

SAN MATEO COUNTY

THIRD QUARTER MARKET REPORT | 2016 VS. 2017

	2016	2017	
Q3 # of Sales	1,533	1,491	3%▼
Median Price	\$1,125,000	\$1,230,000	▲9%
Avg CDOM	25	22	12%▼
MOI	1.4	1.1	21%▼

	2016	2017	
YTD # of Sales	4,135	4,135	0%
Median Price	\$1,102,000	\$1,230,000	▲12%
Avg CDOM	24	23	4%▼
MOI	1.6	1.2	25%▼

The Peninsula market remains constrained with very low inventory. The number of properties for sale is down from the already low inventory during the same quarter last year. Days on market for listings remains low as well, with most cities averaging fewer than 30 days. Number of units sold has remained fairly level compared to a year ago, however, and median prices are up 9 percent county-wide.

ATHERTON

	Q3 2016	Q3 2017	% Change
# of Sales	15	21	40%
Median Price (\$000)	3,300	5,138	56%
Avg CDOM	92	59	-36%
Months of Inventory	8.0	4.3	-46%

BELMONT

	Q3 2016	Q3 2017	% Change
# of Sales	59	69	17%
Median Price (\$000)	1,425	1,600	12%
Avg CDOM	15	14	-7%
Months of Inventory	1.2	0.8	-33%

BURLINGAME

	Q3 2016	Q3 2017	% Change
# of Sales	63	64	2%
Median Price (\$000)	1,870	1,887	1%
Avg CDOM	16	17	6%
Months of Inventory	1.0	0.8	-20%

EL GRANADA

	Q3 2016	Q3 2017	% Change
# of Sales	12	10	-17%
Median Price (\$000)	1,083	1,236	14%
Avg CDOM	28	13	-54%
Months of Inventory	2.5	2.4	-4%

FOSTER CITY

	Q3 2016	Q3 2017	% Change
# of Sales	76	59	-22%
Median Price (\$000)	1,248	1,332	7%
Avg CDOM	21	18	-14%
Months of Inventory	1.0	0.7	-30%

HALF MOON BAY

	Q3 2016	Q3 2017	% Change
# of Sales	44	46	5%
Median Price (\$000)	1,055	1,152	9%
Avg CDOM	53	40	-25%
Months of Inventory	2.5	1.6	-36%

HILLSBOROUGH

	Q3 2016	Q3 2017	% Change
# of Sales	32	36	13%
Median Price (\$000)	4,362	3,575	-18%
Avg CDOM	40	84	110%
Months of Inventory	2.8	3.0	7%

MENLO PARK

	Q3 2016	Q3 2017	% Change
# of Sales	91	106	16%
Median Price (\$000)	1,690	2,202	30%
Avg CDOM	27	27	0%
Months of Inventory	1.8	0.8	-56%

MILLBRAE

	Q3 2016	Q3 2017	% Change
# of Sales	42	57	36%
Median Price (\$000)	1,375	1,600	16%
Avg CDOM	33	17	-48%
Months of Inventory	1.8	0.5	-72%

PACIFICA

	Q3 2016	Q3 2017	% Change
# of Sales	87	83	-5%
Median Price (\$000)	890	935	5%
Avg CDOM	21	16	-24%
Months of Inventory	1.6	0.8	-50%

REDWOOD CITY

	Q3 2016	Q3 2017	% Change
# of Sales	177	147	-17%
Median Price (\$000)	1,340	1,450	8%
Avg CDOM	28	17	-39%
Months of Inventory	1.3	1.2	-8%

SAN BRUNO

	Q3 2016	Q3 2017	% Change
# of Sales	92	75	-18%
Median Price (\$000)	849	980	15%
Avg CDOM	24	16	-33%
Months of Inventory	0.8	0.4	-50%

SAN MATEO

	Q3 2016	Q3 2017	% Change
# of Sales	264	272	3%
Median Price (\$000)	1,127	1,250	11%
Avg CDOM	19	18	-5%
Months of Inventory	1.1	0.7	-36%

MONTARA, MOSS BEACH

	Q3 2016	Q3 2017	% Change
# of Sales	10	16	60%
Median Price (\$000)	988	977.25	-1%
Avg CDOM	35	48	36%
Months of Inventory	5.7	1.9	-66%

PORTOLA VALLEY

	Q3 2016	Q3 2017	% Change
# of Sales	15	13	-13%
Median Price (\$000)	2,850	2,775	-3%
Avg CDOM	46	30	-35%
Months of Inventory	2.6	3.5	35%

REDWOOD SHORES

	Q3 2016	Q3 2017	% Change
# of Sales	29	14	-52%
Median Price (\$000)	1,070	1,330	24%
Avg CDOM	23	8	-65%
Months of Inventory	0.5	1.1	120%

SAN CARLOS

	Q3 2016	Q3 2017	% Change
# of Sales	88	77	-13%
Median Price (\$000)	1,600	1,612	1%
Avg CDOM	21	15	-29%
Months of Inventory	0.9	1.2	33%

SOUTH SAN FRANCISCO

	Q3 2016	Q3 2017	% Change
# of Sales	119	98	-18%
Median Price (\$000)	805	850	6%
Avg CDOM	23	17	-26%
Months of Inventory	1.0	0.9	-10%

WOODSIDE

	Q3 2016	Q3 2017	% Change
# of Sales	19	23	21%
Median Price (\$000)	2,195	2,500	14%
Avg CDOM	61	48	-21%
Months of Inventory	3.9	5.1	31%

