



REAL ESTATE REPORT

Q1 2020

SAN MATEO COUNTY

Dear Client,

Welcome to your latest Quarterly Report, with up-to-date real estate data for a specific market area. The Quarterly Report offers insight into residential real estate sales activity and regional trends. It complements the Area Report, giving you a broader look at the real estate market. If you are interested in receiving the Area Report, please let me know. I would be happy to set that up for you.

The market summary below offers a look at sales activity for the prior quarter and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact me if you would like more information on your current market.



KIMBERLY LEGG

CalRE : 02033812

Direct: (650) 400-1250

Cell: (650) 400-1250

kimberly.legg@cbtnorcal.com

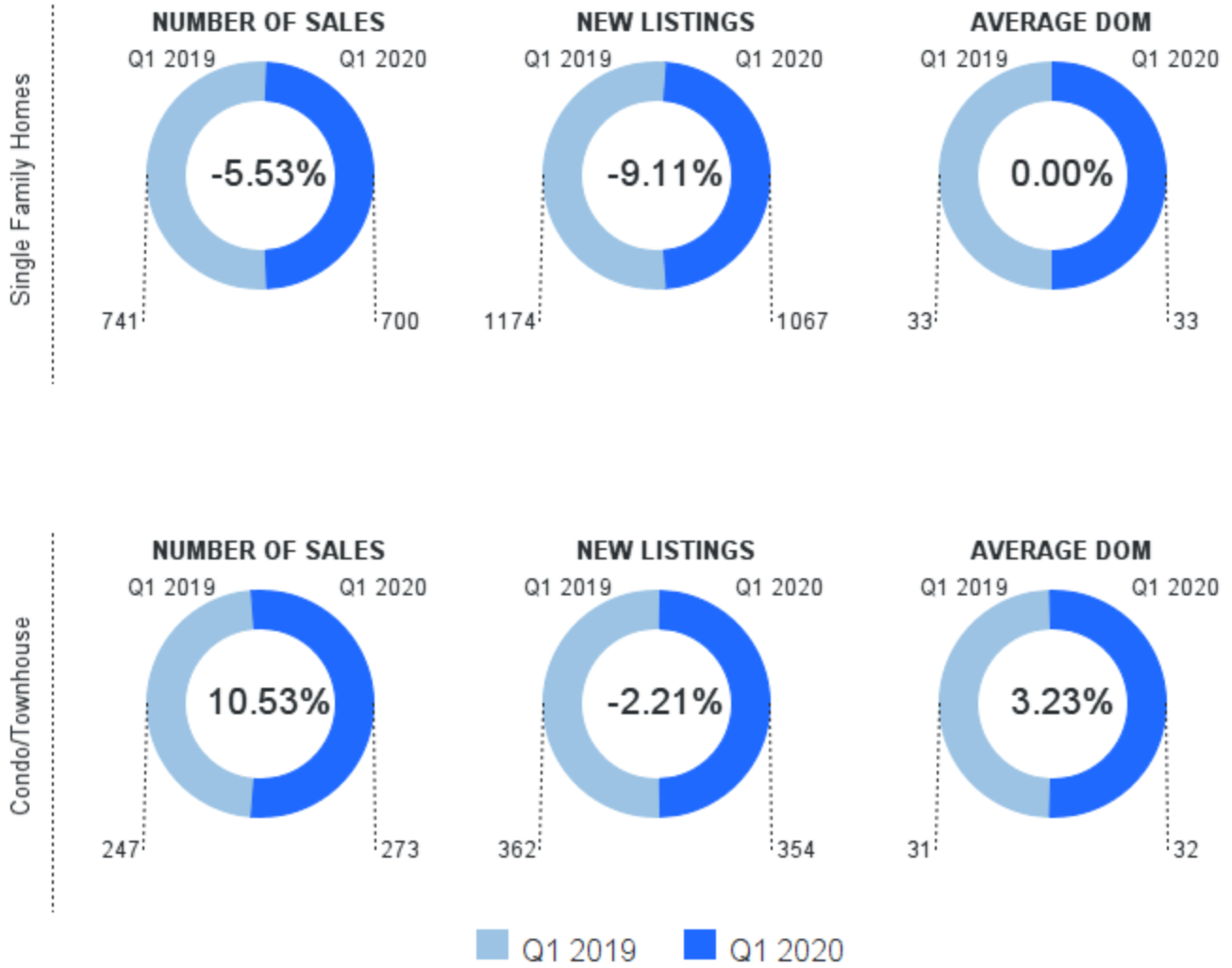
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COLDWELL BANKER
REALTY

SAN MATEO COUNTY | Q1 2020

REAL ESTATE SNAPSHOT - Change since this time last year



REAL ESTATE SNAPSHOT

SAN MATEO COUNTY

Q1 2020

-1.52%

PROPERTIES SOLD
ALL PROPERTY TYPES

8.43%

AVERAGE SOLD PRICE
ALL PROPERTY TYPES

4.32%

MEDIAN SOLD PRICE
ALL PROPERTY TYPES

-7.49%

NEW LISTINGS
ALL PROPERTY TYPES

8.23%

AVERAGE LIST PRICE
ALL PROPERTY TYPES

2.20%

MEDIAN LIST PRICE
ALL PROPERTY TYPES

1.23%

LIST/SELL PRICE RATIO
ALL PROPERTY TYPES

3.13%

AVERAGE DAYS ON MARKET
ALL PROPERTY TYPES

-6.67%

MEDIAN DAYS ON MARKET
ALL PROPERTY TYPES

	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change
Atherton	29	27	7.41% ↑	17	11	55% ↑	\$7.00 M	\$5.43 M	29% ↑	31	35	-11% ↓
Single Family Homes	29	27	7.41% ↑	17	11	55% ↑	\$7.00 M	\$5.43 M	29% ↑	31	35	-11% ↓
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	
Belmont	56	58	-3.45% ↓	34	39	-13% ↓	\$1.64 M	\$1.63 M	0.82% ↑	9	11	-18% ↓
Single Family Homes	48	43	12% ↑	21	34	-38% ↓	\$1.88 M	\$1.65 M	14% ↑	9	10	-10% ↓
Condo/Townhouse	8	15	-47% ↓	13	5	160% ↑	\$1.01 M	\$1.05 M	-3.34% ↓	9	31	-71% ↓
Brisbane	11	12	-8.33% ↓	12	9	33% ↑	\$1.10 M	\$1.05 M	5.05% ↑	22	12	83% ↑
Single Family Homes	6	6	0.00%	8	6	33% ↑	\$1.56 M	\$1.34 M	16% ↑	29	26	12% ↑
Condo/Townhouse	5	6	-17% ↓	4	3	33% ↑	\$963 K	\$950 K	1.37% ↑	13	10	30% ↑
Burlingame	65	71	-8.45% ↓	37	37	0.00%	\$1.80 M	\$2.02 M	-11% ↓	10	12	-17% ↓
Single Family Homes	50	61	-18% ↓	27	32	-16% ↓	\$1.96 M	\$2.31 M	-15% ↓	10	11	-9.09% ↓
Condo/Townhouse	15	10	50% ↑	10	5	100% ↑	\$1.30 M	\$1.49 M	-12% ↓	11	39	-72% ↓
Colma	3	6	-50% ↓	2	3	-33% ↓	\$1.00 M	\$1.55 M	-35% ↓	13	0	↑
Single Family Homes	2	5	-60% ↓	2	3	-33% ↓	\$1.00 M	\$1.55 M	-35% ↓	13	0	↑
Condo/Townhouse	1	1	0.00%	0	0		\$0	\$0		0	0	
Daly City	122	108	13% ↑	88	85	3.53% ↑	\$968 K	\$900 K	7.50% ↑	14	16	-13% ↓
Single Family Homes	90	78	15% ↑	59	59	0.00%	\$1.18 M	\$935 K	26% ↑	13	16	-19% ↓
Condo/Townhouse	32	30	6.67% ↑	29	26	12% ↑	\$615 K	\$637 K	-3.38% ↓	15	16	-6.25% ↓

