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The Real Estate Report

Sales Plunge, Prices Down

Home sales plunged last year due to the rise in mortgage rates, falling 20.7% from the year before.

The median sales price for single-family, re-sale homes was $1,912,750 for the year, a loss of 5.1%. The average price fell 1.7%.

Home inventory was down 20.2% year-over-year. There were an average of 340 homes listed for sale each month in 2023. The average from 2000 through 2016 is 1,121.

The sales price to list price ratio for the year was 102.3%.

The median sales price for re-sale condominiums was down 4.8% for the year. The average price fell 3.3%.

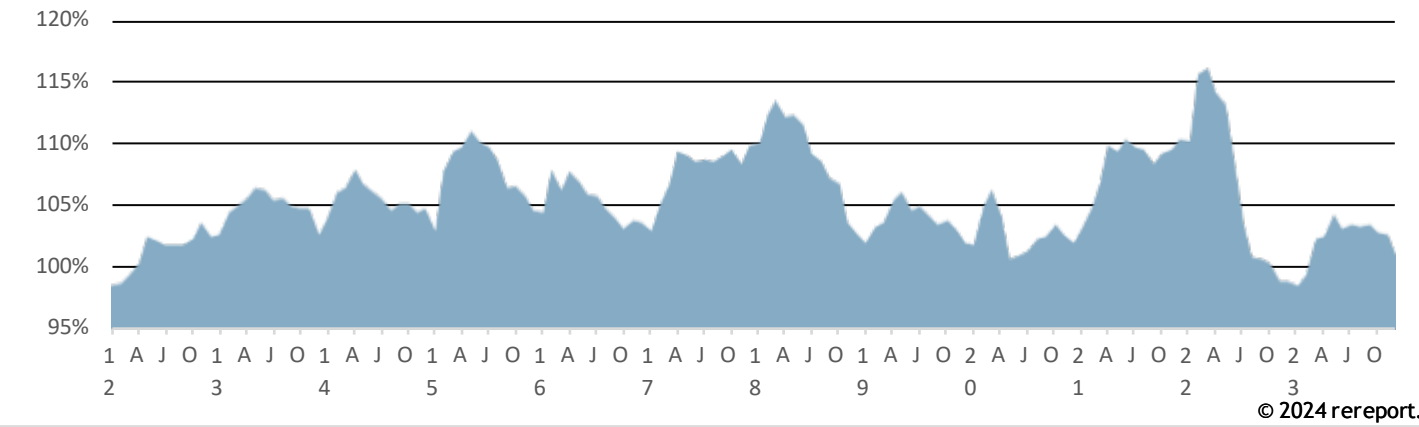
Condo sales were down 32.8% from 2022.

Condo inventory was up year-over-year. There were an average of 137 condos listed for sale each month. The average from 2003 to 2016 is 328.

For assistance in this market, do not hesitate to contact me. If you are thinking of selling, I can provide a free comparative market analysis. Also, if you go to my on-line report and click on Recent Sales & Listings, you will see what has sold, what is for sale and what is pending in your neighborhood.

The on-line report is at: https://adv.rereport.com

San Mateo County Homes: Sales Price/Listing Price Ratio



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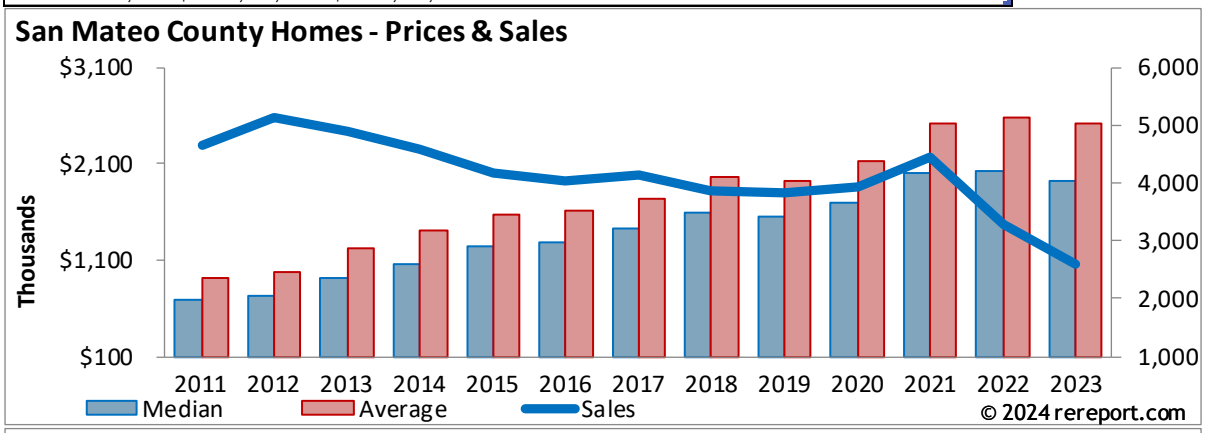
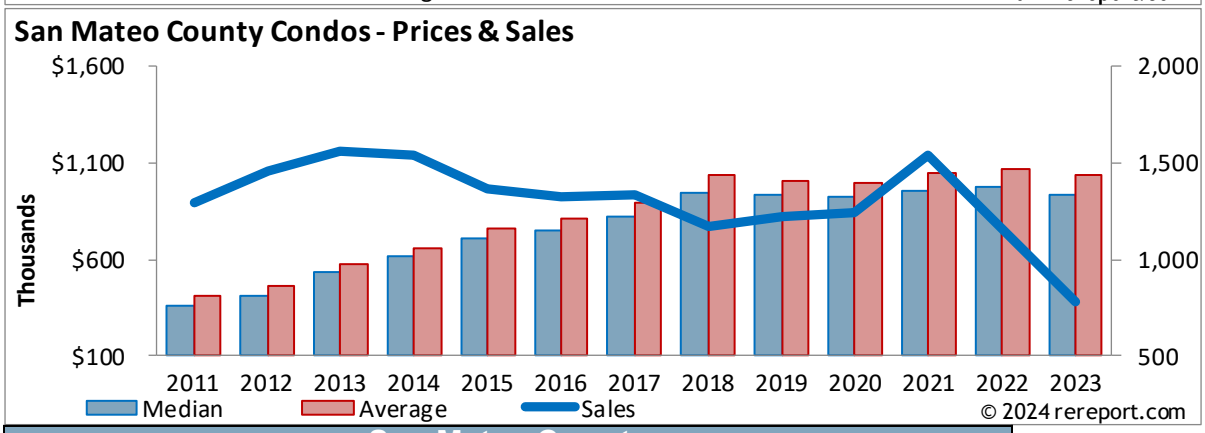
2023 San Mateo County Annual Real Estate Report

San Mateo County

SINGLE-FAMILY HOMES

	Prices					% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2011	4,650	$ 685,000	$ 907,760	98.5%	86			
2012	5,112	$ 735,000	$ 975,487	101.4%	38	9.9%	7.3%	7.5%
2013	4,883	$ 910,000	$ 1,214,950	105.0%	33	-4.5%	23.8%	24.5%
2014	4,588	$ 1,050,000	$ 1,399,760	105.6%	14	-6.0%	15.4%	15.2%
2015	4,173	$ 1,250,000	$ 1,579,470	108.1%	20	-9.0%	19.0%	12.8%
2016	4,031	$ 1,285,000	$ 1,620,390	105.3%	18	-3.4%	2.8%	2.6%
2017	4,118	$ 1,430,000	$ 1,743,390	108.3%	15	2.2%	11.3%	7.6%
2018	3,878	$ 1,590,000	$ 1,962,110	109.2%	26	-5.8%	11.2%	12.5%
2019	3,843	$ 1,558,000	$ 1,922,120	104.1%	25	-0.9%	-2.0%	-2.0%
2020	3,944	$ 1,695,000	$ 2,127,010	102.6%	23	2.6%	8.8%	10.7%
2021	4,448	$ 2,000,000	$ 2,513,640	108.7%	10	12.8%	18.0%	18.2%
2022	3,262	$ 2,015,000	$ 2,567,650	107.2%	27	-26.7%	0.8%	2.1%
2023	2,587	$ 1,912,750	$ 2,522,874	102.3%	48	-20.7%	-5.1%	-1.7%





San Mateo County

Condominiums

	Prices					% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOI	Sales	Med	Ave
2011	1,293	$ 363,000	$ 411,576	97.6%	90			
2012	1,457	$ 406,000	$ 456,872	101.2%	31	12.7%	11.8%	11.0%
2013	1,560	$ 538,500	$ 574,818	104.6%	23	7.1%	32.6%	25.8%
2014	1,544	$ 615,000	$ 652,807	104.0%	8	-1.0%	14.2%	13.6%
2015	1,370	$ 705,000	$ 764,208	107.0%	15	-11.3%	14.6%	17.1%
2016	1,327	$ 750,000	$ 813,560	104.8%	20	-3.1%	6.4%	6.5%
2017	1,336	$ 820,000	$ 893,458	105.2%	7	0.7%	9.3%	9.8%
2018	1,170	$ 947,500	$ 1,041,830	108.9%	24	-12.4%	15.5%	16.6%
2019	1,222	$ 930,500	$ 1,010,280	102.2%	25	4.4%	-1.8%	-3.0%
2020	1,237	$ 920,000	$ 995,356	101.1%	50	1.2%	-1.1%	-1.5%
2021	1,540	$ 950,000	$ 1,047,170	103.3%	17	24.5%	3.3%	5.2%
2022	1,158	$ 980,000	$ 1,071,490	103.6%	36	-24.8%	3.2%	2.3%
2023	778	$ 933,417	$ 1,036,028	100.7%	64	-32.8%	-4.8%	-3.3%

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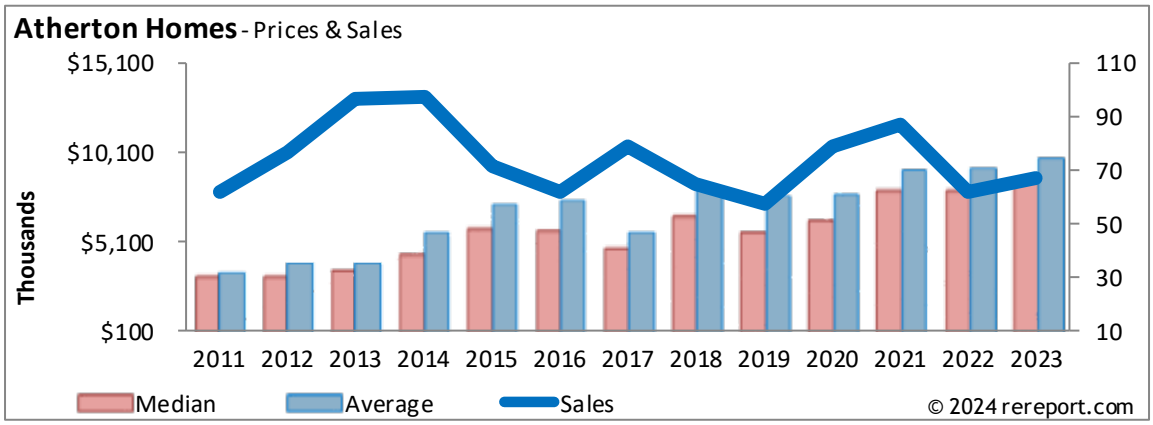
Atherton

Single-Family Homes		Prices				% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	62	$ 3,262,750	$ 3,515,120	97.7%	53			
2012	77	$ 3,200,000	$ 3,989,190	98.6%	61	24.2%	-1.9%	13.5%
2013	97	$ 3,575,000	$ 4,080,740	100.5%	55	26.0%	11.7%	2.3%
2014	98	$ 4,435,000	$ 5,642,600	102.3%	53	1.0%	24.1%	38.3%
2015	72	$ 5,950,000	$ 7,236,420	101.4%	50	-26.5%	34.2%	28.2%
2016	62	$ 5,762,500	$ 7,454,090	97.3%	71	-13.9%	-3.2%	3.0%
2017	79	$ 4,750,000	$ 5,645,270	99.2%	47	27.4%	-17.6%	-24.3%
2018	65	$ 6,600,000	$ 8,185,150	100.1%	46	-17.7%	38.9%	45.0%
2019	58	$ 5,642,500	$ 7,672,020	99.5%	61	-10.8%	-14.5%	-6.3%
2020	79	$ 6,350,000	$ 7,837,850	97.4%	53	36.2%	12.5%	2.2%
2021	87	$ 8,000,000	$ 9,186,720	99.2%	50	10.1%	26.0%	17.2%
2022	62	$ 8,006,500	$ 9,259,740	100.1%	28	-28.7%	0.1%	0.8%
2023	67	$ 8,523,583	$ 9,776,984	95.2%	60	8.1%	6.5%	5.6%



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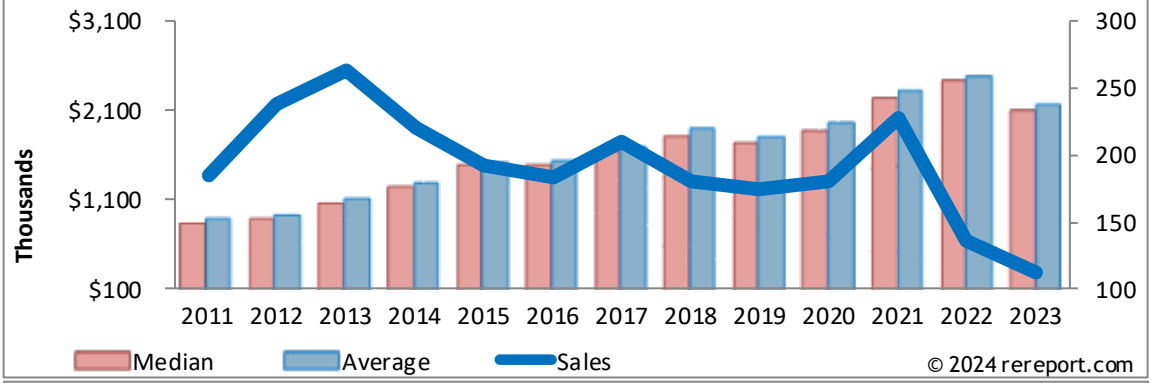
2023 San Mateo County Annual Real Estate Report

Belmont

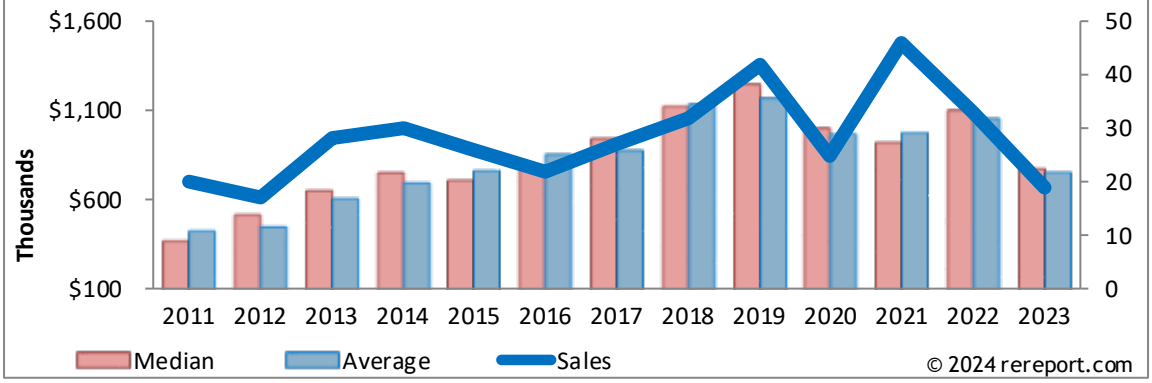
SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	185	$ 870,000	$ 913,962	98.8%	41			
2012	238	$ 908,500	$ 945,462	102.3%	33	28.6%	4.4%	3.4%
2013	263	$ 1,088,000	$ 1,134,120	108.7%	21	10.5%	19.8%	20.0%
2014	220	$ 1,265,500	$ 1,316,780	109.5%	16	-16.3%	16.3%	16.1%
2015	192	$ 1,510,000	$ 1,523,210	114.1%	14	-12.7%	19.3%	15.7%
2016	184	$ 1,506,000	$ 1,549,360	108.1%	16	-4.2%	-0.3%	1.7%
2017	210	$ 1,666,500	$ 1,705,140	111.2%	16	14.1%	10.7%	10.1%
2018	180	$ 1,824,500	$ 1,910,390	110.6%	17	-14.3%	9.5%	12.0%
2019	175	$ 1,750,000	$ 1,817,580	104.3%	21	-2.8%	-4.1%	-4.9%
2020	181	$ 1,888,000	$ 1,982,400	105.2%	18	3.4%	7.9%	9.1%
2021	228	$ 2,250,000	$ 2,321,590	113.9%	11	26.0%	19.2%	17.1%
2022	136	$ 2,435,000	$ 2,491,270	112.7%	15	-40.4%	8.2%	7.3%
2023	112	$ 2,116,328	$ 2,168,203	103.6%	22	-17.6%	-13.1%	-13.0%

