

SAN MATEO COUNTY

THIRD QUARTER MARKET REPORT | 2017 VS. 2018

	2017	2018		2017	2018				
Q3	# of Sales	1,510	1,392	8%▼	YTD	# of Sales	4,154	4,012	3%▼
	Median Price	\$1,228,000	\$1,403,000	▲14%		Median Price	\$1,227,000	\$1,405,000	▲15%
	Avg CDOM	22	21	5%▼		Avg CDOM	23	18	22%▼
	MOI	1.1	1.6	▲45%		MOI	1.2	1.7	▲42%

Prices in San Mateo County rose 14% from the same period in 2017. Inventory is up significantly by 45% compared to 2017, but continued to sell quickly, with days on market decreasing by 5%. Several areas saw loosening inventory, such as Burlingame, Hillsborough, Menlo Park, Millbrae, San Bruno, and San Mateo, which each increased by over 100% in the third quarter of 2018 compared to the same period last year.

	2017	2018	%Change	2017	2018	%Change		
ATHERTON	# of Sales	21	18	-14%	Avg CDOM	59	66	12%
	Median Price (\$000)	5,138	6,325	23%	Months of Inventory	4.3	2.8	-35%
BELMONT	# of Sales	70	64	-9%	Avg CDOM	14	17	21%
	Median Price (\$000)	1,600	1,803	13%	Months of Inventory	0.8	1.2	50%
BRISBANE	# of Sales	14	6	-57%	Avg CDOM	26	21	-19%
	Median Price (\$000)	874	1,105	26%	Months of Inventory	2.1	3.0	43%
BURLINGAME	# of Sales	66	52	-21%	Avg CDOM	17	17	0%
	Median Price (\$000)	1,875	2,175	16%	Months of Inventory	0.8	1.6	100%
DALY CITY	# of Sales	145	108	-26%	Avg CDOM	21	19	-10%
	Median Price (\$000)	875	969	11%	Months of Inventory	0.6	1.1	83%
EL GRANADA	# of Sales	10	14	40%	Avg CDOM	13	33	154%
	Median Price (\$000)	1,236	1,200	-3%	Months of Inventory	2.4	2.8	17%
FOSTER CITY	# of Sales	60	85	42%	Avg CDOM	18	17	-6%
	Median Price (\$000)	1,306	1,475	13%	Months of Inventory	0.7	1.0	43%
HALF MOON BAY	# of Sales	46	42	-9%	Avg CDOM	40	28	-30%
	Median Price (\$000)	1,153	1,265	10%	Months of Inventory	1.6	1.7	6%



ALAIN PINEL
REALTORS

		2017	2018	%Change		2017	2018	%Change
HILLSBOROUGH	# of Sales	36	36	0%	Avg CDOM	84	48	-43%
	Median Price (\$000)	3,575	4,150	16%	Months of Inventory	3.0	3.3	10%
MENLO PARK	# of Sales	106	100	-6%	Avg CDOM	27	26	-4%
	Median Price (\$000)	2,203	1,988	-10%	Months of Inventory	0.8	1.7	113%
MILLBRAE	# of Sales	58	50	-14%	Avg CDOM	17	16	-6%
	Median Price (\$000)	1,600	1,652	3%	Months of Inventory	0.5	1.0	100%
MONTARA, MOSS BEACH	# of Sales	16	15	-6%	Avg CDOM	48	30	-36%
	Median Price (\$000)	977	1,266	30%	Months of Inventory	1.9	3.2	67%
PACIFICA	# of Sales	85	80	-6%	Avg CDOM	15	17	13%
	Median Price (\$000)	950	1,135	20%	Months of Inventory	0.8	1.2	50%
PORTOLA VALLEY	# of Sales	14	9	-36%	Avg CDOM	30	72	140%
	Median Price (\$000)	2,813	2,750	-2%	Months of Inventory	3.2	6.3	97%
REDWOOD CITY	# of Sales	150	157	5%	Avg CDOM	17	16	-6%
	Median Price (\$000)	1,448	1,605	11%	Months of Inventory	1.2	1.6	33%
REDWOOD SHORES	# of Sales	14	18	29%	Avg CDOM	8	12	50%
	Median Price (\$000)	1,330	1,725	30%	Months of Inventory	1.1	1.2	9%
SAN BRUNO	# of Sales	78	71	-9%	Avg CDOM	16	14	-13%
	Median Price (\$000)	1,004	1,140	14%	Months of Inventory	0.4	1.1	175%
SAN CARLOS	# of Sales	77	74	-4%	Avg CDOM	15	16	7%
	Median Price (\$000)	1,612	1,810	12%	Months of Inventory	1.2	1.5	25%
SAN MATEO	# of Sales	275	237	-14%	Avg CDOM	18	22	22%
	Median Price (\$000)	1,250	1,438	15%	Months of Inventory	0.7	1.4	100%
SOUTH SAN FRANCISCO	# of Sales	98	95	-3%	Avg CDOM	17	14	-18%
	Median Price (\$000)	850	1,022	20%	Months of Inventory	0.9	1.2	33%
WOODSIDE	# of Sales	23	21	-9%	Avg CDOM	48	78	63%
	Median Price (\$000)	2,500	3,500	40%	Months of Inventory	5.1	4.6	-10%