SAN MATEO COUNTY

REAL ESTATE SNAPSHOT | Q1 2020

	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change
East Palo Alto	23	37	-38% ↓	18	22	-18% ↓	\$928 K	\$973 K	-4.63% ↓	55	21	162% ↑
Single Family Homes	22	34	-35% ↓	17	21	-19% ↓	\$935 K	\$975 K	-4.10% ↓	62	26	138% ↑
Condo/Townhouse	1	3	-67% ↓	1	1	0.00%	\$510 K	\$860 K	-41% ↓	17	5	240% ↑
El Granada	13	11	18% ↑	5	7	-29% ↓	\$1.30 M	\$1.25 M	4.00% ↑	10	26	-62% ↓
Single Family Homes	11	11	0.00%	5	7	-29% ↓	\$1.30 M	\$1.25 M	4.00% ↑	10	26	-62% ↓
Condo/Townhouse	2	0	↑	0	0		\$0	\$0		0	0	
Foster City	67	74	-9.46% ↓	45	49	-8.16% ↓	\$1.32 M	\$1.45 M	-8.97% ↓	12	14	-14% ↓
Single Family Homes	26	31	-16% ↓	18	25	-28% ↓	\$1.94 M	\$1.75 M	11% ↑	9	14	-36% ↓
Condo/Townhouse	41	43	-4.65% ↓	27	24	13% ↑	\$1.23 M	\$1.04 M	18% ↑	13	19	-32% ↓
Half Moon Bay	40	47	-15% ↓	30	31	-3.23% ↓	\$1.34 M	\$1.15 M	16% ↑	22	30	-27% ↓
Single Family Homes	33	41	-20% ↓	23	28	-18% ↓	\$1.43 M	\$1.29 M	11% ↑	28	30	-6.67% ↓
Condo/Townhouse	7	6	17% ↑	7	3	133% ↑	\$820 K	\$810 K	1.23% ↑	11	12	-8.33% ↓
Hillsborough	48	37	30% ↑	26	15	73% ↑	\$4.06 M	\$3.68 M	10% ↑	10	22	-55% ↓
Single Family Homes	48	37	30% ↑	26	15	73% ↑	\$4.06 M	\$3.68 M	10% ↑	10	22	-55% ↓
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	
La Honda	4	8	-50% ↓	3	0	↑	\$695 K	\$0	↑	20	0	↑
Single Family Homes	4	8	-50% ↓	3	0	↑	\$695 K	\$0	↑	20	0	↑
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	
Menlo Park	106	146	-27% ↓	62	67	-7.46% ↓	\$2.27 M	\$2.28 M	-0.33% ↓	14	13	7.69% ↑
Single Family Homes	75	115	-35% ↓	45	56	-20% ↓	\$2.58 M	\$2.50 M	3.00% ↑	13	13	0.00%
Condo/Townhouse	31	31	0.00%	17	11	55% ↑	\$1.36 M	\$1.58 M	-14% ↓	20	11	82% ↑
Millbrae	45	53	-15% ↓	29	26	12% ↑	\$1.55 M	\$1.28 M	21% ↑	12	14	-14% ↓
Single Family Homes	35	43	-19% ↓	19	16	19% ↑	\$1.76 M	\$1.80 M	-2.30% ↓	14	13	7.69% ↑
Condo/Townhouse	10	10	0.00%	10	10	0.00%	\$1.08 M	\$914 K	18% ↑	11	28	-61% ↓
Montara	13	13	0.00%	8	18	-56% ↓	\$1.14 M	\$1.38 M	-18% ↓	22	40	-45% ↓
Single Family Homes	13	13	0.00%	8	18	-56% ↓	\$1.14 M	\$1.38 M	-18% ↓	22	40	-45% ↓
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	
Moss Beach	11	7	57% ↑	5	2	150% ↑	\$1.14 M	\$1.53 M	-26% ↓	24	68	-65% ↓
Single Family Homes	11	7	57% ↑	5	2	150% ↑	\$1.14 M	\$1.53 M	-26% ↓	24	68	-65% ↓
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	
Pacifica	75	74	1.35% ↑	51	54	-5.56% ↓	\$1.10 M	\$1.02 M	7.84% ↑	13	21	-38% ↓
Single Family Homes	62	66	-6.06% ↓	42	46	-8.70% ↓	\$1.20 M	\$1.04 M	15% ↑	12	16	-25% ↓
Condo/Townhouse	13	8	63% ↑	9	8	13% ↑	\$780 K	\$737 K	5.77% ↑	14	44	-68% ↓
Pescadero	3	5	-40% ↓	2	3	-33% ↓	\$2.98 M	\$735 K	305% ↑	0	89	↓
Single Family Homes	3	5	-40% ↓	2	3	-33% ↓	\$2.98 M	\$735 K	305% ↑	0	89	↓
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	
Portola Valley	18	18	0.00%	7	7	0.00%	\$3.35 M	\$3.10 M	8.06% ↑	87	74	18% ↑
Single Family Homes	18	18	0.00%	7	7	0.00%	\$3.35 M	\$3.10 M	8.06% ↑	87	74	18% ↑
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	

SAN MATEO COUNTY

REAL ESTATE SNAPSHOT | Q1 2020

	New Listings			Properties Sold			Median Sold Price			Median DOM		
	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change	Q1 2020	Q1 2019	% Change
Redwood City	176	189	-6.88% ↓	126	131	-3.82% ↓	\$1.58 M	\$1.50 M	5.00% ↑	12	14	-14% ↓
Single Family Homes	143	159	-10% ↓	100	102	-1.96% ↓	\$1.71 M	\$1.62 M	5.86% ↑	11	15	-27% ↓
Condo/Townhouse	33	30	10% ↑	26	29	-10% ↓	\$1.09 M	\$1.05 M	4.31% ↑	14	13	7.69% ↑
Redwood Shores	13	19	-32% ↓	10	19	-47% ↓	\$1.64 M	\$1.33 M	23% ↑	29	16	81% ↑
Single Family Homes	6	10	-40% ↓	5	10	-50% ↓	\$2.15 M	\$1.68 M	28% ↑	38	51	-25% ↓
Condo/Townhouse	7	9	-22% ↓	5	9	-44% ↓	\$1.37 M	\$1.10 M	24% ↑	15	12	25% ↑
San Bruno	56	70	-20% ↓	48	55	-13% ↓	\$1.11 M	\$875 K	27% ↑	12	12	0.00%
Single Family Homes	43	40	7.50% ↑	38	33	15% ↑	\$1.19 M	\$1.15 M	3.57% ↑	12	14	-14% ↓
Condo/Townhouse	13	30	-57% ↓	10	22	-55% ↓	\$545 K	\$478 K	14% ↑	13	9	44% ↑
San Carlos	98	109	-10% ↓	71	65	9.23% ↑	\$1.80 M	\$1.80 M	0.06% ↑	8	11	-27% ↓
Single Family Homes	63	85	-26% ↓	47	50	-6.00% ↓	\$1.91 M	\$1.91 M	0.00%	7	11	-36% ↓
Condo/Townhouse	35	24	46% ↑	24	15	60% ↑	\$1.27 M	\$1.28 M	-1.33% ↓	10	11	-9.09% ↓
San Mateo	216	222	-2.70% ↓	159	164	-3.05% ↓	\$1.39 M	\$1.20 M	15% ↑	11	13	-15% ↓
Single Family Homes	146	138	5.80% ↑	99	97	2.06% ↑	\$1.60 M	\$1.40 M	14% ↑	11	13	-15% ↓
Condo/Townhouse	70	84	-17% ↓	60	67	-10% ↓	\$853 K	\$885 K	-3.67% ↓	13	12	8.33% ↑
South San Francisco	78	81	-3.70% ↓	59	55	7.27% ↑	\$1.08 M	\$980 K	10% ↑	13	14	-7.14% ↓
Single Family Homes	48	60	-20% ↓	38	47	-19% ↓	\$1.22 M	\$1.02 M	20% ↑	12	13	-7.69% ↓
Condo/Townhouse	30	21	43% ↑	21	8	163% ↑	\$800 K	\$738 K	8.47% ↑	13	26	-50% ↓
Woodside	31	33	-6.06% ↓	16	12	33% ↑	\$2.70 M	\$3.18 M	-15% ↓	53	24	121% ↑
Single Family Homes	31	33	-6.06% ↓	16	12	33% ↑	\$2.70 M	\$3.18 M	-15% ↓	53	24	121% ↑
Condo/Townhouse	0	0		0	0		\$0	\$0		0	0	
Total	1421	1536	-7.49% ↓	973	988	-1.52% ↓	\$1.35 M	\$1.29 M	4.32% ↑	12	14	-14% ↓
Single Family Homes	1067	1174	-9.11% ↓	700	741	-5.53% ↓	\$1.58 M	\$1.52 M	3.62% ↑	12	14	-14% ↓
Condo/Townhouse	354	362	-2.21% ↓	273	247	11% ↑	\$948 K	\$908 K	4.38% ↑	13	14	-7.14% ↓