Belmont Homes - Prices & Sales



Belmont Condos - Prices & Sales



Belmont

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	20	$ 373,500	$ 427,880	98.5%	65			
2012	17	$ 525,000	$ 457,905	100.4%	59	-15.0%	40.6%	7.0%
2013	28	$ 660,000	$ 613,528	103.2%	18	64.7%	25.7%	34.0%
2014	30	$ 756,000	$ 701,883	103.4%	19	7.1%	14.5%	14.4%
2015	26	$ 707,000	$ 771,231	111.5%	12	-13.3%	-6.5%	9.9%
2016	22	$ 790,500	$ 852,091	108.2%	16	-15.4%	11.8%	10.5%
2017	27	$ 950,000	$ 876,051	105.8%	26	22.7%	20.2%	2.8%
2018	32	$ 1,120,000	$ 1,137,940	111.4%	14	18.5%	17.9%	29.9%
2019	42	$ 1,243,720	$ 1,163,620	100.0%	37	31.3%	11.0%	2.3%
2020	25	$ 1,000,000	$ 965,461	100.2%	30	-40.5%	-19.6%	-17.0%
2021	46	$ 927,500	$ 982,748	103.9%	28	84.0%	-7.3%	1.8%
2022	33	$ 1,098,000	$ 1,055,300	105.7%	18	-28.3%	18.4%	7.4%
2023	19	$ 775,192	$ 754,210	75.9%	18	-42.4%	-29.4%	-28.5%

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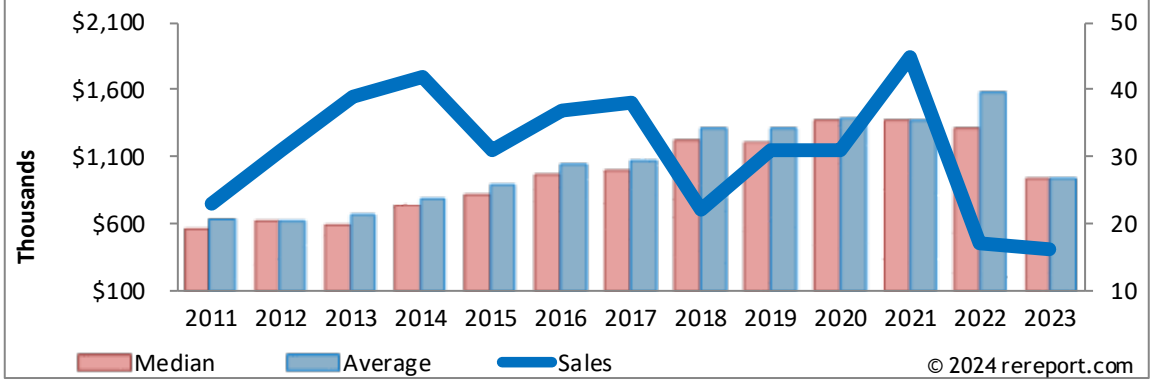
2023 San Mateo County Annual Real Estate Report

Brisbane

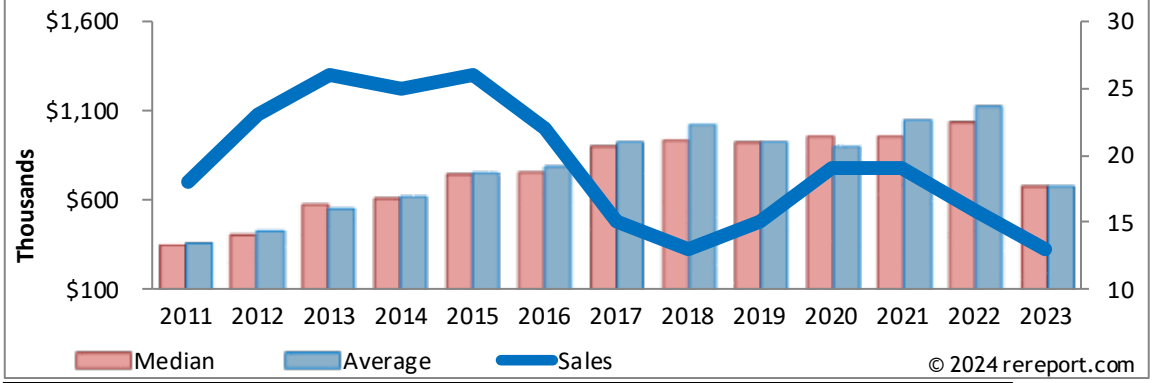
SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales % Change	Med Prices % Change	Ave Prices % Change
2011	23	$ 560,000	$ 632,587	96.2%	104			
2012	31	$ 610,000	$ 618,803	99.8%	71	34.8%	8.9%	-2.2%
2013	39	$ 585,000	$ 665,151	103.7%	52	25.8%	-4.1%	7.5%
2014	42	$ 732,500	$ 775,738	103.9%	30	7.7%	25.2%	16.6%
2015	31	$ 805,000	$ 875,375	106.2%	28	-26.2%	9.9%	12.8%
2016	37	$ 950,000	$ 1,033,540	104.2%	46	19.4%	18.0%	18.1%
2017	38	$ 977,500	$ 1,053,120	105.9%	37	2.7%	2.9%	1.9%
2018	22	$ 1,200,000	$ 1,300,550	104.8%	23	-42.1%	22.8%	23.5%
2019	31	$ 1,185,000	$ 1,297,680	105.5%	34	40.9%	-1.3%	-0.2%
2020	31	$ 1,350,000	$ 1,370,400	103.2%	22	0.0%	13.9%	5.6%
2021	45	$ 1,350,000	$ 1,356,900	109.4%	23	45.2%	0.0%	-1.0%
2022	17	$ 1,300,000	$ 1,568,760	105.3%	28	-62.2%	-3.7%	15.6%
2023	16	$ 928,875	$ 925,097	81.3%	27	-5.9%	-28.5%	-41.0%

Brisbane Homes - Prices & Sales



Brisbane Condos - Prices & Sales



Brisbane

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales % Change	Med Prices % Change	Ave Prices % Change
2011	18	$ 359,950	$ 366,106	98.7%	56			
2012	23	$ 410,000	$ 434,415	100.1%	88	27.8%	13.9%	18.7%
2013	26	$ 580,000	$ 559,464	107.4%	17	13.0%	41.5%	28.8%
2014	25	$ 610,000	$ 627,594	103.3%	25	-3.8%	5.2%	12.2%
2015	26	$ 742,500	$ 751,496	105.3%	22	4.0%	21.7%	19.7%
2016	22	$ 751,944	$ 791,268	105.6%	38	-15.4%	1.3%	5.3%
2017	15	$ 905,000	$ 927,200	103.7%	30	-31.8%	20.4%	17.2%
2018	13	$ 931,000	$ 1,022,850	104.5%	29	-13.3%	2.9%	10.3%
2019	15	$ 925,000	$ 927,667	104.6%	27	15.4%	-0.6%	-9.3%
2020	19	$ 951,000	$ 897,424	101.9%	25	26.7%	2.8%	-3.3%
2021	19	$ 960,000	$ 1,048,180	104.2%	21	0.0%	0.9%	16.8%
2022	16	$ 1,037,500	$ 1,125,560	106.8%	25	-15.8%	8.1%	7.4%
2023	13	$ 674,458	$ 679,319	82.9%	31	-18.8%	-35.0%	-39.6%

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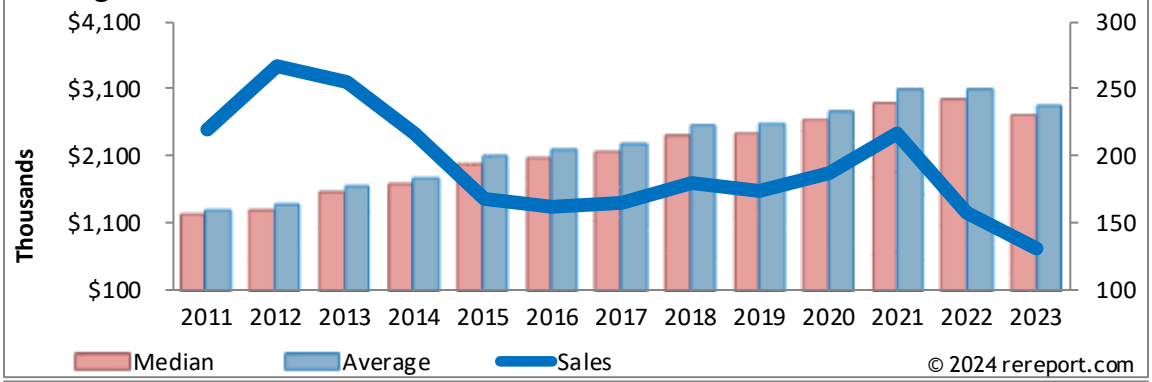
Burlingame

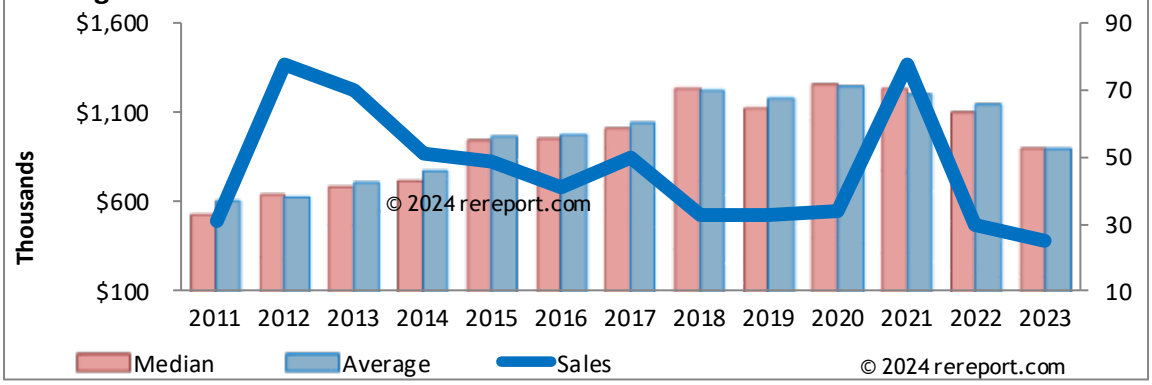
SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales % Change	Med Prices % Change	Ave Prices % Change
2011	220	$ 1,203,120	$ 1,260,980	98.5%	41			
2012	267	$ 1,283,000	$ 1,365,850	101.3%	32	21.4%	6.6%	8.3%
2013	255	$ 1,550,000	$ 1,642,210	105.2%	24	-4.5%	20.8%	20.2%
2014	217	$ 1,650,000	$ 1,761,350	106.1%	19	-14.9%	6.5%	7.3%
2015	167	$ 1,950,000	$ 2,088,460	110.2%	17	-23.0%	18.2%	18.6%
2016	161	$ 2,040,000	$ 2,151,740	106.5%	18	-3.6%	4.6%	3.0%
2017	164	$ 2,136,000	$ 2,262,070	110.5%	17	1.9%	4.7%	5.1%
2018	180	$ 2,368,000	$ 2,527,410	108.1%	20	9.8%	10.9%	11.7%
2019	173	$ 2,400,000	$ 2,551,200	103.2%	24	-3.9%	1.4%	0.9%
2020	187	$ 2,600,000	$ 2,740,490	101.7%	22	8.1%	8.3%	7.4%
2021	216	$ 2,850,000	$ 3,046,060	107.1%	18	15.5%	9.6%	11.2%
2022	157	$ 2,900,000	$ 3,066,850	106.3%	16	-27.3%	1.8%	0.7%
2023	130	$ 2,662,979	$ 2,806,986	100.4%	27	-17.2%	-8.2%	-8.5%

Burlingame Homes - Prices & Sales



Burlingame Condos - Prices & Sales



Burlingame

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales % Change	Med Prices % Change	Ave Prices % Change
2011	31	$ 535,000	$ 617,558	98.2%	77			
2012	78	$ 648,000	$ 633,028	99.0%	30	151.6%	21.1%	2.5%
2013	70	$ 692,000	$ 717,923	103.1%	21	-10.3%	6.8%	13.4%
2014	51	$ 728,888	$ 782,019	101.9%	28	-27.1%	5.3%	8.9%
2015	49	$ 950,000	$ 974,862	105.4%	19	-3.9%	30.3%	24.7%
2016	41	$ 960,000	$ 981,437	103.7%	24	-16.3%	1.1%	0.7%
2017	50	$ 1,016,000	$ 1,043,440	105.8%	19	22.0%	5.8%	6.3%
2018	33	$ 1,235,000	$ 1,223,450	113.4%	15	-34.0%	21.6%	17.3%
2019	33	$ 1,125,000	$ 1,180,860	101.7%	33	0.0%	-8.9%	-3.5%
2020	34	$ 1,257,500	$ 1,246,290	100.2%	27	3.0%	11.8%	5.5%
2021	78	$ 1,232,500	$ 1,205,720	101.8%	33	129.4%	-2.0%	-3.3%
2022	30	$ 1,100,000	$ 1,146,470	101.2%	33	-61.5%	-10.8%	-4.9%
2023	25	$ 907,381	$ 902,852	74.8%	25	-16.7%	-17.5%	-21.2%

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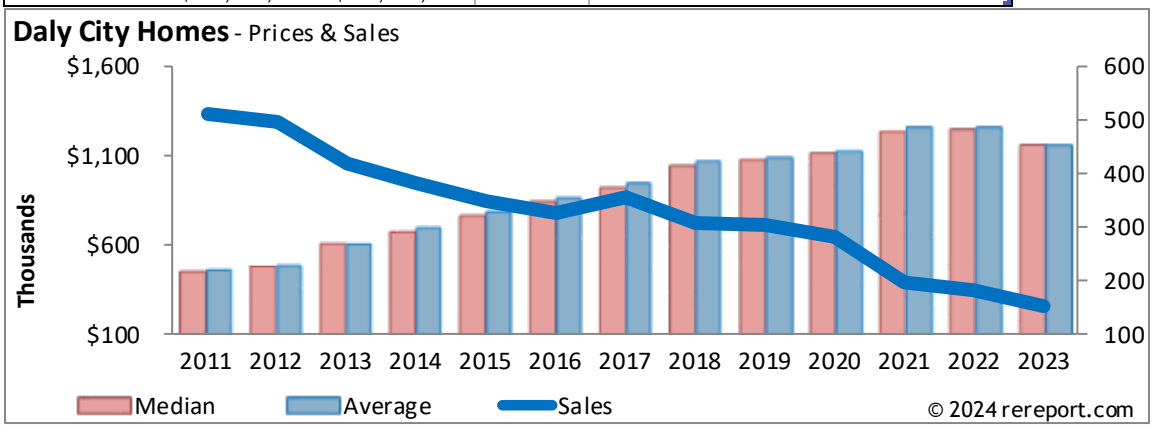
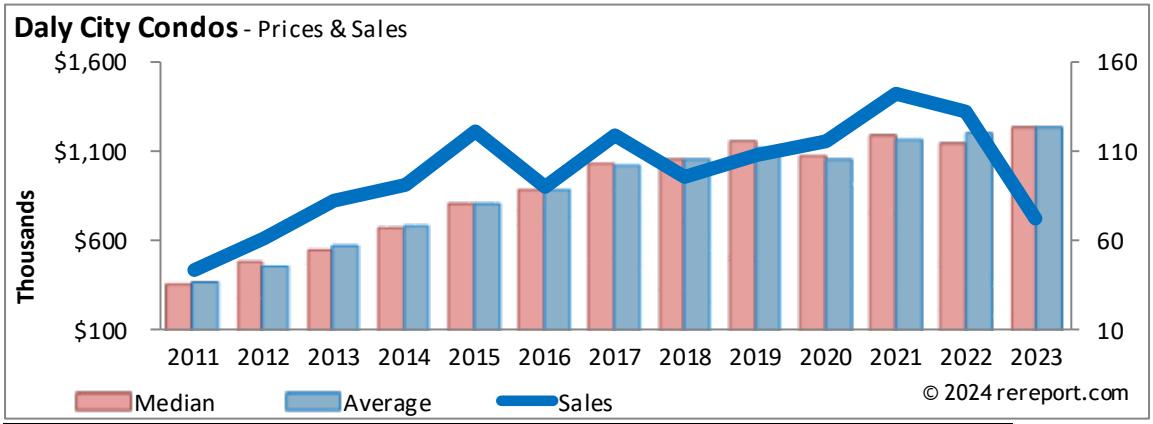
Daly City

