2.55M	\$2.30M
Median Days on Market	8	7	7
New Listings	71	78	78
Avg % List Price Rec'd	110%	118%	114%
Avg Sale Price per SqFt	\$1439	\$1569	\$1285

Med DOM vs. % List Price Rec'd - Rolling 24 months



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