REAL ESTATE SNAPSHOT

SAN MATEO COUNTY

MARKET OVERVIEW

Q1 2020 | Single Family Homes 

-5.53%
PROPERTIES SOLD
SINGLE FAMILY HOMES

11.56%
AVERAGE SOLD PRICE
SINGLE FAMILY HOMES

3.62%
MEDIAN SOLD PRICE
SINGLE FAMILY HOMES

-9.11%
NEW LISTINGS
SINGLE FAMILY HOMES

11.51%
AVERAGE LIST PRICE
SINGLE FAMILY HOMES

0.74%
MEDIAN LIST PRICE
SINGLE FAMILY HOMES

1.28%
LIST/SELL PRICE RATIO
SINGLE FAMILY HOMES

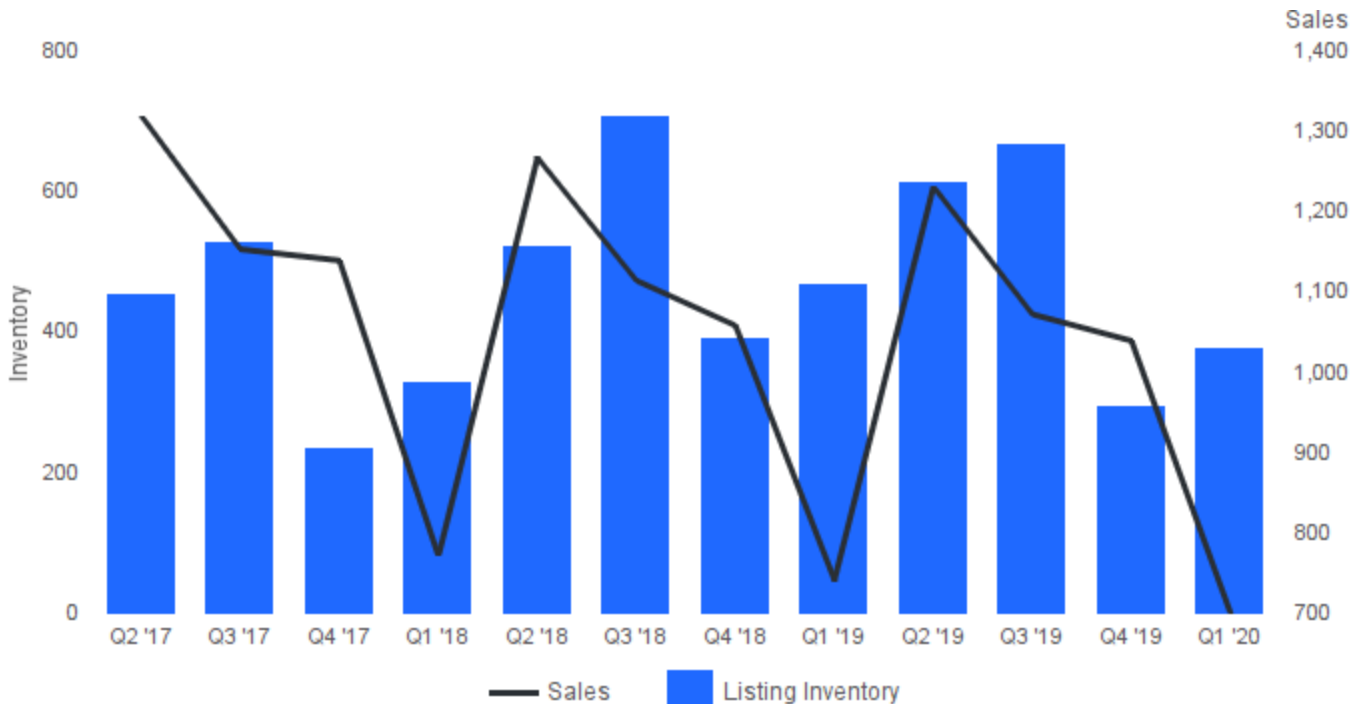
0.00%
AVERAGE DAYS ON MARKET
SINGLE FAMILY HOMES

-6.67%
MEDIAN DAYS ON MARKET
SINGLE FAMILY HOMES

LISTING INVENTORY AND NUMBER OF SALES

Q1 2020 | Single Family Homes 

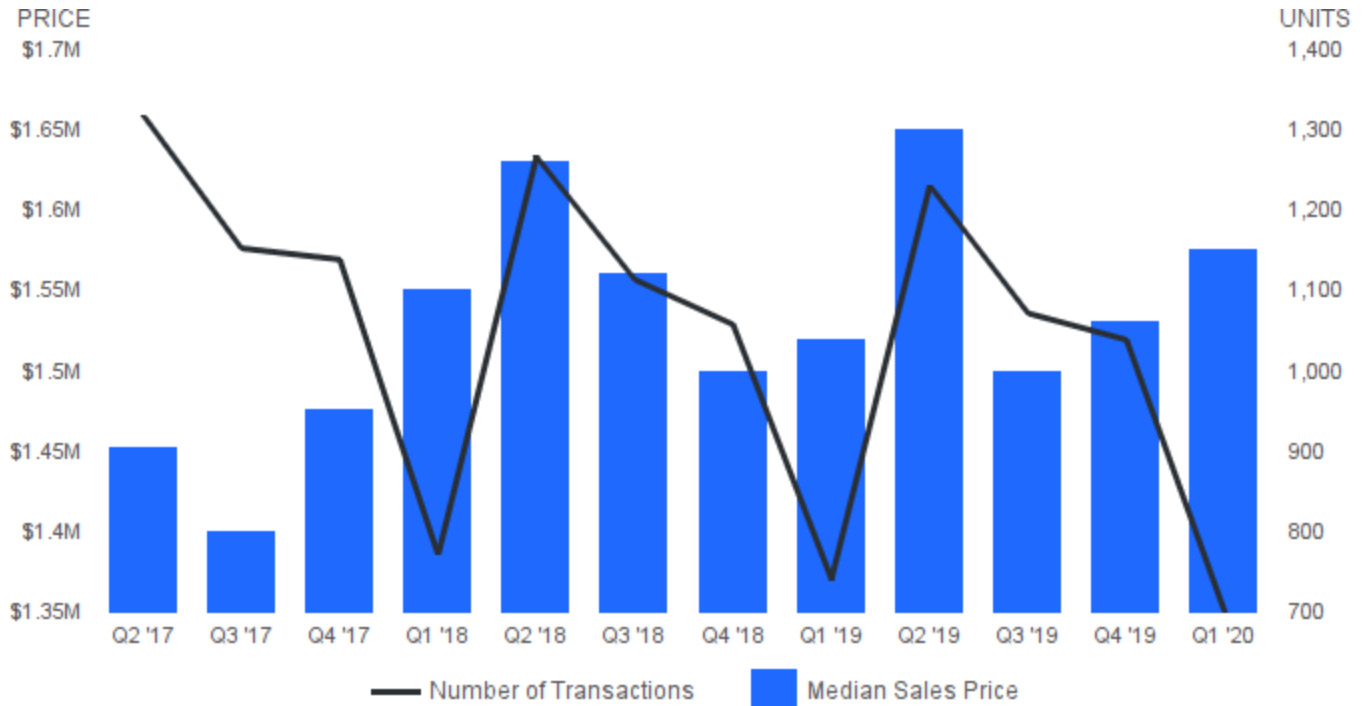
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q1 2020 | Single Family Homes 