SINGLE-FAMILY HOMES

		Prices			% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	512	$ 461,000	$ 472,144	99.3%	61			
2012	495	$ 485,000	$ 491,944	102.6%	48	-3.3%	5.2%	4.2%
2013	417	$ 610,000	$ 609,737	105.7%	30	-15.8%	25.8%	23.9%
2014	383	$ 682,000	$ 695,636	106.1%	27	-8.2%	11.8%	14.1%
2015	348	$ 770,000	$ 785,880	109.3%	25	-9.1%	12.9%	13.0%
2016	327	$ 850,000	$ 863,411	107.8%	23	-6.0%	10.4%	9.9%
2017	356	$ 920,000	$ 941,193	111.4%	22	8.9%	8.2%	9.0%
2018	309	$ 1,050,000	$ 1,067,340	115.6%	19	-13.2%	14.1%	13.4%
2019	304	$ 1,080,000	$ 1,086,380	111.4%	20	-1.6%	2.9%	1.8%
2020	283	$ 1,107,500	$ 1,120,350	106.9%	24	-6.9%	2.5%	3.1%
2021	196	$ 1,234,250	$ 1,250,400	113.8%	17	-30.7%	11.4%	11.6%
2022	180	$ 1,245,000	$ 1,257,250	111.0%	20	-8.2%	0.9%	0.5%
2023	153	$ 1,160,625	$ 1,159,911	106.3%	20	-15.0%	-6.8%	-7.7%





Daly City

Condominiums

		Prices			% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	131	$ 237,000	$ 254,796	98.5%	65			
2012	130	$ 261,000	$ 267,583	102.7%	55	-0.8%	10.1%	5.0%
2013	122	$ 377,500	$ 388,192	106.7%	25	-6.2%	44.6%	45.1%
2014	111	$ 439,000	$ 445,363	103.4%	23	-9.0%	16.3%	14.7%
2015	114	$ 450,000	$ 472,770	105.1%	22	2.7%	2.5%	6.2%
2016	147	$ 545,000	$ 536,206	105.3%	26	28.9%	21.1%	13.4%
2017	123	$ 615,000	$ 612,722	106.3%	21	-16.3%	12.8%	14.3%
2018	102	$ 675,000	$ 687,468	108.3%	17	-17.1%	9.8%	12.2%
2019	105	$ 688,000	$ 690,649	102.4%	26	2.9%	1.9%	0.5%
2020	129	$ 658,000	$ 664,591	102.1%	27	22.9%	-4.4%	-3.8%
2021	106	$ 697,000	$ 716,990	104.7%	20	-17.8%	5.9%	7.9%
2022	64	$ 705,000	$ 740,500	106.1%	28	-39.6%	1.1%	3.3%
2023	44	$ 549,292	$ 583,455	93.5%	30	-31.3%	-22.1%	-21.2%

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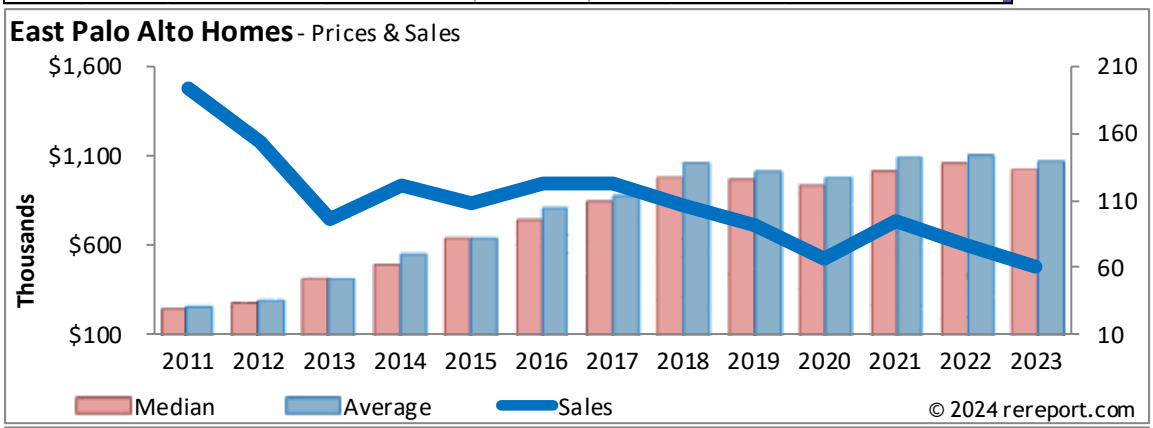
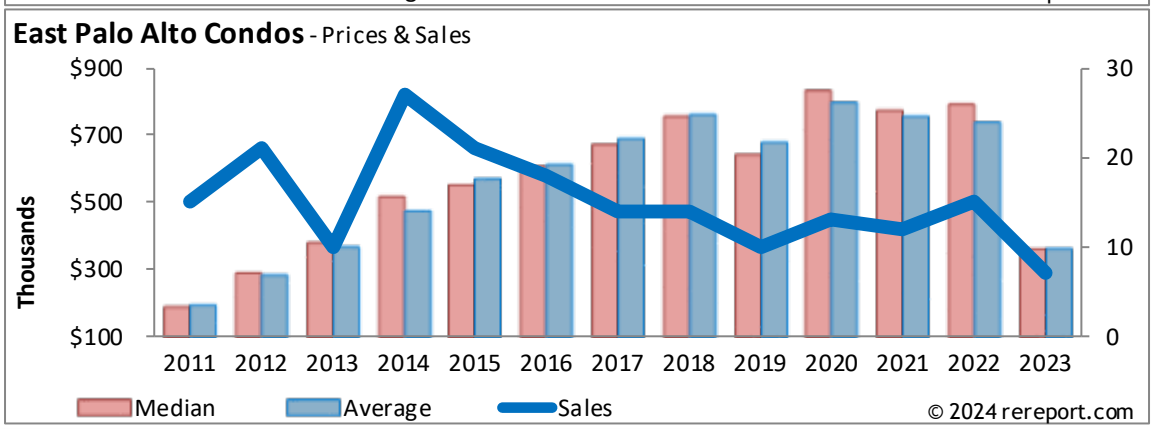
2023 San Mateo County Annual Real Estate Report

East Palo Alto

SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	194	$ 255,000	$ 268,864	100.9%	60			
2012	153	$ 285,000	$ 301,371	101.2%	45	-21.1%	11.8%	12.1%
2013	96	$ 417,500	$ 420,397	104.6%	27	-37.3%	46.5%	39.5%
2014	121	$ 505,000	$ 552,044	102.7%	26	26.0%	21.0%	31.3%
2015	108	$ 640,000	$ 644,216	106.9%	22	-10.7%	26.7%	16.7%
2016	122	$ 750,000	$ 810,070	104.7%	27	13.0%	17.2%	25.7%
2017	122	$ 840,694	$ 876,498	105.6%	18	0.0%	12.1%	8.2%
2018	107	$ 980,000	$ 1,050,910	109.3%	19	-12.3%	16.6%	19.9%
2019	92	$ 962,500	$ 1,013,530	101.6%	37	-14.0%	-1.8%	-3.6%
2020	67	$ 935,000	$ 982,891	99.4%	36	-27.2%	-2.9%	-3.0%
2021	94	$ 1,015,000	$ 1,094,440	103.2%	28	40.3%	8.6%	11.3%
2022	76	$ 1,055,000	$ 1,101,580	104.6%	28	-19.1%	3.9%	0.7%
2023	61	$ 1,017,583	$ 1,068,967	103.1%	29	-19.7%	-3.5%	-3.0%





East Palo Alto

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	15	$ 185,000	$ 194,687	102.2%	54			
2012	21	$ 290,000	$ 279,599	102.6%	46	40.0%	56.8%	43.6%
2013	10	$ 378,000	$ 365,400	102.4%	13	-52.4%	30.3%	30.7%
2014	27	$ 510,000	$ 473,110	101.7%	25	170.0%	34.9%	29.5%
2015	21	$ 550,000	$ 563,533	103.5%	18	-22.2%	7.8%	19.1%
2016	18	$ 600,000	$ 610,350	103.7%	27	-14.3%	9.1%	8.3%
2017	14	$ 668,500	$ 685,036	105.1%	15	-22.2%	11.4%	12.2%
2018	14	$ 750,000	$ 754,278	110.6%	10	0.0%	12.2%	10.1%
2019	10	$ 637,500	$ 674,250	99.3%	52	-28.6%	-15.0%	-10.6%
2020	13	$ 826,000	$ 788,923	103.7%	17	30.0%	29.6%	17.0%
2021	12	$ 767,500	$ 749,241	101.5%	37	-7.7%	-7.1%	-5.0%
2022	15	$ 788,000	$ 735,059	101.8%	28	25.0%	2.7%	-1.9%
2023	7	$ 359,083	$ 359,083	49.3%	39	-53.3%	-54.4%	-51.1%

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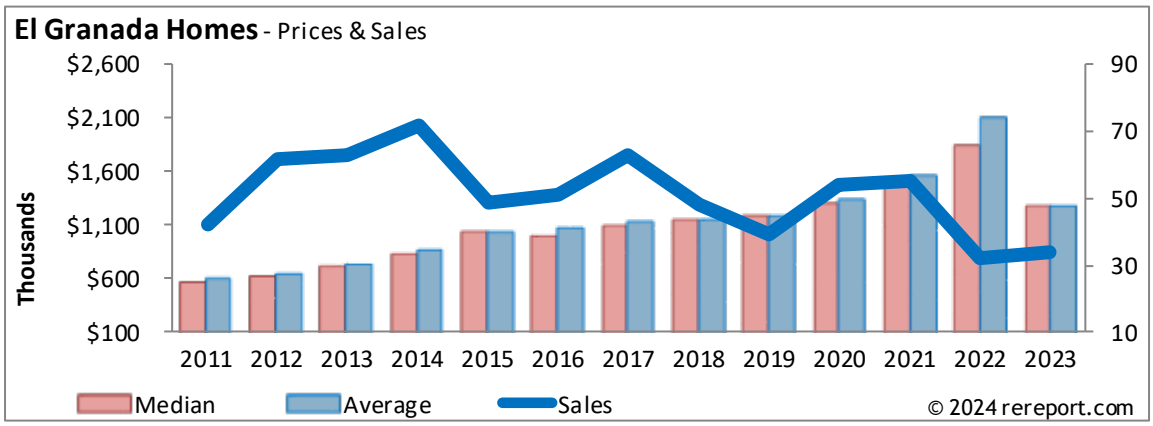
El Granada

SINGLE-FAMILY HOMES

		Prices			% Change from Year Before		Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	42	$ 579,500	$ 630,383	96.6%	112			
2012	62	$ 642,275	$ 666,486	97.8%	68	47.6%	10.8%	5.7%
2013	63	$ 730,000	$ 750,097	100.6%	43	1.6%	13.7%	12.5%
2014	72	$ 849,500	$ 879,808	99.2%	56	14.3%	16.4%	17.3%
2015	49	$ 1,050,000	$ 1,056,410	102.8%	27	-31.9%	23.6%	20.1%
2016	51	$ 1,015,000	$ 1,087,310	99.7%	31	4.1%	-3.3%	2.9%
2017	63	$ 1,100,000	$ 1,139,480	100.8%	28	23.5%	8.4%	4.8%
2018	48	$ 1,160,000	$ 1,155,010	101.5%	31	-23.8%	5.5%	1.4%
2019	39	$ 1,192,000	$ 1,192,650	99.9%	45	-18.8%	2.8%	3.3%
2020	54	$ 1,302,500	$ 1,350,160	100.8%	26	38.5%	9.3%	13.2%
2021	55	$ 1,510,000	$ 1,571,480	105.4%	19	1.9%	15.9%	16.4%
2022	32	$ 1,854,000	$ 2,102,380	105.0%	29	-41.8%	22.8%	33.8%
2023	34	$ 1,284,958	$ 1,297,471	83.1%	39	6.3%	-30.7%	-38.3%



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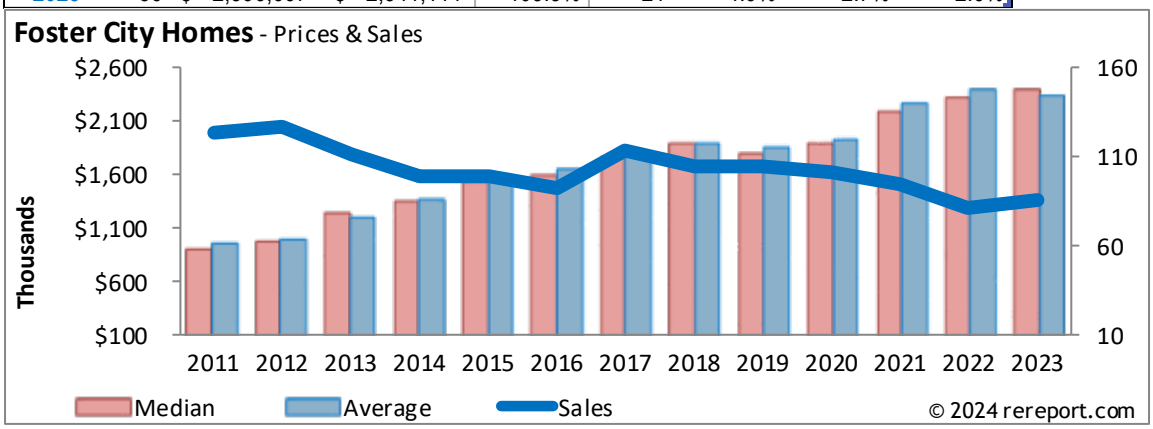
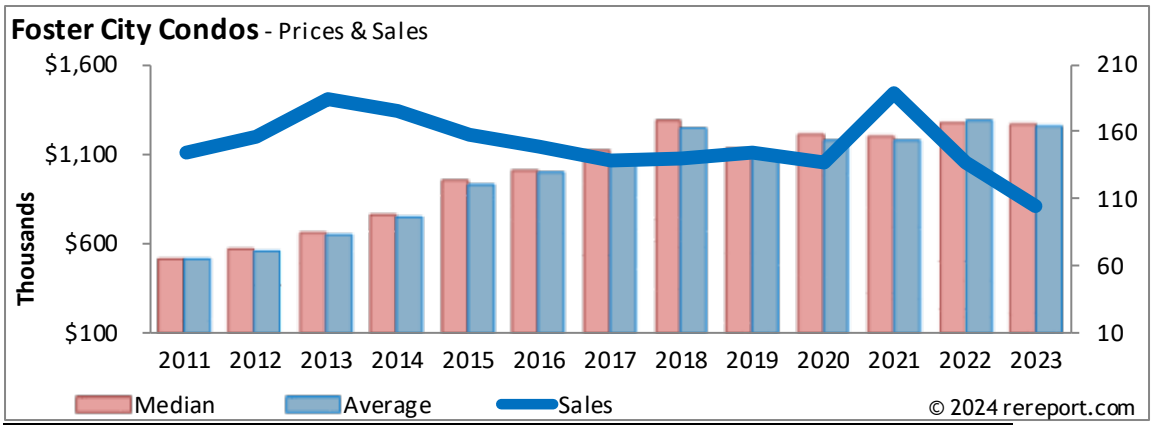
2023 San Mateo County Annual Real Estate Report

Foster City

SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales % Change	Med Prices % Change	Ave Prices % Change
2011	124	$ 925,000	$ 976,945	97.8%	45			
2012	127	$ 1,000,000	$ 1,020,880	101.7%	30	2.4%	8.1%	4.5%
2013	111	$ 1,250,000	$ 1,225,850	104.0%	18	-12.6%	25.0%	20.1%
2014	99	$ 1,358,000	$ 1,389,620	108.6%	13	-10.8%	8.6%	13.4%
2015	99	$ 1,558,000	$ 1,593,500	108.1%	16	0.0%	14.7%	14.7%
2016	93	$ 1,600,000	$ 1,652,650	104.5%	22	-6.1%	2.7%	3.7%
2017	114	$ 1,777,500	$ 1,787,840	108.2%	16	22.6%	11.1%	8.2%
2018	105	$ 1,900,000	$ 1,908,390	108.0%	15	-7.9%	6.9%	6.7%
2019	105	$ 1,805,000	$ 1,862,470	101.5%	20	0.0%	-5.0%	-2.4%
2020	101	$ 1,910,000	$ 1,936,710	103.0%	20	-3.8%	5.8%	4.0%
2021	95	$ 2,200,000	$ 2,278,510	114.1%	11	-5.9%	15.2%	17.6%
2022	82	$ 2,334,000	$ 2,403,730	108.1%	16	-13.7%	6.1%	5.5%
2023	86	$ 2,396,667	$ 2,341,114	103.3%	21	4.9%	2.7%	-2.6%





Foster City

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales % Change	Med Prices % Change	Ave Prices % Change
2011	144	$ 505,000	$ 512,192	97.0%	64			
2012	156	$ 567,500	$ 550,078	101.1%	35	8.3%	12.4%	7.4%
2013	184	$ 648,000	$ 645,454	105.5%	30	17.9%	14.2%	17.3%
2014	175	$ 750,000	$ 744,633	106.3%	17	-4.9%	15.7%	15.4%
2015	158	$ 936,000	$ 919,874	110.6%	14	-9.7%	24.8%	23.5%
2016	149	$ 995,000	$ 989,417	106.5%	16	-5.7%	6.3%	7.6%
2017	139	$ 1,110,000	$ 1,077,220	107.7%	17	-6.7%	11.6%	8.9%
2018	140	$ 1,270,000	$ 1,225,350	110.7%	15	0.7%	14.4%	13.8%
2019	145	$ 1,120,000	$ 1,100,150	102.1%	32	3.6%	-11.8%	-10.2%
2020	137	$ 1,200,000	$ 1,161,370	101.7%	23	-5.5%	7.1%	5.6%
2021	189	$ 1,185,000	$ 1,167,300	104.9%	18	38.0%	-1.3%	0.5%
2022	137	$ 1,258,000	$ 1,276,930	106.6%	17	-27.5%	6.2%	9.4%
2023	104	$ 1,253,042	$ 1,241,088	102.3%	25	-24.1%	-0.4%	-2.8%

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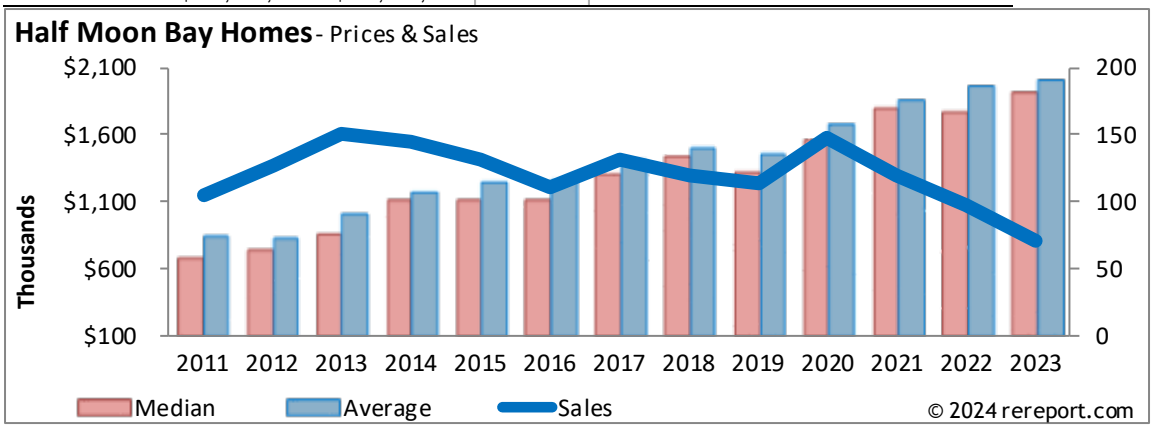
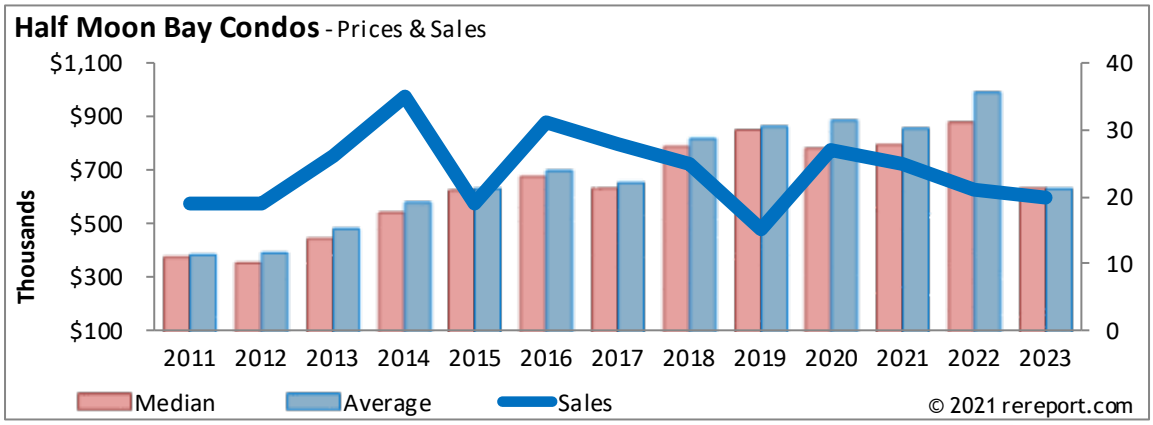
2023 San Mateo County Annual Real Estate Report

Half Moon Bay

SINGLE-FAMILY HOMES

		Prices			% Change from Year Before Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	104	$ 675,000	$ 838,825	95.4%	95			
2012	127	$ 736,000	$ 824,999	97.8%	79	22.1%	9.0%	-1.6%
2013	151	$ 849,000	$ 1,000,450	100.1%	45	18.9%	15.4%	21.3%
2014	145	$ 1,100,000	$ 1,154,950	99.0%	59	-4.0%	29.6%	15.4%
2015	131	$ 1,100,000	$ 1,232,130	101.5%	37	-9.7%	0.0%	6.7%
2016	110	$ 1,108,500	$ 1,251,950	99.4%	53	-16.0%	0.8%	1.6%
2017	131	$ 1,299,000	$ 1,402,370	100.9%	45	19.1%	17.2%	12.0%
2018	119	$ 1,430,000	$ 1,494,920	100.8%	31	-9.2%	10.1%	6.6%
2019	113	$ 1,315,000	$ 1,441,310	99.0%	40	-5.0%	-8.0%	-3.6%
2020	147	$ 1,550,000	$ 1,667,840	100.5%	31	30.1%	17.9%	15.7%
2021	120	$ 1,782,500	$ 1,840,290	108.2%	17	-18.4%	15.0%	10.3%
2022	98	$ 1,750,000	$ 1,950,670	105.7%	21	-18.3%	-1.8%	6.0%
2023	70	$ 1,900,708	$ 1,997,317	99.2%	35	-28.6%	8.6%	2.4%





Half Moon Bay

Condominiums

		Prices			% Change from Year Before Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	19	$ 380,000	$ 387,364	96.4%	63			
2012	19	$ 362,500	$ 394,711	98.7%	73	0.0%	-4.6%	1.9%
2013	26	$ 450,500	$ 486,058	101.8%	35	36.8%	24.3%	23.1%
2014	35	$ 545,000	$ 582,471	103.0%	24	34.6%	21.0%	19.8%
2015	19	$ 625,000	$ 632,737	103.1%	11	-45.7%	14.7%	8.6%
2016	31	$ 680,000	$ 698,758	101.8%	28	63.2%	8.8%	10.4%
2017	28	$ 632,500	$ 657,429	101.1%	19	-9.7%	-7.0%	-5.9%
2018	25	$ 788,888	$ 818,026	101.4%	13	-10.7%	24.7%	24.4%
2019	15	$ 845,000	$ 862,900	99.2%	22	-40.0%	7.1%	5.5%
2020	27	$ 785,000	$ 881,648	99.5%	25	80.0%	-7.1%	2.2%
2021	25	$ 800,000	$ 856,240	102.3%	17	-7.4%	1.9%	-2.9%
2022	21	$ 879,000	$ 989,143	104.3%	20	-16.0%	9.9%	15.5%
2023	20	$ 635,958	$ 630,355	76.1%	18	-4.8%	-27.6%	-36.3%

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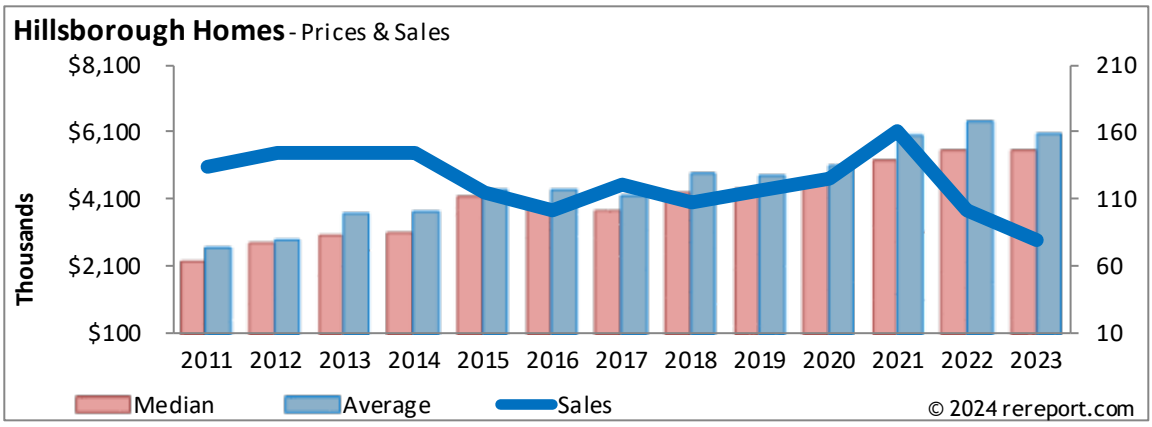
Hillsborough

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	134	$ 2,200,000	$ 2,627,550	95.7%	64			
2012	145	$ 2,750,000	$ 2,865,440	96.9%	62	8.2%	25.0%	9.1%
2013	145	$ 3,000,000	$ 3,607,400	98.1%	62	0.0%	9.1%	25.9%
2014	145	$ 3,050,000	$ 3,691,420	99.4%	63	0.0%	1.7%	2.3%
2015	114	$ 4,092,500	$ 4,340,830	101.4%	44	-21.4%	34.2%	17.6%
2016	102	$ 3,875,000	$ 4,358,920	98.2%	44	-10.5%	-5.3%	0.4%
2017	121	$ 3,700,000	$ 4,198,960	100.7%	45	18.6%	-4.5%	-3.7%
2018	108	$ 4,214,500	$ 4,849,150	99.0%	34	-10.7%	13.9%	15.5%
2019	116	$ 4,335,000	$ 4,757,200	99.4%	42	7.4%	2.9%	-1.9%
2020	125	$ 4,575,000	$ 5,041,120	99.4%	42	7.8%	5.5%	6.0%
2021	160	$ 5,162,500	$ 5,931,670	101.5%	44	28.0%	12.8%	17.7%
2022	102	$ 5,500,000	$ 6,382,780	99.9%	35	-36.3%	6.5%	7.6%
2023	79	$ 5,501,292	$ 6,022,404	97.3%	39	-22.5%	0.0%	-5.6%



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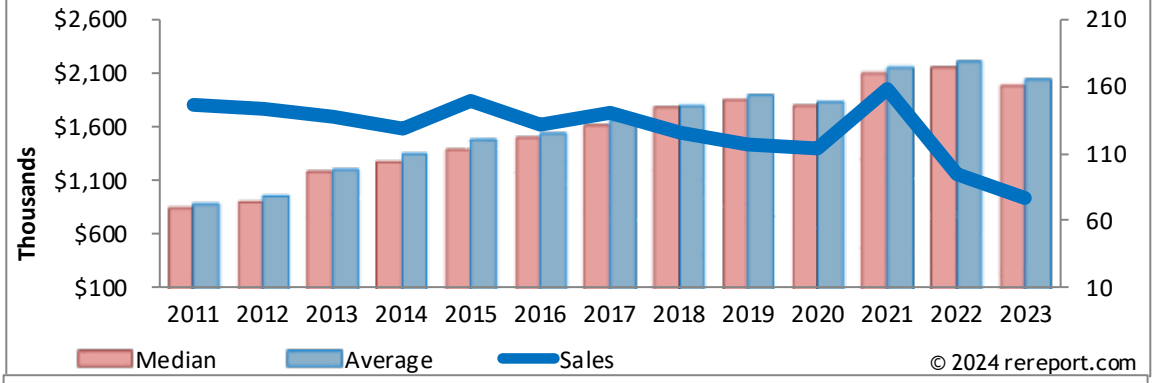
2023 San Mateo County Annual Real Estate Report