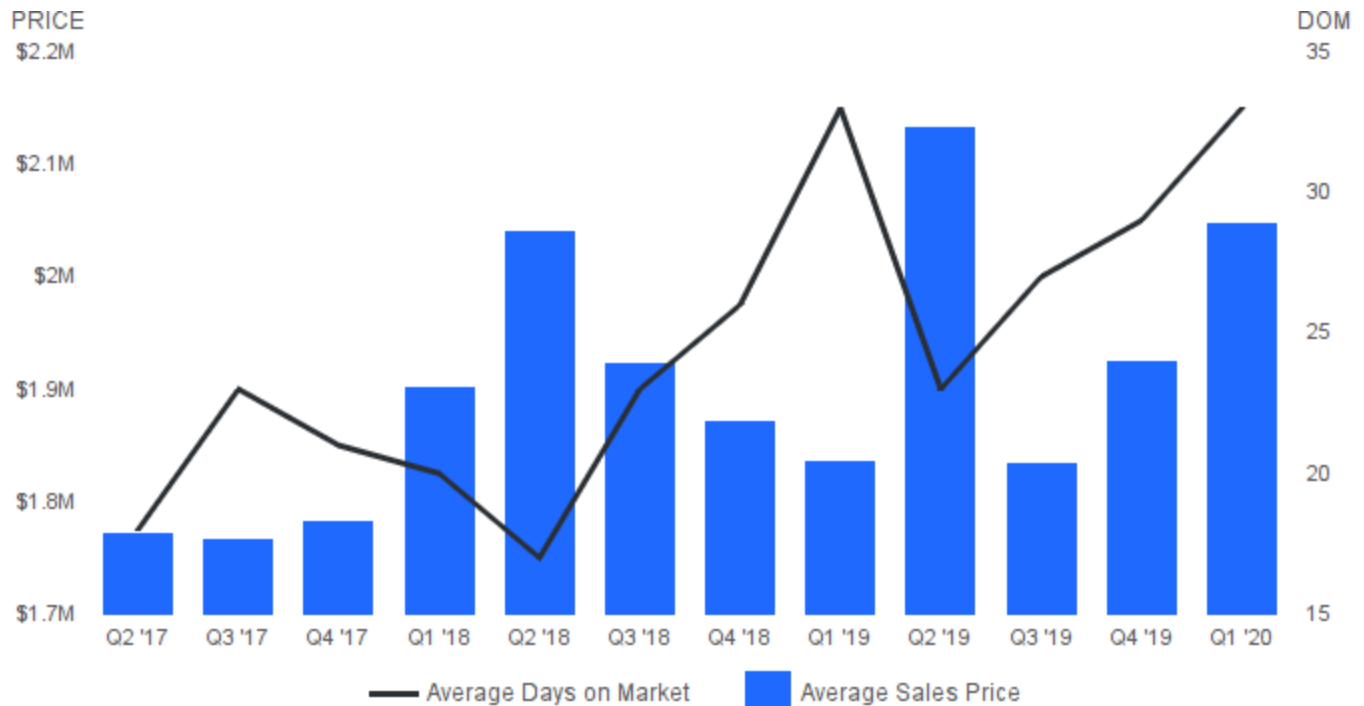
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q1 2020 | Single Family Homes 

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.

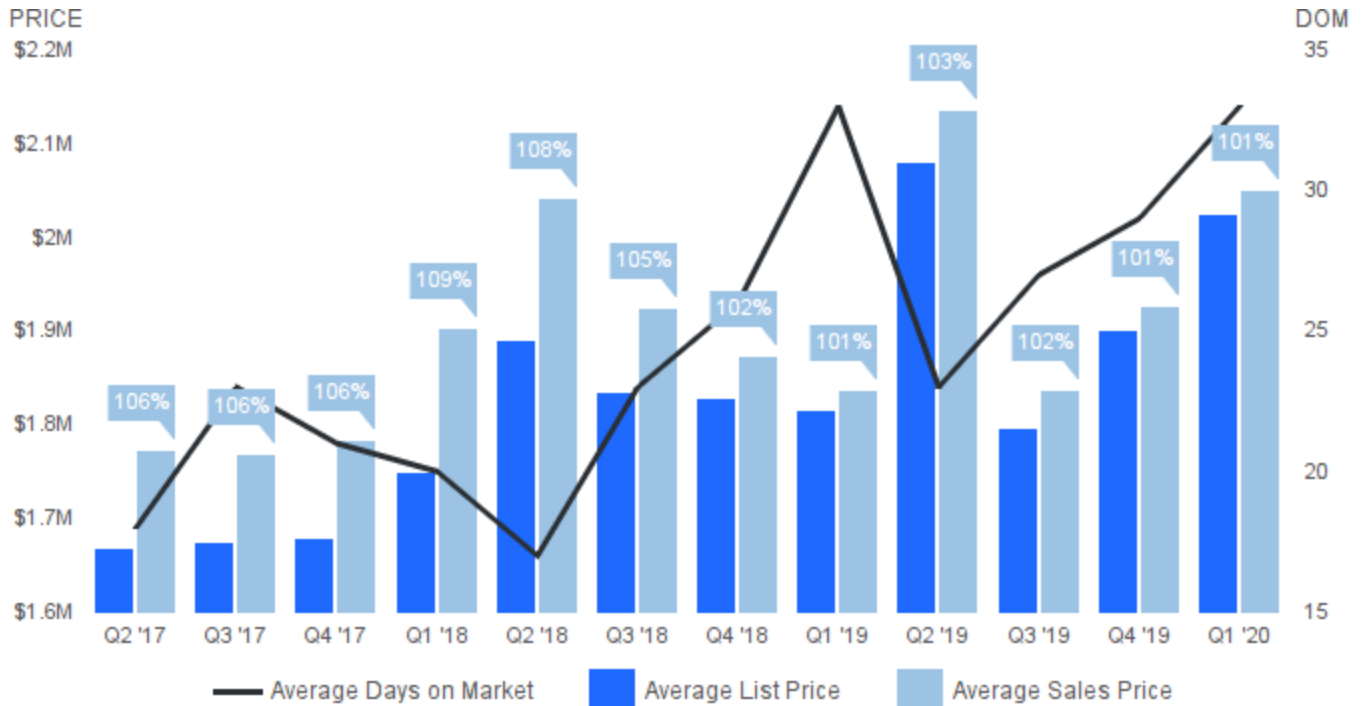


SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q1 2020 | Single Family Homes 

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

Average Days on Market | Average days on market for all properties sold.

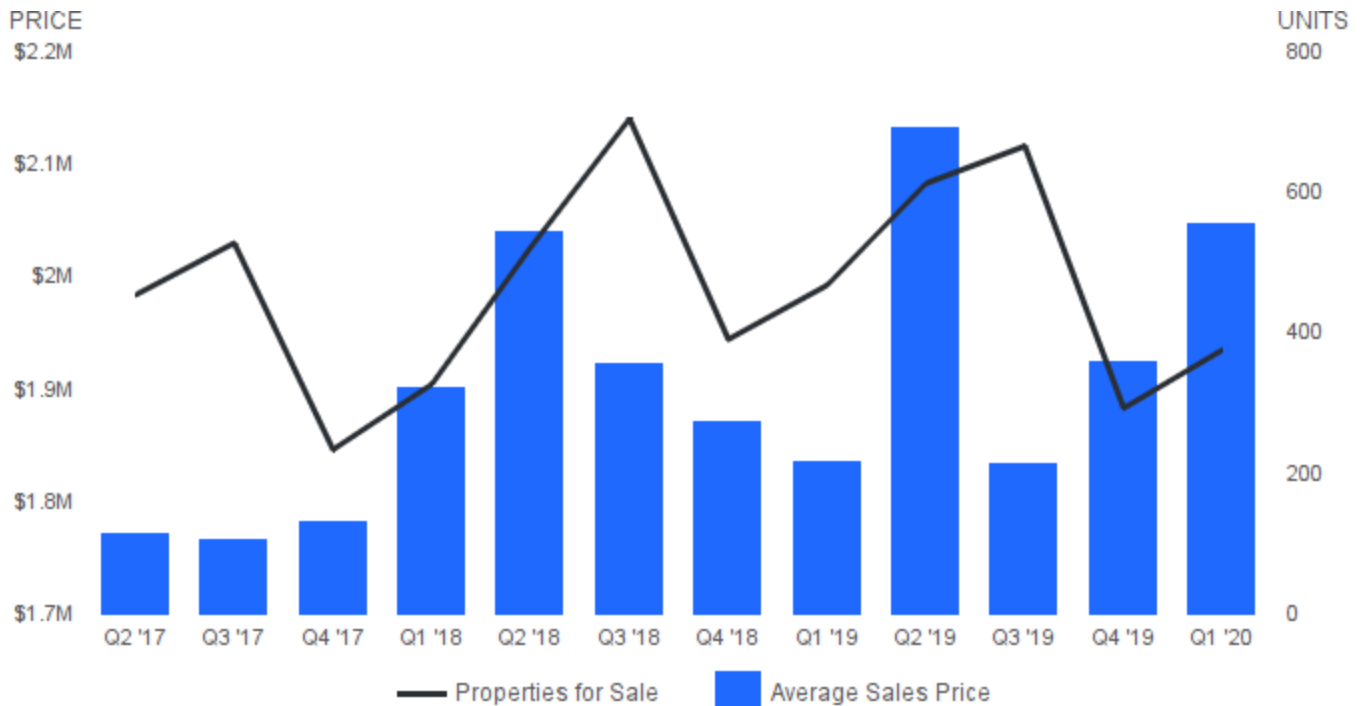


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q1 2020 | Single Family Homes 

Average Sales Price | Average sales price for all properties sold.

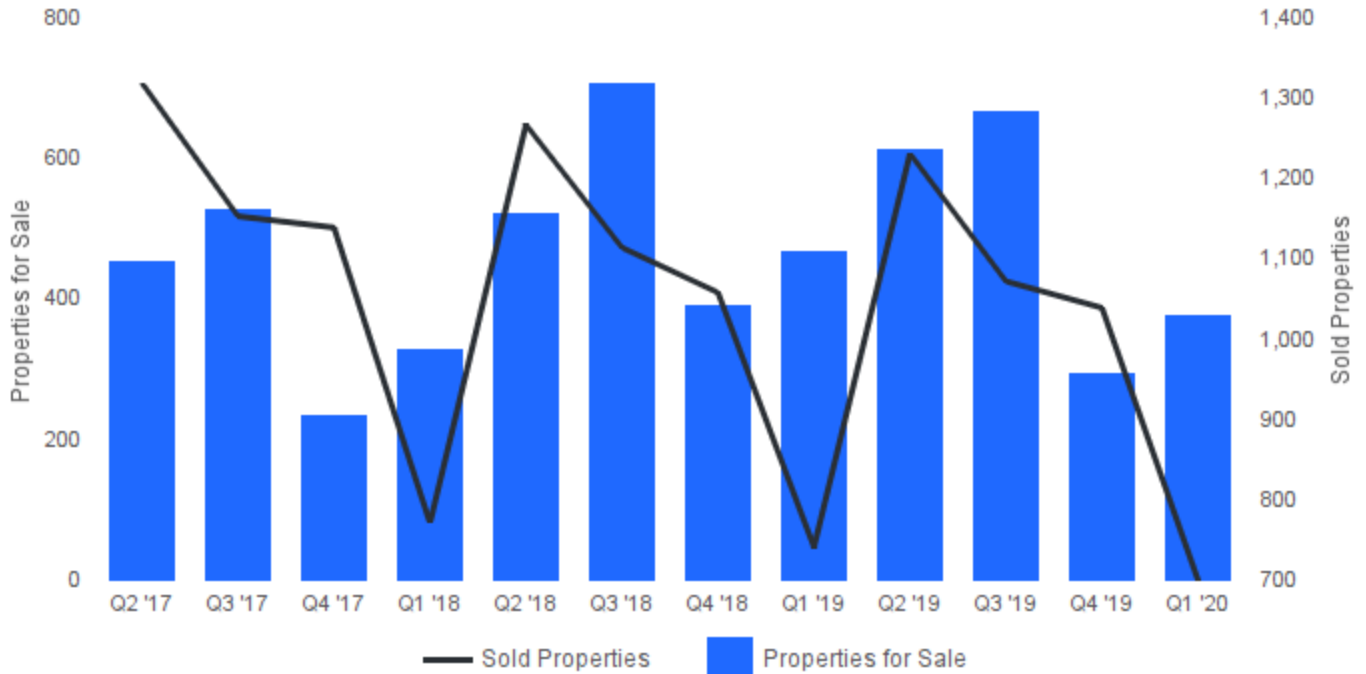
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2020 | Single Family Homes 