Millbrae

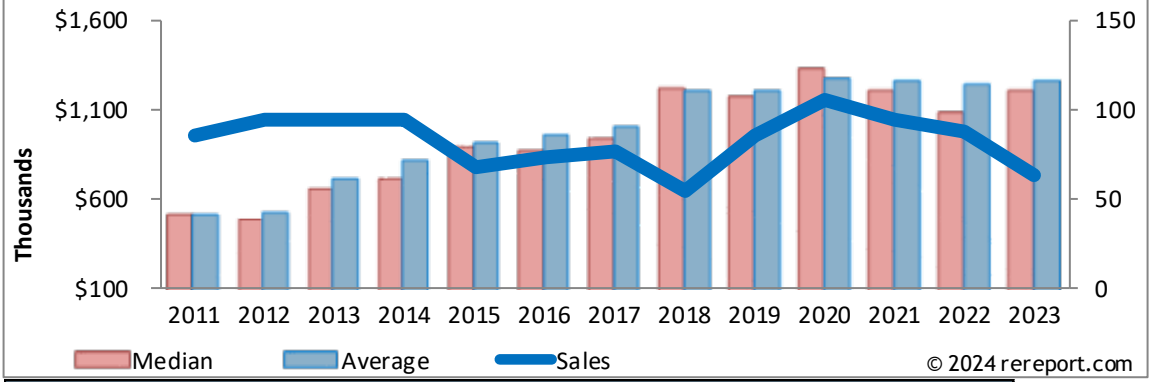
SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	146	$ 859,500	$ 888,653	99.2%	50			
2012	143	$ 910,000	$ 969,632	101.5%	36	-2.1%	5.9%	9.1%
2013	138	$ 1,200,000	$ 1,208,530	108.0%	20	-3.5%	31.9%	24.6%
2014	129	$ 1,280,000	$ 1,356,620	107.7%	25	-6.5%	6.7%	12.3%
2015	149	$ 1,390,000	$ 1,486,100	109.7%	20	15.5%	8.6%	9.5%
2016	132	$ 1,505,400	$ 1,537,150	107.8%	24	-11.4%	8.3%	3.4%
2017	140	$ 1,610,000	$ 1,672,700	110.4%	18	6.1%	6.9%	8.8%
2018	126	$ 1,777,500	$ 1,806,720	113.3%	17	-10.0%	10.4%	8.0%
2019	117	$ 1,855,000	$ 1,893,920	105.2%	18	-7.1%	4.4%	4.8%
2020	113	$ 1,800,000	$ 1,849,340	101.6%	28	-3.4%	-3.0%	-2.4%
2021	158	$ 2,100,000	$ 2,162,970	112.0%	15	39.8%	16.7%	17.0%
2022	94	$ 2,150,000	$ 2,207,840	107.5%	20	-40.5%	2.4%	2.1%
2023	77	$ 1,982,829	$ 2,040,181	104.8%	24	-18.1%	-7.8%	-7.6%

Millbrae Homes - Prices & Sales



Millbae Condos - Prices & Sales



Millbrae

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	28	$ 441,500	$ 511,706	97.3%	66			
2012	22	$ 549,000	$ 529,732	101.0%	98	-21.4%	24.3%	3.5%
2013	35	$ 580,000	$ 614,148	99.3%	31	59.1%	5.6%	15.9%
2014	33	$ 650,000	$ 649,430	105.0%	19	-5.7%	12.1%	5.7%
2015	40	$ 792,500	$ 808,497	105.5%	21	21.2%	21.9%	24.5%
2016	23	$ 888,000	$ 916,117	103.5%	34	-42.5%	12.1%	13.3%
2017	41	$ 900,000	$ 944,588	103.5%	21	78.3%	1.4%	3.1%
2018	35	$ 943,000	$ 953,319	105.7%	18	-14.6%	4.8%	0.9%
2019	31	$ 926,000	$ 969,238	104.4%	32	-11.4%	-1.8%	1.7%
2020	32	$ 1,026,500	$ 1,022,650	103.1%	19	3.2%	10.9%	5.5%
2021	32	$ 927,500	$ 921,190	102.6%	28	0.0%	-9.6%	-9.9%
2022	23	$ 1,055,000	$ 1,057,090	103.1%	36	-28.1%	13.7%	14.8%
2023	16	$ 664,407	$ 666,191	77.0%	17	-30.4%	-37.0%	-37.0%

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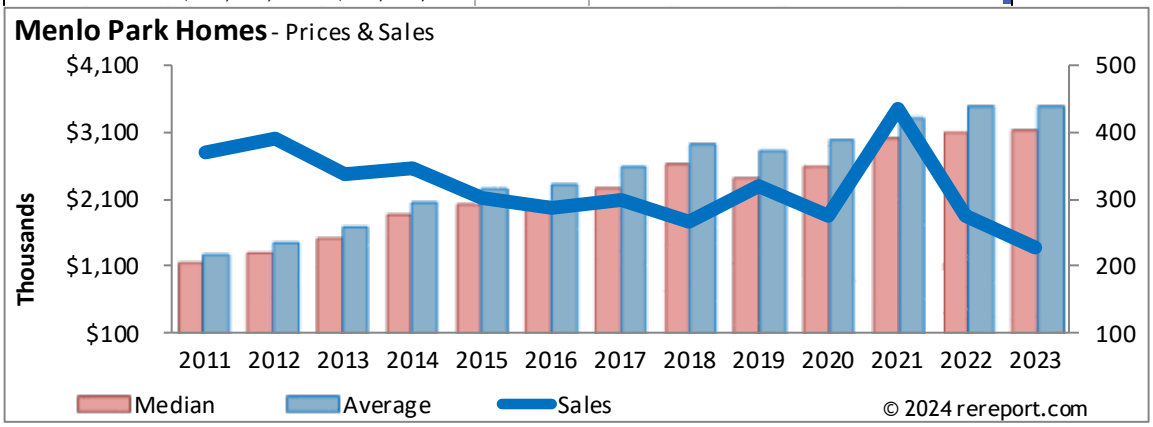
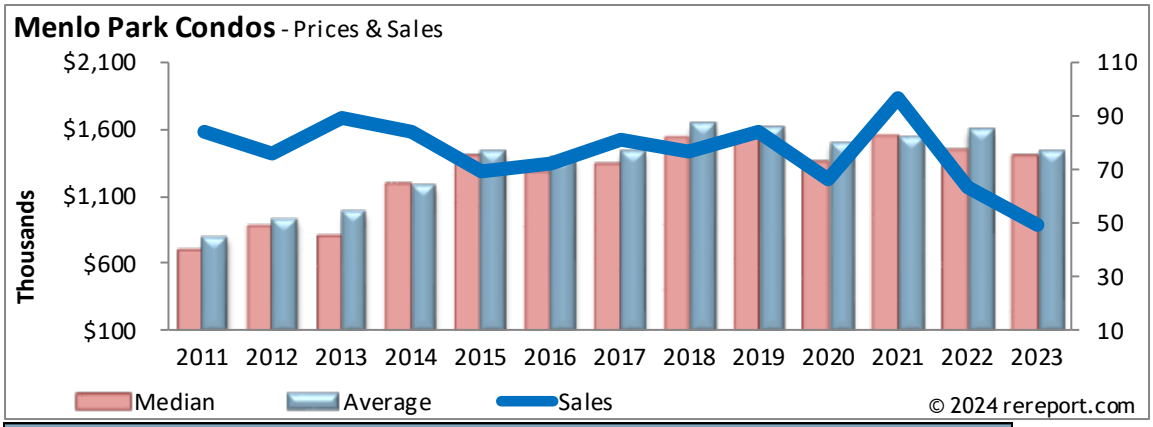
2023 San Mateo County Annual Real Estate Report

Menlo Park

SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	370	$ 1,180,030	$ 1,288,760	99.7%	41			
2012	389	$ 1,310,000	$ 1,451,790	102.3%	27	5.1%	11.0%	12.7%
2013	337	$ 1,525,000	$ 1,705,570	106.2%	22	-13.4%	16.4%	17.5%
2014	345	$ 1,875,000	$ 2,060,760	106.8%	21	2.4%	23.0%	20.8%
2015	302	$ 2,020,000	$ 2,271,900	107.9%	18	-12.5%	7.7%	10.2%
2016	287	$ 2,051,000	$ 2,332,240	103.9%	25	-5.0%	1.5%	2.7%
2017	299	$ 2,275,000	$ 2,579,690	106.6%	24	4.2%	10.9%	10.6%
2018	265	$ 2,625,000	$ 2,902,450	108.2%	20	-11.4%	15.4%	12.5%
2019	320	$ 2,400,000	$ 2,820,010	102.1%	27	20.8%	-8.6%	-2.8%
2020	276	$ 2,587,500	$ 2,985,250	100.8%	28	-13.8%	7.8%	5.9%
2021	436	$ 3,000,000	$ 3,303,610	104.7%	20	58.0%	15.9%	10.7%
2022	274	$ 3,105,000	$ 3,479,510	104.5%	17	-37.2%	3.5%	5.3%
2023	226	$ 3,111,708	$ 3,469,928	101.0%	25	-17.5%	0.2%	-0.3%





Menlo Park

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	84	$ 702,500	$ 794,095	97.6%	63			
2012	76	$ 892,500	$ 924,543	100.2%	46	-9.5%	27.0%	16.4%
2013	89	$ 815,000	$ 988,494	103.3%	23	17.1%	-8.7%	6.9%
2014	84	$ 1,200,000	$ 1,178,200	106.3%	24	-5.6%	47.2%	19.2%
2015	69	$ 1,400,000	$ 1,418,990	106.7%	23	-17.9%	16.7%	20.4%
2016	72	$ 1,285,000	$ 1,380,480	101.3%	26	4.3%	-8.2%	-2.7%
2017	81	$ 1,350,000	$ 1,431,290	100.7%	32	12.5%	5.1%	3.7%
2018	77	$ 1,537,500	$ 1,630,440	107.1%	17	-4.9%	13.9%	13.9%
2019	84	$ 1,573,250	$ 1,610,320	99.3%	46	9.1%	2.3%	-1.2%
2020	66	$ 1,362,500	$ 1,485,140	98.5%	33	-21.4%	-13.4%	-7.8%
2021	97	$ 1,550,000	$ 1,534,620	100.7%	37	47.0%	13.8%	3.3%
2022	63	$ 1,451,000	$ 1,588,870	103.5%	21	-35.1%	-6.4%	3.5%
2023	49	$ 1,401,375	$ 1,429,141	99.0%	55	-22.2%	-3.4%	-10.1%

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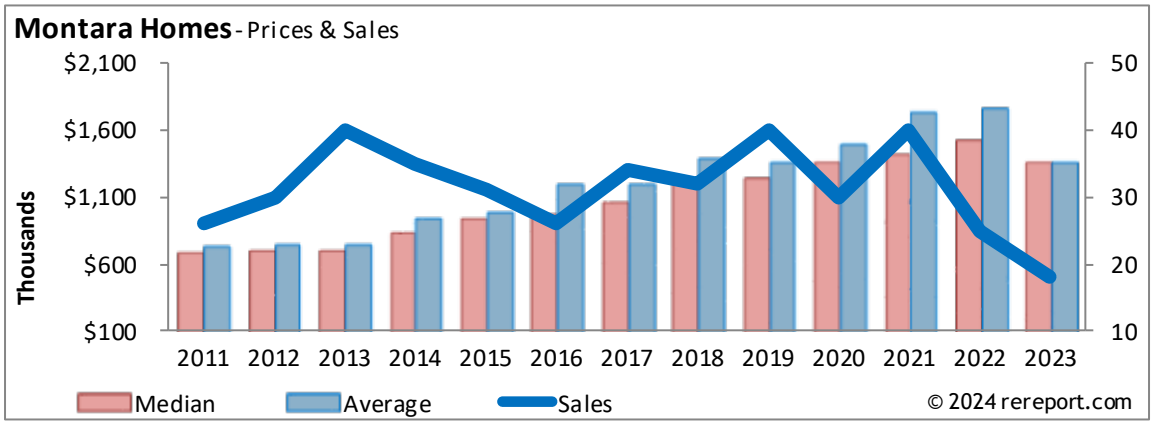
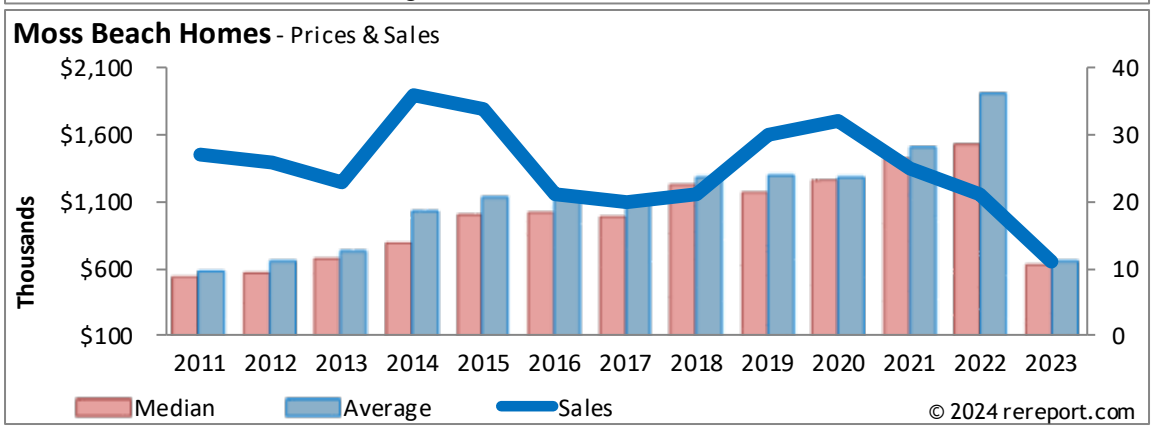
2023 San Mateo County Annual Real Estate Report

Montara

SINGLE-FAMILY HOMES						% Change from Year Before		
		Prices					Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	26	$ 692,300	$ 736,635	96.1%	87			
2012	30	$ 718,500	$ 762,658	97.0%	91	15.4%	3.8%	3.5%
2013	40	$ 717,500	$ 762,650	99.3%	37	33.3%	-0.1%	0.0%
2014	35	$ 849,000	$ 956,629	101.1%	52	-12.5%	18.3%	25.4%
2015	31	$ 950,000	$ 1,001,100	101.4%	34	-11.4%	11.9%	4.6%
2016	26	$ 972,315	$ 1,195,520	101.3%	40	-16.1%	2.3%	19.4%
2017	34	$ 1,062,500	$ 1,197,650	100.8%	41	30.8%	9.3%	0.2%
2018	32	$ 1,223,500	$ 1,395,130	100.9%	43	-5.9%	15.2%	16.5%
2019	40	$ 1,250,000	$ 1,361,660	98.9%	42	25.0%	2.2%	-2.4%
2020	30	$ 1,362,500	$ 1,497,310	101.5%	35	-25.0%	9.0%	10.0%
2021	40	$ 1,425,000	$ 1,731,150	103.3%	17	33.3%	4.6%	15.6%
2022	25	$ 1,520,000	$ 1,767,640	103.3%	25	-37.5%	6.7%	2.1%
2023	18	$ 1,370,003	$ 1,367,680	92.4%	38	-28.0%	-9.9%	-22.6%





Moss Beach

SINGLE-FAMILY HOMES						% Change from Year Before		
		Prices					Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	27	$ 550,000	$ 600,204	93.5%				
2012	26	$ 580,000	$ 665,375	98.9%	88	-3.7%	5.5%	10.9%
2013	23	$ 690,000	$ 748,196	96.3%	62	-11.5%	19.0%	12.4%
2014	36	$ 795,750	$ 1,038,970	100.6%	50	56.5%	15.3%	38.9%
2015	34	$ 1,013,500	$ 1,135,610	101.1%	29	-5.6%	27.4%	9.3%
2016	21	$ 1,025,000	$ 1,140,000	99.3%	38	-38.2%	1.1%	0.4%
2017	20	$ 988,500	$ 1,105,840	97.7%	76	-4.8%	-3.6%	-3.0%
2018	21	$ 1,228,000	$ 1,293,430	103.6%	45	5.0%	24.2%	17.0%
2019	30	$ 1,170,000	$ 1,310,050	97.9%	47	42.9%	-4.7%	1.3%
2020	32	$ 1,255,000	$ 1,295,350	101.4%	35	6.7%	7.3%	-1.1%
2021	25	$ 1,422,000	$ 1,505,350	106.2%	38	-21.9%	13.3%	16.2%
2022	21	$ 1,525,000	$ 1,917,760	103.6%	40	-16.0%	7.2%	27.4%
2023	11	$ 634,354	$ 668,496	42.9%	22	-47.6%	-58.4%	-65.1%