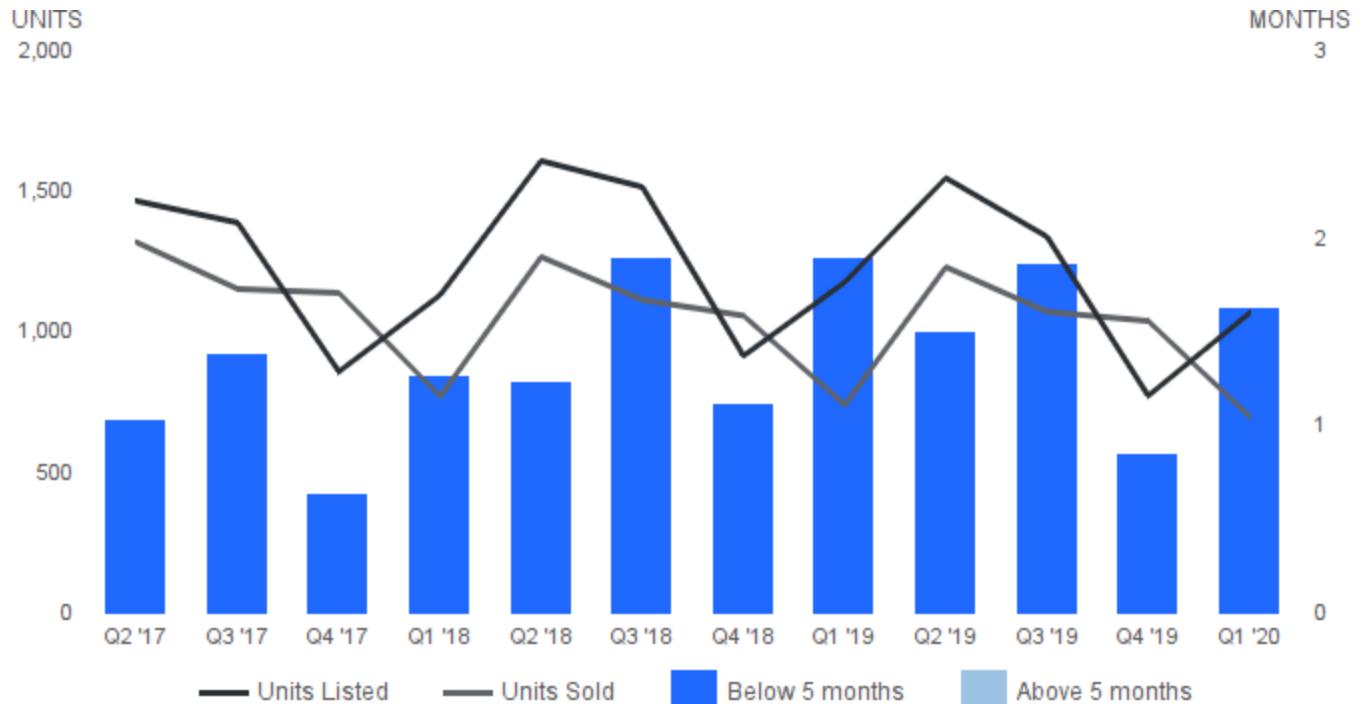
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q1 2020 | Single Family Homes 


Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.