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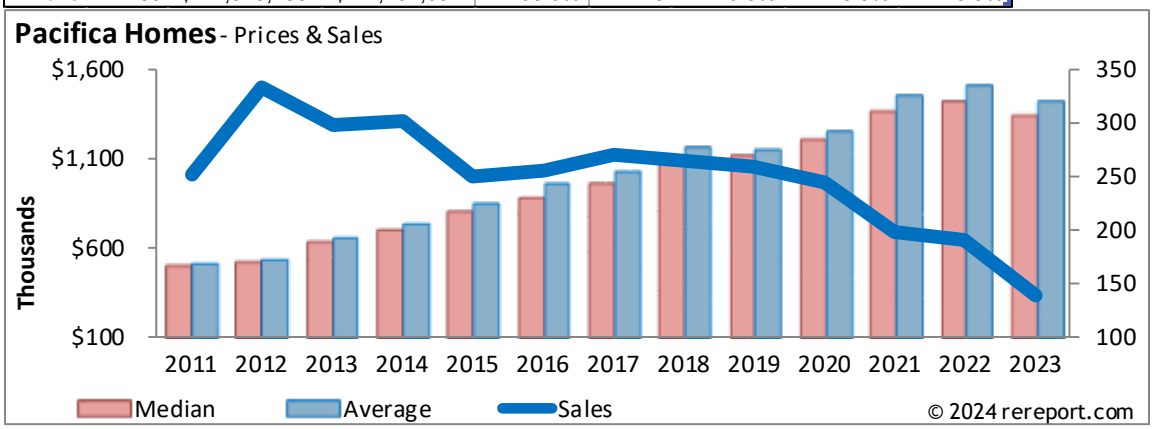
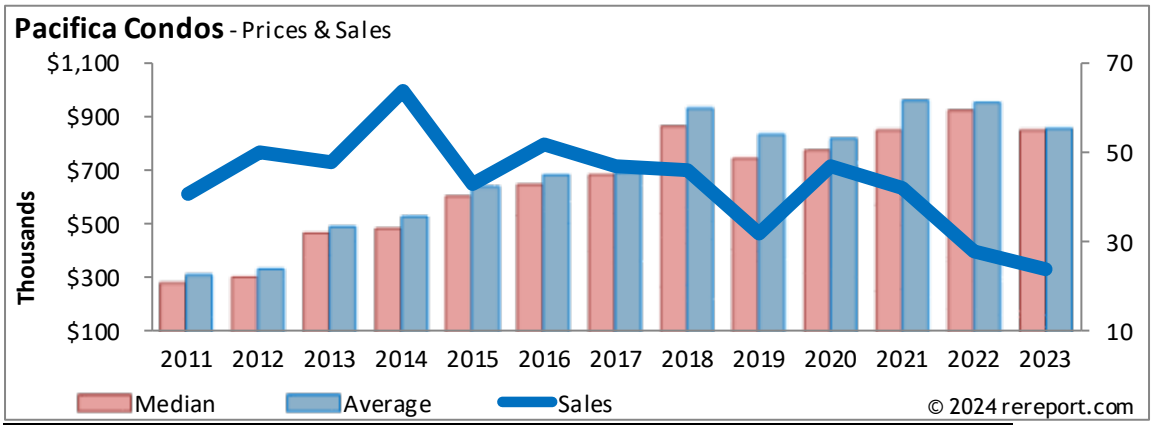
2023 San Mateo County Annual Real Estate Report

Pacifica

SINGLE-FAMILY HOMES

		Prices			% Change from Year Before Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	251	$ 495,000	$ 511,841	97.7%	71			
2012	332	$ 522,500	$ 530,375	101.0%	54	32.3%	5.6%	3.6%
2013	298	$ 630,000	$ 655,571	104.1%	29	-10.2%	20.6%	23.6%
2014	301	$ 695,000	$ 727,476	104.1%	23	1.0%	10.3%	11.0%
2015	250	$ 800,000	$ 838,091	106.8%	19	-16.9%	15.1%	15.2%
2016	255	$ 875,000	$ 948,202	106.6%	23	2.0%	9.4%	13.1%
2017	270	$ 954,000	$ 1,021,380	108.8%	21	5.9%	9.0%	7.7%
2018	265	$ 1,100,000	$ 1,146,390	112.2%	19	-1.9%	15.3%	12.2%
2019	259	$ 1,110,000	$ 1,136,020	108.2%	24	-2.3%	0.9%	-0.9%
2020	244	$ 1,200,000	$ 1,236,980	105.8%	18	-5.8%	8.1%	8.9%
2021	197	$ 1,350,000	$ 1,441,820	112.4%	16	-19.3%	12.5%	16.6%
2022	190	$ 1,409,000	$ 1,493,210	109.5%	18	-3.6%	4.4%	3.6%
2023	139	$ 1,325,458	$ 1,404,691	103.0%	25	-26.8%	-5.9%	-5.9%





Pacifica

Condominiums

		Prices			% Change from Year Before Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	41	$ 290,000	$ 317,836	98.1%	64			
2012	50	$ 311,250	$ 337,140	100.9%	55	22.0%	7.3%	6.1%
2013	48	$ 471,000	$ 495,033	103.3%	29	-4.0%	51.3%	46.8%
2014	64	$ 490,840	$ 531,002	103.0%	23	33.3%	4.2%	7.3%
2015	43	$ 605,000	$ 646,168	106.7%	20	-32.8%	23.3%	21.7%
2016	52	$ 650,000	$ 687,789	104.4%	29	20.9%	7.4%	6.4%
2017	47	$ 686,000	$ 698,660	104.5%	18	-9.6%	5.5%	1.6%
2018	46	$ 867,500	$ 933,864	108.1%	18	-2.1%	26.5%	33.7%
2019	32	$ 750,000	$ 835,237	103.7%	22	-30.4%	-13.5%	-10.6%
2020	47	$ 775,000	$ 819,096	103.4%	19	46.9%	3.3%	-1.9%
2021	42	$ 852,500	$ 963,298	104.6%	22	-10.6%	10.0%	17.6%
2022	28	$ 921,500	$ 953,964	108.2%	18	-33.3%	8.1%	-1.0%
2023	24	$ 852,708	$ 858,438	100.6%	41	-14.3%	-7.5%	-10.0%

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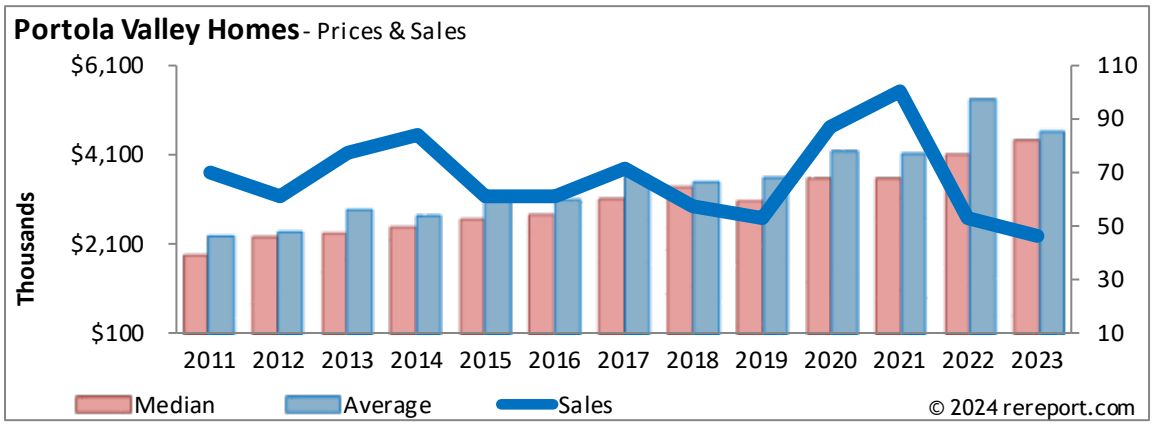
Portola Valley

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	70	$ 1,827,500	$ 2,255,610	97.2%	68			
2012	61	$ 2,200,000	$ 2,362,570	99.3%	46	-12.9%	20.4%	4.7%
2013	77	$ 2,287,500	$ 2,828,790	99.1%	46	26.2%	4.0%	19.7%
2014	84	$ 2,437,500	$ 2,711,500	105.1%	39	9.1%	6.6%	-4.1%
2015	61	$ 2,640,000	$ 3,041,210	103.4%	27	-27.4%	8.3%	12.2%
2016	61	$ 2,700,000	$ 3,055,790	100.3%	38	0.0%	2.3%	0.5%
2017	71	$ 3,050,000	$ 3,599,600	102.3%	35	16.4%	13.0%	17.8%
2018	57	$ 3,350,000	$ 3,472,540	103.4%	38	-19.7%	9.8%	-3.5%
2019	53	$ 3,025,000	$ 3,556,040	97.8%	60	-7.0%	-9.7%	2.4%
2020	87	$ 3,495,000	$ 4,116,020	97.2%	53	64.2%	15.5%	15.7%
2021	100	$ 3,512,500	$ 4,095,950	102.9%	29	14.9%	0.5%	-0.5%
2022	53	$ 4,050,000	$ 5,290,000	101.0%	29	-47.0%	15.3%	29.2%
2023	46	$ 4,334,704	$ 4,583,339	98.3%	41	-13.2%	7.0%	-13.4%



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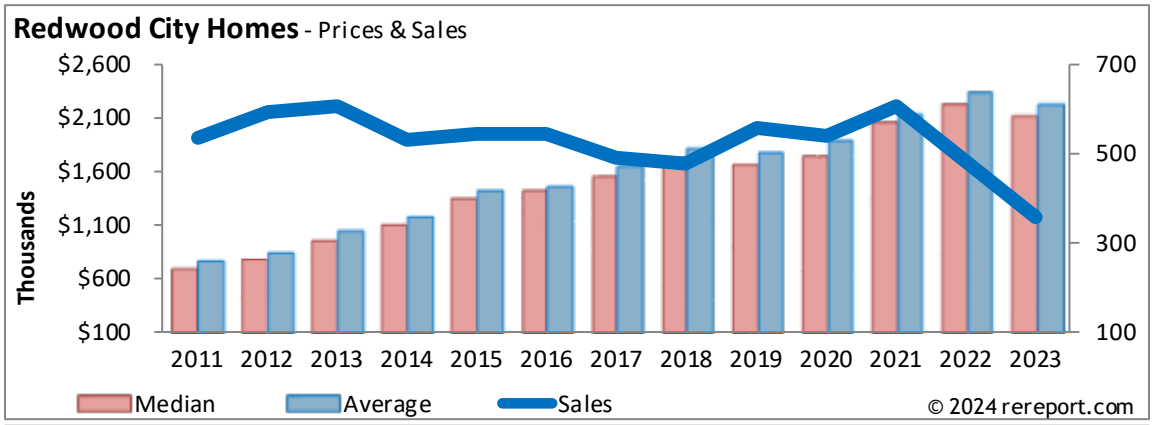
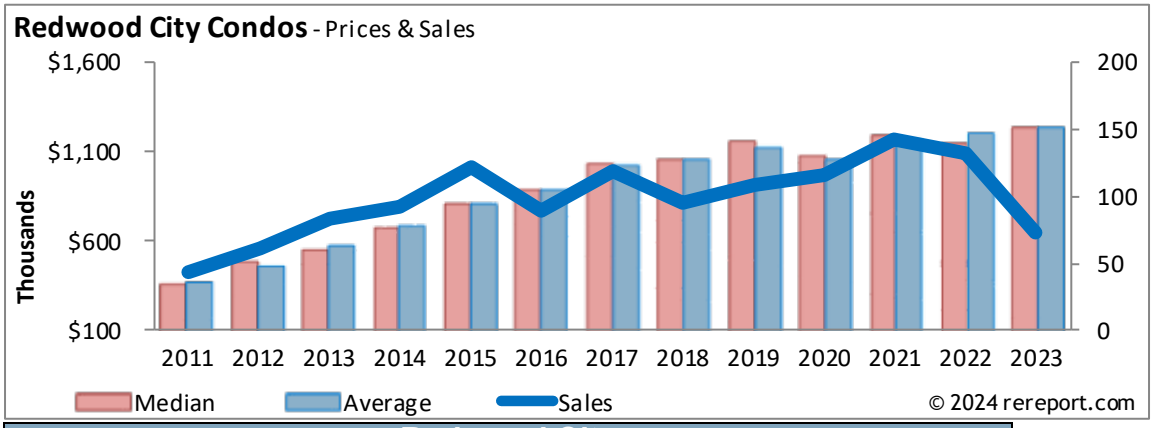
Redwood City

SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	534	$ 684,000	$ 752,879	98.2%	64			
2012	593	$ 782,500	$ 840,056	101.0%	43	11.0%	14.4%	11.6%
2013	606	$ 949,000	$ 1,031,240	104.7%	25	2.2%	21.3%	22.8%
2014	528	$ 1,100,000	$ 1,172,300	107.1%	21	-12.9%	15.9%	13.7%
2015	542	$ 1,325,500	$ 1,414,370	110.2%	17	2.7%	20.5%	20.6%
2016	544	$ 1,405,000	$ 1,454,480	104.8%	23	0.4%	6.0%	2.8%
2017	488	$ 1,539,000	$ 1,633,380	108.6%	17	-10.3%	9.5%	12.3%
2018	476	$ 1,700,000	$ 1,802,790	108.2%	18	-2.5%	10.5%	10.4%
2019	556	$ 1,650,000	$ 1,761,110	102.1%	26	16.8%	-2.9%	-2.3%
2020	538	$ 1,731,800	$ 1,864,500	101.9%	23	-3.2%	5.0%	5.9%
2021	604	$ 2,037,500	$ 2,116,340	108.4%	17	12.3%	17.7%	13.5%
2022	482	$ 2,201,000	$ 2,322,440	107.9%	19	-20.2%	8.0%	9.7%
2023	355	$ 2,090,703	$ 2,208,640	101.7%	23	-26.3%	-5.0%	-4.9%





Redwood City

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	44	$ 368,054	$ 381,577	96.9%	90			
2012	61	$ 490,000	$ 468,472	100.3%	46	38.6%	33.1%	22.8%
2013	83	$ 564,800	$ 582,245	102.7%	40	36.1%	15.3%	24.3%
2014	92	$ 681,500	$ 687,336	102.7%	32	10.8%	20.7%	18.0%
2015	122	$ 810,500	$ 812,998	107.2%	21	32.6%	18.9%	18.3%
2016	90	$ 897,500	$ 897,183	105.9%	18	-26.2%	10.7%	10.4%
2017	119	$ 1,040,000	$ 1,028,370	106.4%	17	32.2%	15.9%	14.6%
2018	96	$ 1,058,000	$ 1,061,930	108.5%	16	-19.3%	1.7%	3.3%
2019	108	$ 1,155,000	$ 1,120,530	102.5%	21	12.5%	9.2%	5.5%
2020	116	$ 1,080,000	$ 1,059,470	100.9%	25	7.4%	-6.5%	-5.4%
2021	143	$ 1,190,000	$ 1,172,760	104.4%	21	23.3%	10.2%	10.7%
2022	133	$ 1,150,000	$ 1,200,770	103.1%	23	-7.0%	-3.4%	2.4%
2023	73	$ 1,241,694	$ 1,232,400	101.8%	28	-45.1%	8.0%	2.6%

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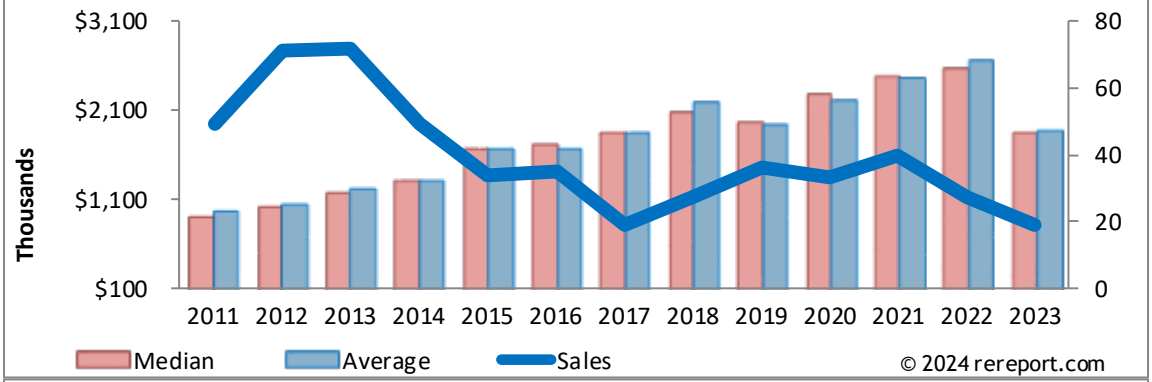
2023 San Mateo County Annual Real Estate Report