REAL ESTATE SNAPSHOT

SAN MATEO COUNTY

MARKET OVERVIEW

Q1 2020 | Condo/Townhouse 

10.53%

PROPERTIES SOLD
CONDO/TOWNHOUSE

3.96%

AVERAGE SOLD PRICE
CONDO/TOWNHOUSE

4.38%

MEDIAN SOLD PRICE
CONDO/TOWNHOUSE

-2.21%

NEW LISTINGS
CONDO/TOWNHOUSE

3.03%

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

1.12%

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

1.17%

LIST/SELL PRICE RATIO
CONDO/TOWNHOUSE

3.23%

AVERAGE DAYS ON MARKET
CONDO/TOWNHOUSE

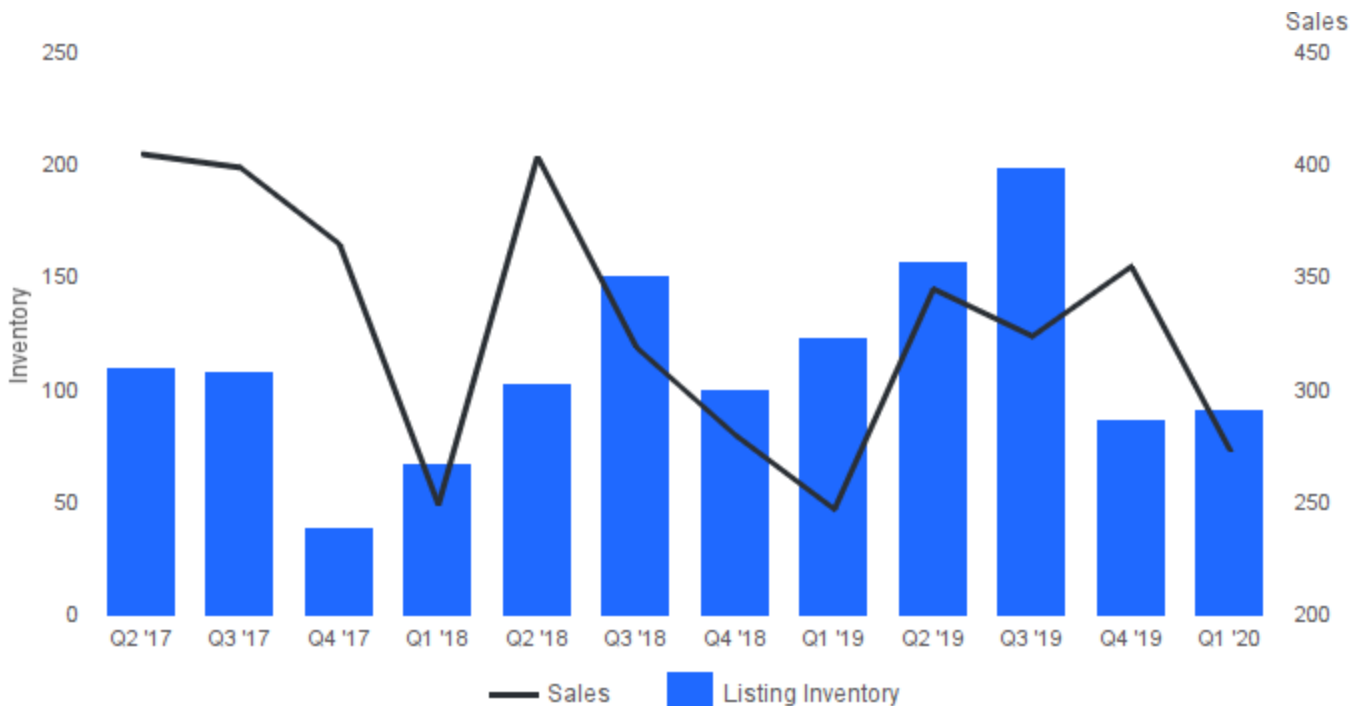
0.00%

MEDIAN DAYS ON MARKET
CONDO/TOWNHOUSE


LISTING INVENTORY AND NUMBER OF SALES

Q1 2020 | Condo/Townhouse 

Quarterly inventory of properties for sale along with number of sales

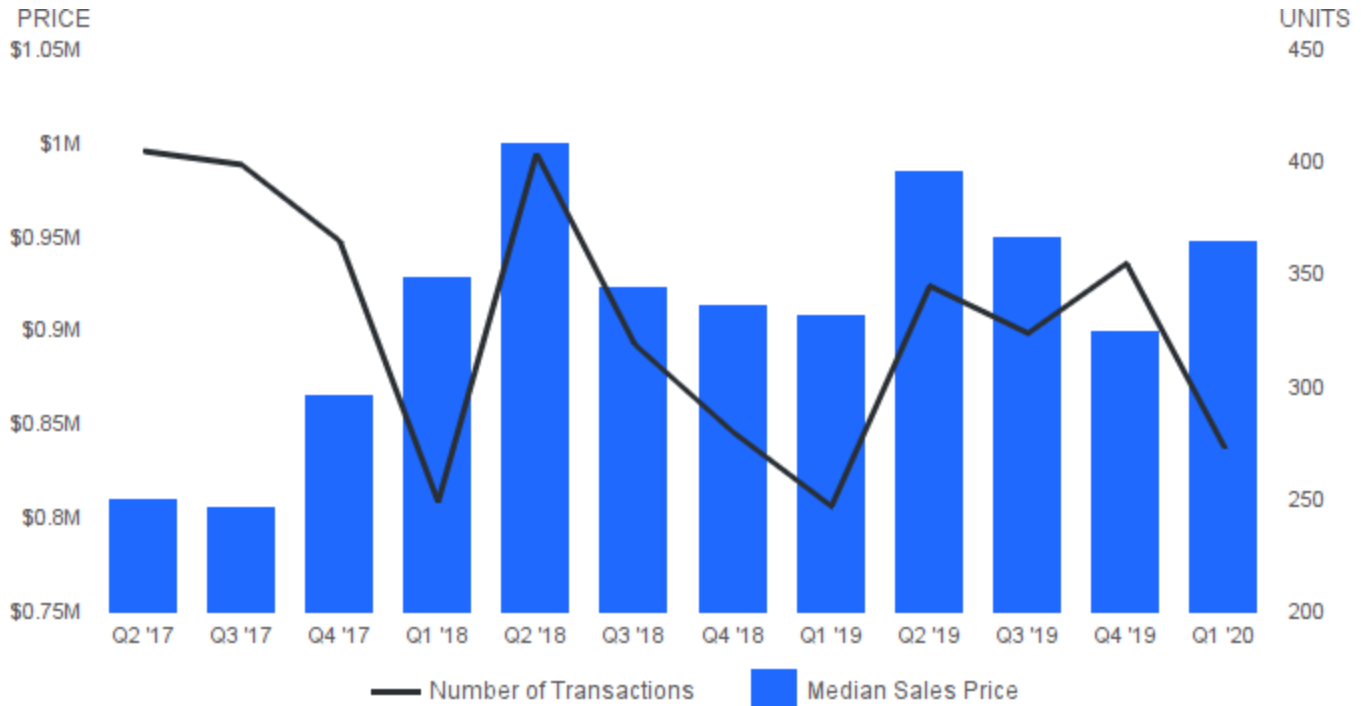


MEDIAN SALES PRICE AND NUMBER OF SALES

Q1 2020 | Condo/Townhouse 

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q1 2020 | Condo/Townhouse 

Average Sales Price | Average sales price for all properties sold.

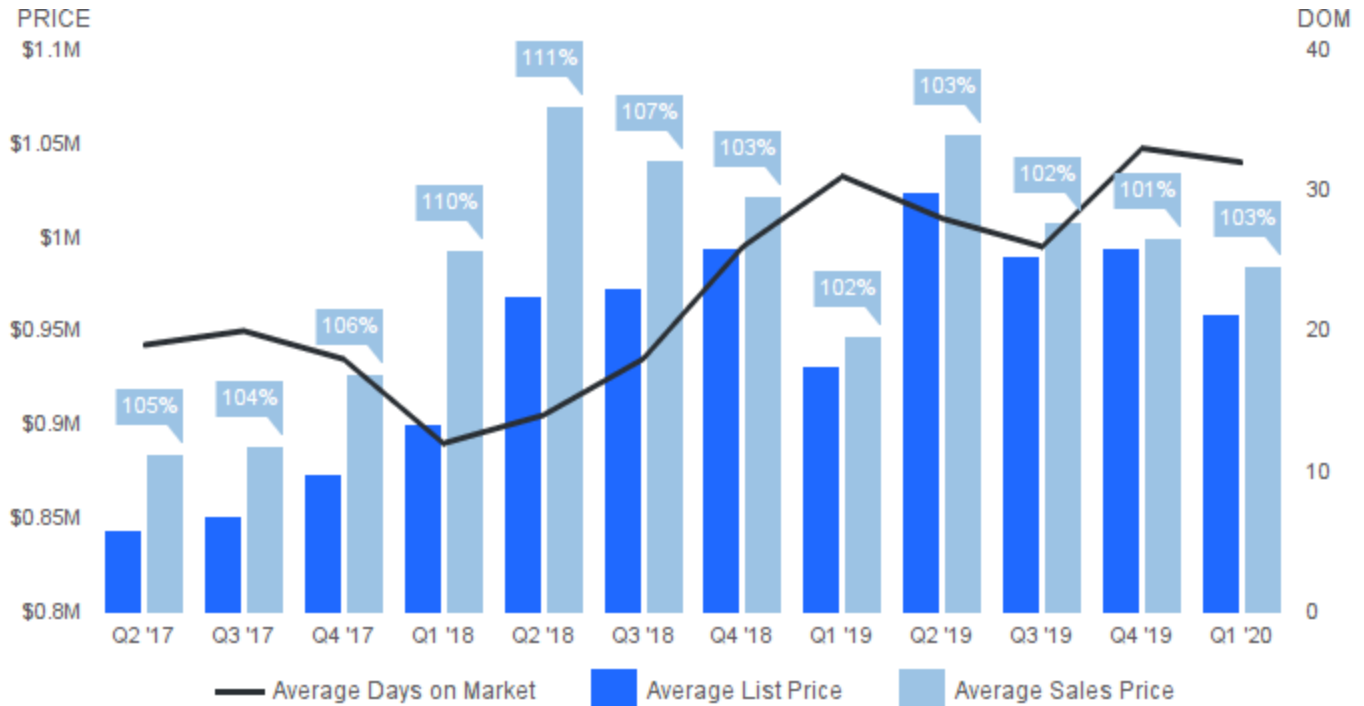
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q1 2020 | Condo/Townhouse ?

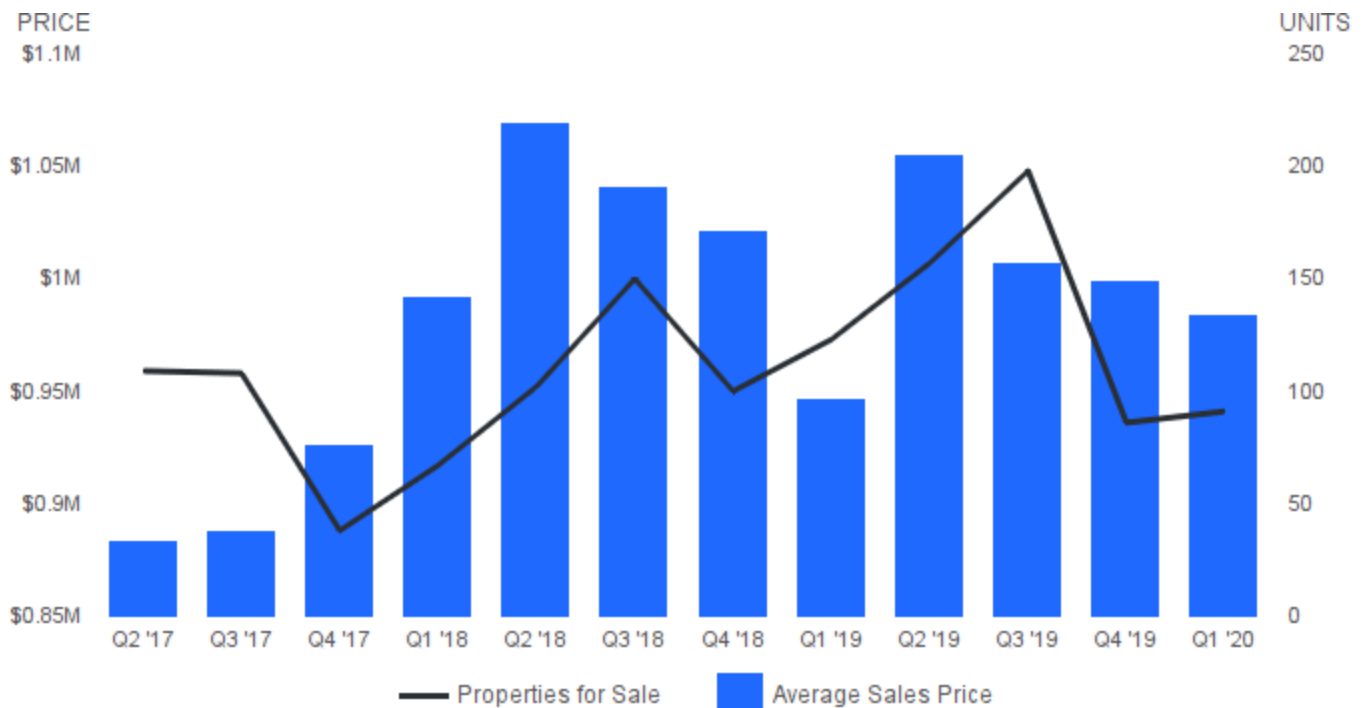
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q1 2020 | Condo/Townhouse ?