Redwood Shores

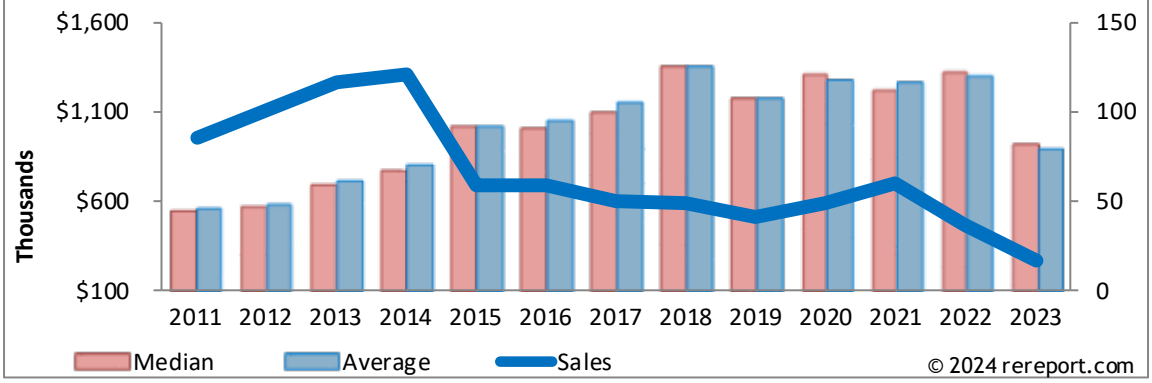
SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	49	$ 930,000	$ 982,235	99.4%	26			
2012	71	$ 1,030,000	$ 1,065,200	101.4%	27	44.9%	10.8%	8.4%
2013	72	$ 1,199,500	$ 1,222,470	103.7%	16	1.4%	16.5%	14.8%
2014	49	$ 1,320,000	$ 1,331,890	105.5%	17	-31.9%	10.0%	9.0%
2015	34	$ 1,680,000	$ 1,669,090	107.5%	13	-30.6%	27.3%	25.3%
2016	35	$ 1,725,000	$ 1,686,040	103.8%	25	2.9%	2.7%	1.0%
2017	19	$ 1,852,000	$ 1,845,790	106.5%	12	-45.7%	7.4%	9.5%
2018	27	$ 2,075,000	$ 2,191,700	105.9%	19	42.1%	12.0%	18.7%
2019	36	$ 1,972,500	$ 1,943,580	101.0%	35	33.3%	-4.9%	-11.3%
2020	33	$ 2,280,000	$ 2,222,000	102.2%	22	-8.3%	15.6%	14.3%
2021	40	$ 2,470,000	$ 2,444,940	113.1%	10	21.2%	8.3%	10.0%
2022	27	$ 2,560,000	$ 2,662,570	108.5%	14	-32.5%	3.6%	8.9%
2023	19	$ 1,866,156	$ 1,882,147	76.5%	10	-29.6%	-27.1%	-29.3%

Redwood Shores Homes - Prices & Sales



Redwood Shores Condos - Prices & Sales



Redwood Shores

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	85	$ 543,000	$ 546,693	97.5%	63			
2012	101	$ 560,000	$ 579,097	101.8%	33	18.8%	3.1%	5.9%
2013	116	$ 680,000	$ 704,430	105.7%	18	14.9%	21.4%	21.6%
2014	121	$ 760,000	$ 798,084	106.1%	17	4.3%	11.8%	13.3%
2015	58	$ 1,009,000	$ 1,009,200	108.0%	16	-52.1%	32.8%	26.5%
2016	59	$ 1,000,000	$ 1,042,140	105.0%	15	1.7%	-0.9%	3.3%
2017	50	$ 1,080,000	$ 1,142,460	106.6%	13	-15.3%	8.0%	9.6%
2018	49	$ 1,340,000	$ 1,336,650	109.9%	12	-2.0%	24.1%	17.0%
2019	41	$ 1,166,000	$ 1,160,810	101.8%	16	-16.3%	-13.0%	-13.2%
2020	49	$ 1,295,000	$ 1,268,030	100.9%	17	19.5%	11.1%	9.2%
2021	60	$ 1,210,000	$ 1,249,500	103.2%	17	22.4%	-6.6%	-1.5%
2022	36	$ 1,312,500	$ 1,279,870	103.1%	21	-40.0%	8.5%	2.4%
2023	16	$ 902,208	$ 888,736	68.0%	15	-55.6%	-31.3%	-30.6%

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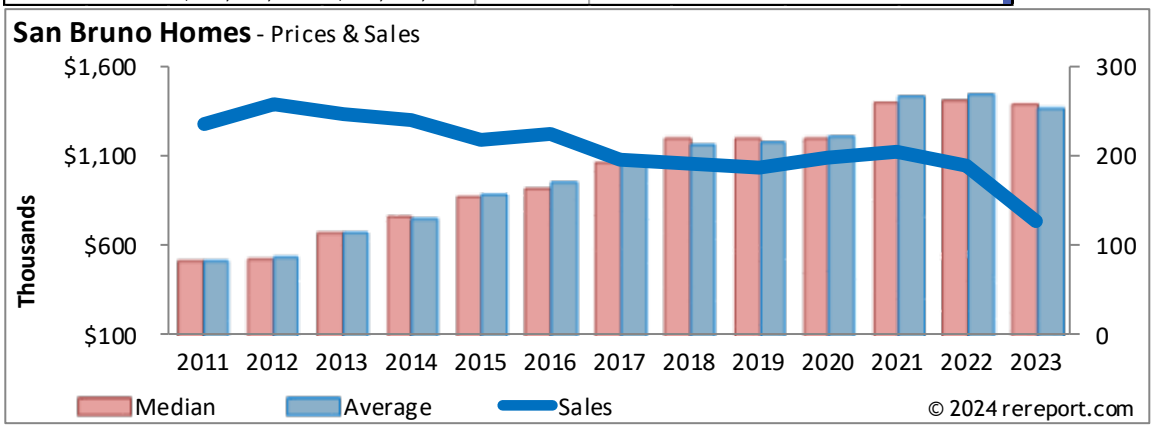
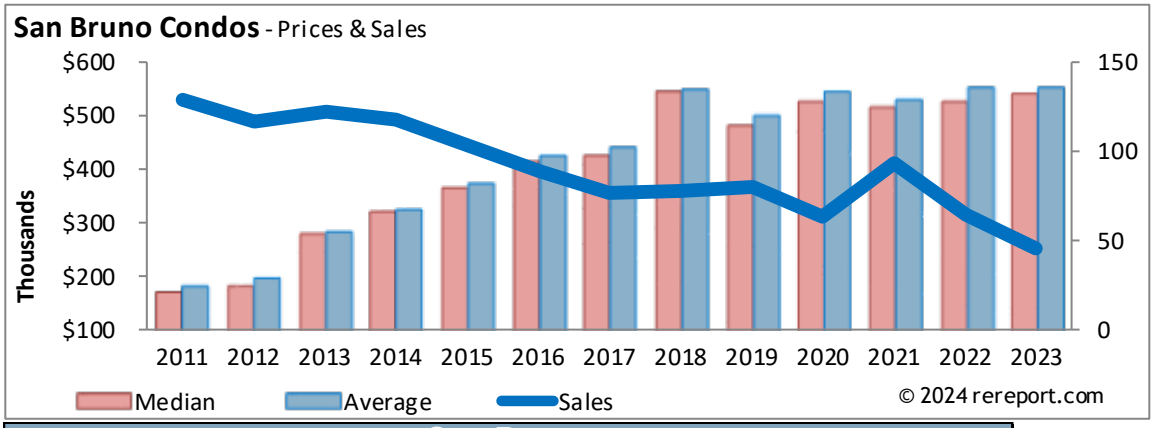
2023 San Mateo County Annual Real Estate Report

San Bruno

SINGLE-FAMILY HOMES

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	236	$ 525,000	$ 521,530	98.4%	60			
2012	259	$ 540,000	$ 542,919	103.2%	47	9.7%	2.9%	4.1%
2013	248	$ 677,500	$ 677,838	105.3%	24	-4.2%	25.5%	24.9%
2014	240	$ 768,000	$ 758,844	105.0%	26	-3.2%	13.4%	12.0%
2015	218	$ 880,000	$ 890,122	108.9%	18	-9.2%	14.6%	17.3%
2016	226	$ 924,000	$ 956,178	107.6%	23	3.7%	5.0%	7.4%
2017	196	$ 1,069,000	$ 1,083,290	110.1%	18	-13.3%	15.7%	13.3%
2018	191	$ 1,200,000	$ 1,165,330	110.5%	20	-2.6%	12.3%	7.6%
2019	188	$ 1,200,000	$ 1,186,440	108.0%	19	-1.6%	0.0%	1.8%
2020	198	$ 1,206,000	$ 1,219,720	104.6%	21	5.3%	0.5%	2.8%
2021	206	$ 1,400,000	$ 1,432,900	112.1%	14	4.0%	16.1%	17.5%
2022	190	$ 1,413,500	$ 1,444,080	108.1%	19	-7.8%	1.0%	0.8%
2023	128	$ 1,388,111	$ 1,365,722	104.7%	17	-32.6%	-1.8%	-5.4%





San Bruno

Condominiums

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	% Change from Year Before Sales	% Change from Year Before Prices Med	% Change from Year Before Prices Ave
2011	129	$ 175,000	$ 184,473	98.6%	57			
2012	117	$ 186,000	$ 201,390	103.4%	45	-9.3%	6.3%	9.2%
2013	122	$ 280,000	$ 286,021	104.5%	31	4.3%	50.5%	42.0%
2014	118	$ 322,000	$ 324,826	101.5%	37	-3.3%	15.0%	13.6%
2015	103	$ 368,000	$ 373,642	103.4%	21	-12.7%	14.3%	15.0%
2016	89	$ 415,000	$ 424,867	104.8%	20	-13.6%	12.8%	13.7%
2017	77	$ 425,000	$ 440,467	105.4%	16	-13.5%	2.4%	3.7%
2018	78	$ 544,000	$ 547,939	111.0%	13	1.3%	28.0%	24.4%
2019	80	$ 480,000	$ 499,273	102.8%	22	2.6%	-11.8%	-8.9%
2020	63	$ 525,000	$ 543,793	100.3%	33	-21.3%	9.4%	8.9%
2021	93	$ 515,000	$ 527,872	101.9%	27	47.6%	-1.9%	-2.9%
2022	65	$ 525,000	$ 551,731	102.9%	25	-30.1%	1.9%	4.5%
2023	46	$ 540,704	$ 552,695	100.0%	38	-29.2%	3.0%	0.2%

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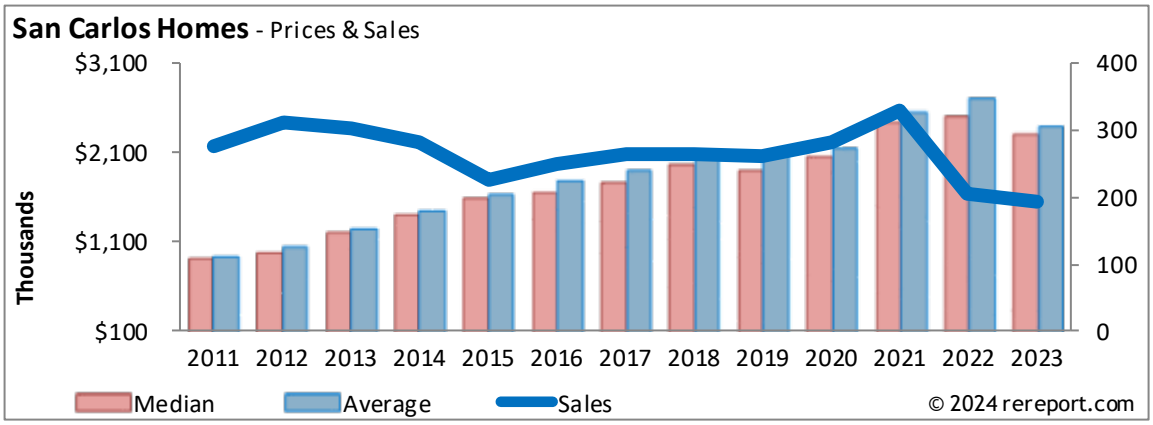
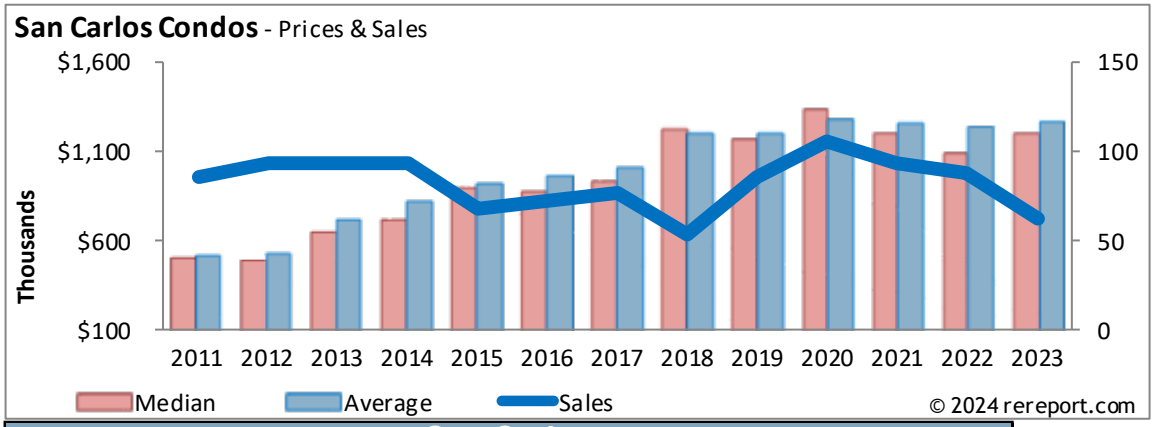
2023 San Mateo County Annual Real Estate Report

San Carlos

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	278	$ 925,000	$ 960,084	99.4%	34			
2012	313	$ 1,000,000	$ 1,072,010	102.4%	31	12.6%	8.1%	11.7%
2013	303	$ 1,210,000	$ 1,261,170	108.7%	17	-3.2%	21.0%	17.6%
2014	283	$ 1,425,000	$ 1,456,150	109.4%	16	-6.6%	17.8%	15.5%
2015	227	$ 1,600,000	$ 1,650,530	111.6%	17	-19.8%	12.3%	13.3%
2016	250	$ 1,672,500	$ 1,789,080	106.3%	17	10.1%	4.5%	8.4%
2017	264	$ 1,785,000	$ 1,899,350	109.7%	14	5.6%	6.7%	6.2%
2018	266	$ 1,975,000	$ 2,090,370	109.8%	14	0.8%	10.6%	10.1%
2019	262	$ 1,905,000	$ 2,114,940	104.3%	19	-1.5%	-3.5%	1.2%
2020	283	$ 2,065,000	$ 2,154,590	103.2%	17	8.0%	8.4%	1.9%
2021	330	$ 2,436,950	$ 2,546,800	110.2%	13	16.6%	18.0%	18.2%
2022	206	$ 2,500,000	$ 2,713,020	107.0%	15	-37.6%	2.6%	6.5%
2023	195	$ 2,304,375	$ 2,404,899	102.9%	21	-5.3%	-7.8%	-11.4%





San Carlos

Condominiums

		Prices				% Change from Year Before Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	86	$ 519,950	$ 525,137	97.4%	87			
2012	94	$ 503,000	$ 537,210	102.3%	40	9.3%	-3.3%	2.3%
2013	94	$ 664,000	$ 721,603	105.0%	16	0.0%	32.0%	34.3%
2014	94	$ 725,000	$ 821,365	105.0%	17	0.0%	9.2%	13.8%
2015	68	$ 905,000	$ 926,669	110.0%	12	-27.7%	24.8%	12.8%
2016	73	$ 879,000	$ 965,134	104.6%	18	7.4%	-2.9%	4.2%
2017	77	$ 942,000	$ 1,012,830	104.8%	14	5.5%	7.2%	4.9%
2018	54	$ 1,225,000	$ 1,208,690	109.1%	19	-29.9%	30.0%	19.3%
2019	86	$ 1,172,500	$ 1,208,840	101.5%	22	59.3%	-4.3%	0.0%
2020	106	$ 1,336,000	$ 1,283,320	100.2%	28	23.3%	13.9%	6.2%
2021	94	$ 1,207,500	$ 1,263,460	102.6%	17	-11.3%	-9.6%	-1.5%
2022	88	$ 1,090,000	$ 1,241,620	103.3%	19	-6.4%	-9.7%	-1.7%
2023	63	$ 1,205,720	$ 1,265,984	100.5%	39	-28.4%	10.6%	2.0%

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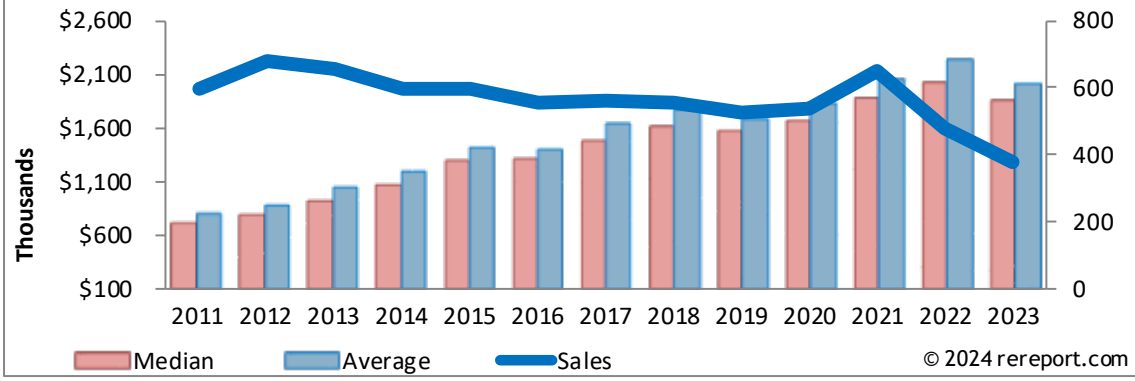
2023 San Mateo County Annual Real Estate Report

San Mateo

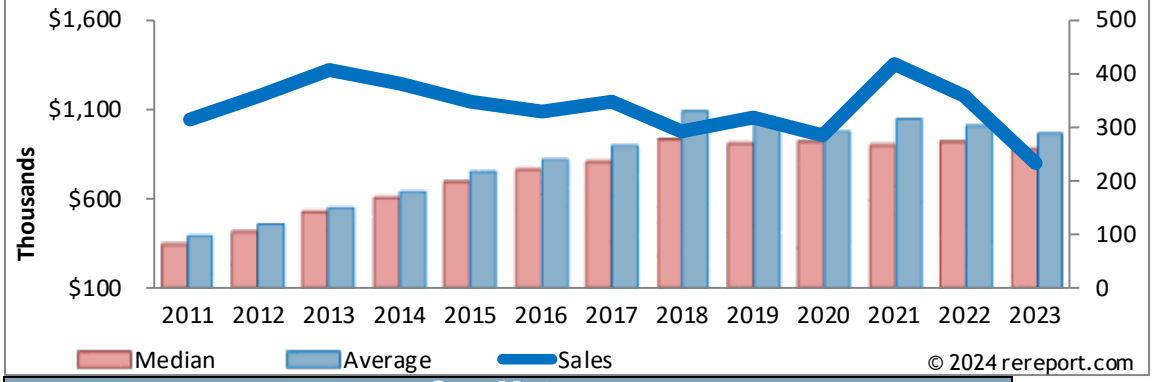
SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	594	$ 708,500	$ 805,264	98.7%	48			
2012	682	$ 778,000	$ 869,860	102.3%	33	14.8%	9.8%	8.0%
2013	654	$ 910,500	$ 1,044,710	107.2%	21	-4.1%	17.0%	20.1%
2014	594	$ 1,049,500	$ 1,192,170	107.7%	20	-9.2%	15.3%	14.1%
2015	599	$ 1,275,000	$ 1,411,060	109.7%	17	0.8%	21.5%	18.4%
2016	557	$ 1,302,000	$ 1,399,160	107.4%	19	-7.0%	2.1%	-0.8%
2017	563	$ 1,468,500	$ 1,636,650	111.6%	15	1.1%	12.8%	17.0%
2018	557	$ 1,600,000	$ 1,765,180	111.2%	17	-1.1%	9.0%	7.9%
2019	524	$ 1,550,000	$ 1,671,310	104.4%	23	-5.9%	-3.1%	-5.3%
2020	537	$ 1,650,000	$ 1,812,420	103.1%	21	2.5%	6.5%	8.4%
2021	647	$ 1,850,000	$ 2,033,610	110.7%	15	20.5%	12.1%	12.2%
2022	479	$ 2,000,000	$ 2,220,860	109.0%	16	-26.0%	8.1%	9.2%
2023	377	$ 1,832,250	$ 2,007,155	103.1%	21	-21.3%	-8.4%	-9.6%

San Mateo Homes - Prices & Sales



San Mateo Condos - Prices & Sales



San Mateo

Condominiums

		Prices				% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	315	$ 340,000	$ 387,978	96.8%	78			
2012	358	$ 409,500	$ 453,659	100.1%	51	13.7%	20.4%	16.9%
2013	405	$ 516,000	$ 545,140	104.0%	35	13.1%	26.0%	20.2%
2014	379	$ 596,000	$ 624,704	103.6%	26	-6.4%	15.5%	14.6%
2015	346	$ 688,000	$ 735,877	107.0%	20	-8.7%	15.4%	17.8%
2016	329	$ 750,000	$ 808,750	105.0%	23	-4.9%	9.0%	9.9%
2017	348	$ 800,000	$ 880,250	105.0%	25	5.8%	6.7%	8.8%
2018	291	$ 920,000	$ 1,069,120	108.3%	18	-16.4%	15.0%	21.5%
2019	319	$ 900,000	$ 1,004,270	102.2%	31	9.6%	-2.2%	-6.1%
2020	283	$ 902,000	$ 964,992	100.8%	28	-11.3%	0.2%	-3.9%
2021	418	$ 883,500	$ 1,024,140	102.9%	28	47.7%	-2.1%	6.1%
2022	357	$ 913,000	$ 996,157	102.1%	32	-14.6%	3.3%	-2.7%
2023	233	$ 861,283	$ 948,034	99.9%	45	-34.7%	-5.7%	-4.8%

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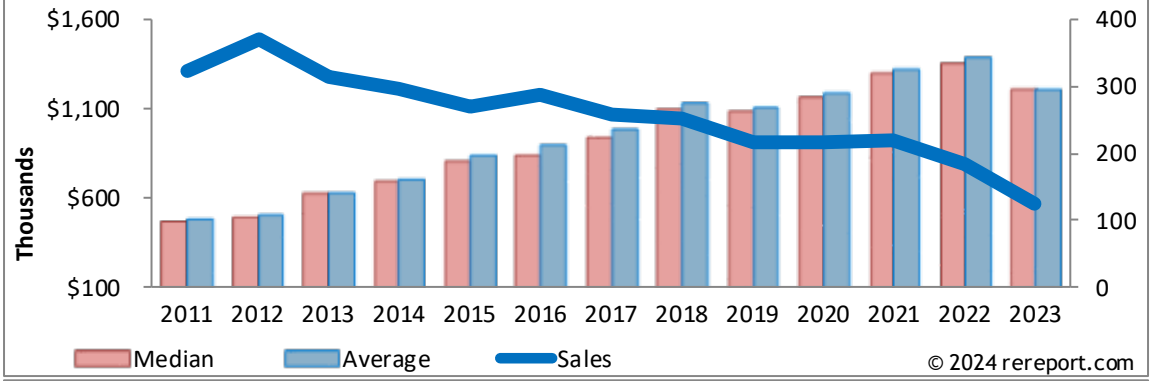
2023 San Mateo County Annual Real Estate Report

South San Francisco

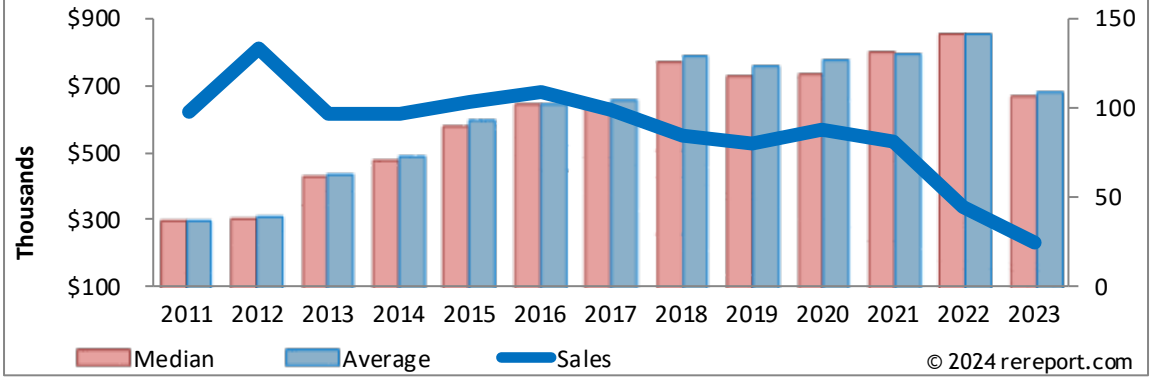
Condominiums — % Change from Year Before

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales	Med Prices	Ave Prices
2011	98	$ 300,052	$ 300,317	98.4%	95			
2012	133	$ 310,000	$ 314,613	102.3%	62	35.7%	3.3%	4.8%
2013	97	$ 430,000	$ 439,685	107.4%	27	-27.1%	38.7%	39.8%
2014	97	$ 478,000	$ 490,739	103.9%	27	0.0%	11.2%	11.6%
2015	103	$ 580,000	$ 595,334	107.5%	24	6.2%	21.3%	21.3%
2016	109	$ 645,000	$ 644,481	104.1%	25	5.8%	11.2%	8.3%
2017	99	$ 645,000	$ 656,312	105.3%	23	-9.2%	0.0%	1.8%
2018	85	$ 772,000	$ 788,259	109.8%	16	-14.1%	19.7%	20.1%
2019	80	$ 726,500	$ 758,411	105.1%	22	-5.9%	-5.9%	-3.8%
2020	88	$ 733,500	$ 775,326	102.2%	31	10.0%	1.0%	2.2%
2021	81	$ 800,000	$ 795,704	105.3%	21	-8.0%	9.1%	2.6%
2022	45	$ 855,000	$ 854,266	103.7%	35	-44.4%	6.9%	7.4%
2023	25	$ 666,333	$ 680,317	86.1%	19	-44.4%	-22.1%	-20.4%

S. San Francisco Homes - Prices & Sales



S. San Francisco Condos - Prices & Sales



South San Francisco

SINGLE-FAMILY HOMES — % Change from Year Before

Year	Sales	Median Prices	Average Prices	SP/LP	DOM	Sales	Med Prices	Ave Prices
2011	323	$ 481,000	$ 491,392	98.6%	67			
2012	371	$ 501,500	$ 515,571	102.7%	44	14.9%	4.3%	4.9%
2013	313	$ 630,000	$ 637,716	106.0%	27	-15.6%	25.6%	23.7%
2014	295	$ 699,000	$ 715,865	105.0%	28	-5.8%	11.0%	12.3%
2015	270	$ 810,000	$ 845,142	106.9%	24	-8.5%	15.9%	18.1%
2016	288	$ 850,000	$ 901,046	106.7%	23	6.7%	4.9%	6.6%
2017	259	$ 941,000	$ 985,027	109.9%	22	-10.1%	10.7%	9.3%
2018	251	$ 1,100,000	$ 1,131,330	113.3%	17	-3.1%	16.9%	14.9%
2019	217	$ 1,088,890	$ 1,116,160	108.1%	20	-13.5%	-1.0%	-1.3%
2020	215	$ 1,168,000	$ 1,189,780	104.7%	19	-0.9%	7.3%	6.6%
2021	219	$ 1,300,000	$ 1,322,750	111.0%	15	1.9%	11.3%	11.2%
2022	184	$ 1,360,400	$ 1,383,550	108.4%	19	-16.0%	4.6%	4.6%
2023	124	$ 1,206,563	$ 1,216,531	105.3%	19	-32.6%	-11.3%	-12.1%

This information is brought to you by:

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CA BRE #01368031

If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

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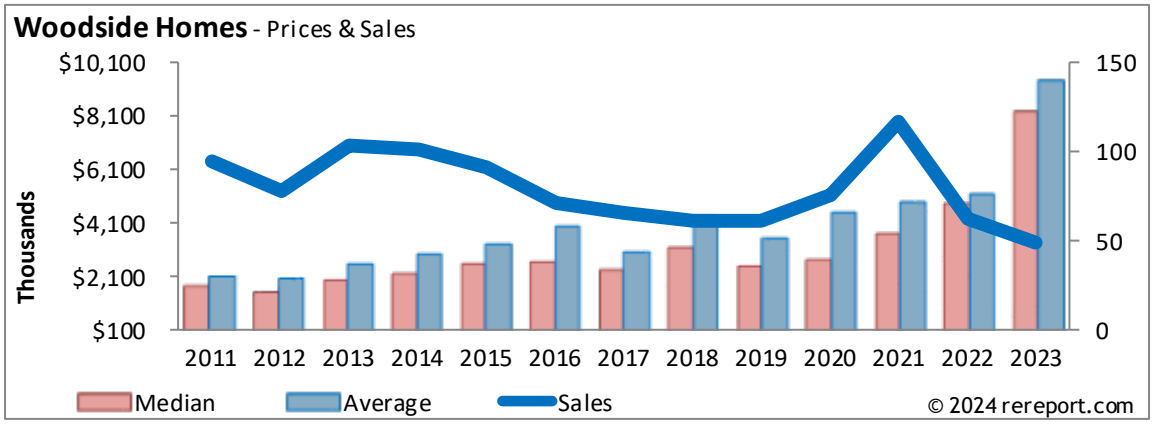
Woodside

SINGLE-FAMILY HOMES

		Prices				% Change from Year Before	Prices	
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2011	95	$ 1,800,000	$ 2,176,390	94.0%	103			
2012	78	$ 1,617,500	$ 2,108,240	98.3%	76	-17.9%	-10.1%	-3.1%
2013	104	$ 2,052,500	$ 2,607,620	98.9%	55	33.3%	26.9%	23.7%
2014	101	$ 2,250,000	$ 3,025,680	98.5%	67	-2.9%	9.6%	16.0%
2015	91	$ 2,625,000	$ 3,348,070	100.0%	53	-9.9%	16.7%	10.7%
2016	72	$ 2,717,500	$ 4,024,440	97.0%	67	-20.9%	3.5%	20.2%
2017	66	$ 2,425,000	$ 3,108,800	99.1%	51	-8.3%	-10.8%	-22.8%
2018	62	$ 3,262,500	$ 4,453,280	98.7%	62	-6.1%	34.5%	43.2%
2019	62	$ 2,587,500	$ 3,584,300	97.7%	53	0.0%	-20.7%	-19.5%
2020	76	$ 2,797,500	$ 4,571,830	96.0%	78	22.6%	8.1%	27.6%
2021	117	$ 3,750,000	$ 4,933,720	100.8%	45	53.9%	34.0%	7.9%
2022	63	$ 4,875,000	$ 5,201,190	101.7%	38	-46.2%	30.0%	5.4%
2023	49	$ 8,256,454	$ 9,494,785	94.8%	56	-22.2%	69.4%	82.6%



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