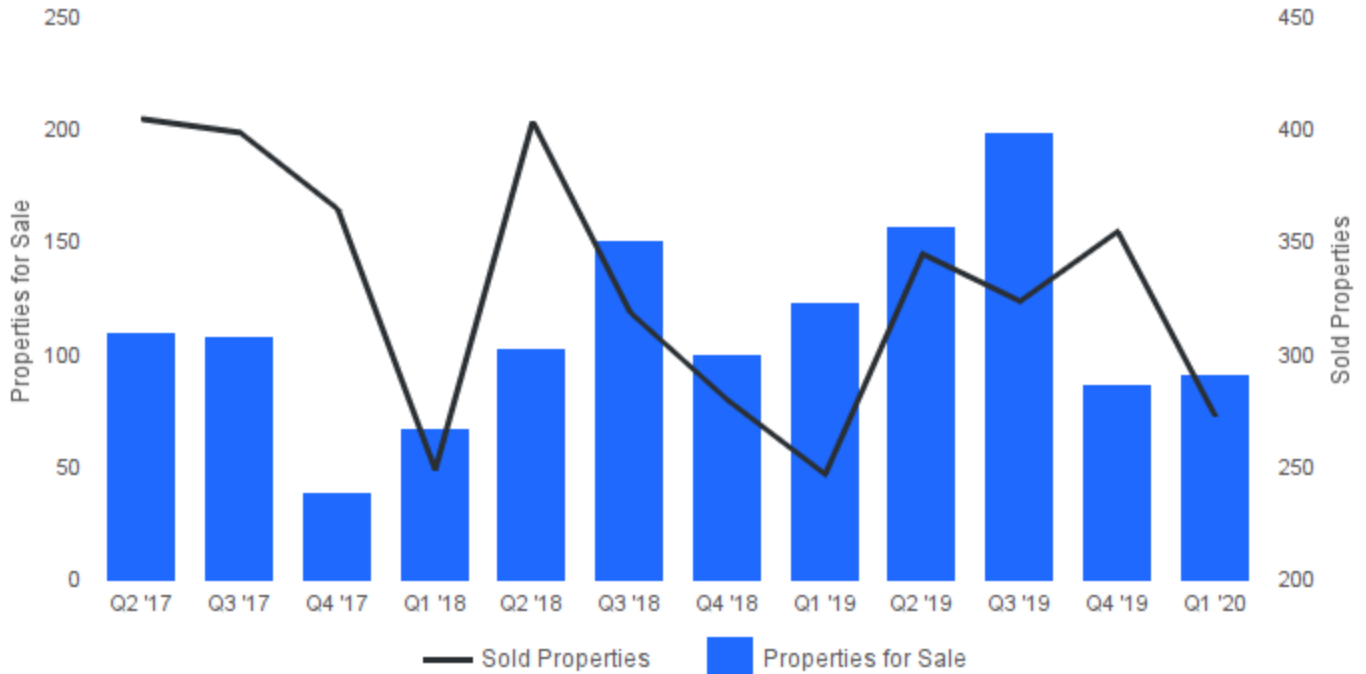
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2020 | Condo/Townhouse ?

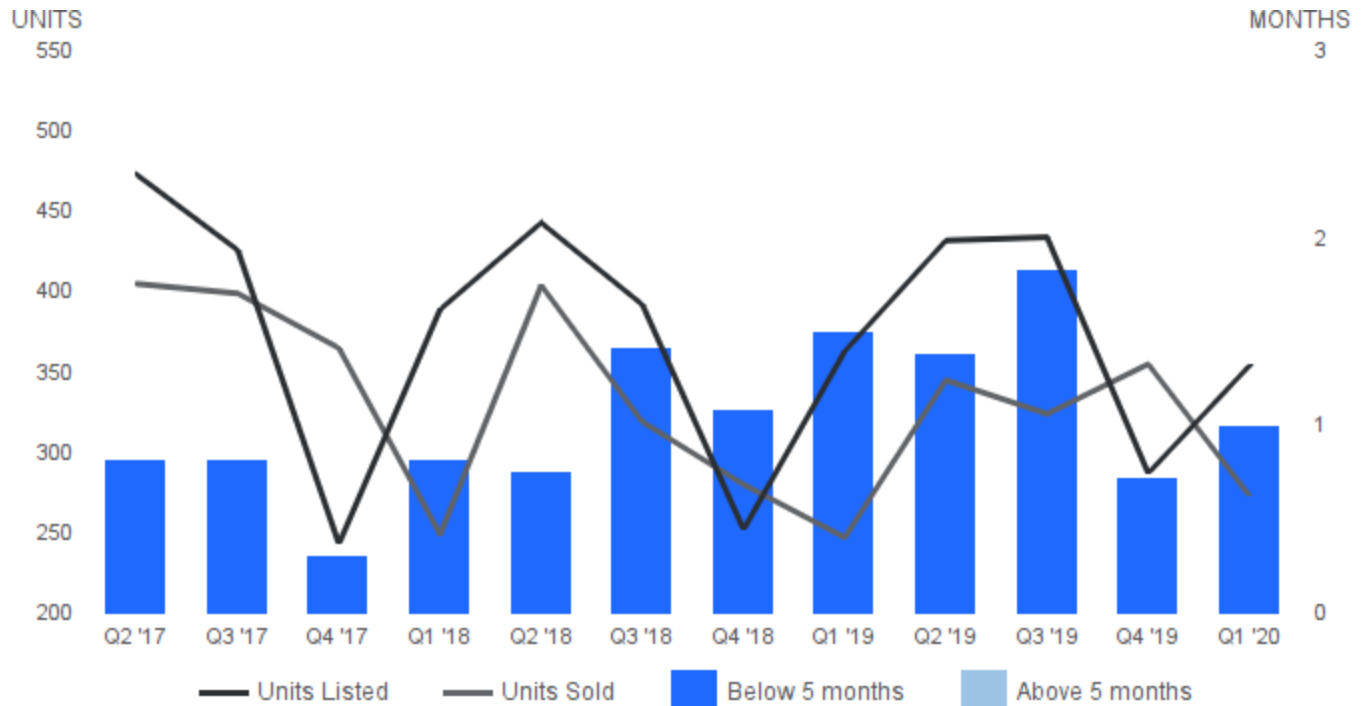
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q1 2020 | Condo/Townhouse ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.



ADDITIONAL REPORTS

SAN MATEO COUNTY

Q1 2020

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[Quarterly Report](#)

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[Monthly Report](#)
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EAST PALO ALTO

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HALF MOON BAY

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HILLSBOROUGH

[Monthly Report](#)
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PESCADERO

[Monthly Report](#)
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PORTOLA VALLEY

[Monthly Report](#)
[Quarterly Report](#)

MONTHLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

QUARTERLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

Cities, areas, neighborhoods or property types within a county that are not represented indicate there is not enough sold data to produce a monthly or quarterly report for that specific city. If you are interested in information for a specific city, area, neighborhood and/or property type, please contact a Coldwell Banker Independent Sales Associate.

REPORTS CONTINUED

REDWOOD CITY

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SAN CARLOS

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SAN MATEO

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SOUTH SAN FRANCISCO

[Monthly Report](#)
[Quarterly Report](#)

WOODSIDE

[Monthly Report](#)
[Quarterly Report](#)

MONTHLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

QUARTERLY REPORT AVAILABLE FOR SPECIFIED CITY/AREA/NEIGHBORHOOD.

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