

SAN MATEO COUNTY

YEAR-END MARKET REPORT | 2017 VS. 2018

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		2017	2018			2017	2018	
# of Sales		4,240	4,095	3%▼	Avg CDOM	23	21	9%▼
Median Price		\$1,438,000	\$1,585,000	▲10%	MOI	0.4	0.8	▲100%

In San Mateo County, median sales price rose in 2018, following a trend that has been occurring for many years. The number of sold units in 2018 was at the lowest it's been in the last five years. The number of new listing was up 5%. Sellers still might get more than their asking price. However, this trend may be on the decline.

		2017	2018	%Change		2017	2018	%Change
ATHERTON	# of Sales	80	67	-16%	Avg CDOM	45	52	16%
	Median Price (\$000)	4,775	6,650	39%	Months of Inventory	2.1	2.3	10%
BELMONT	# of Sales	216	189	-13%	Avg CDOM	16	17	6%
	Median Price (\$000)	1,660	1,810	9%	Months of Inventory	0.1	0.3	200%
BRISBANE	# of Sales	41	25	-39%	Avg CDOM	35	21	-40%
	Median Price (\$000)	1,008	1,200	19%	Months of Inventory	0.3	1.9	533%
BURLINGAME	# of Sales	170	190	12%	Avg CDOM	17	19	12%
	Median Price (\$000)	2,125	2,393	13%	Months of Inventory	0.4	0.4	0%
DALY CITY	# of Sales	375	328	-13%	Avg CDOM	23	19	-17%
	Median Price (\$000)	920	1,050	14%	Months of Inventory	0.3	0.5	67%
EL GRANADA	# of Sales	66	52	-21%	Avg CDOM	28	31	11%
	Median Price (\$000)	1,143	1,170	2%	Months of Inventory	1.1	1.6	45%
FOSTER CITY	# of Sales	116	114	-2%	Avg CDOM	15	14	-7%
	Median Price (\$000)	1,770	1,890	7%	Months of Inventory	0.1	0.6	500%
HALF MOON BAY	# of Sales	134	127	-5%	Avg CDOM	45	31	-31%
	Median Price (\$000)	1,308	1,400	7%	Months of Inventory	1.2	2.4	100%

		2017	2018	%Change		2017	2018	%Change
HILLSBOROUGH	# of Sales	124	114	-8%	Avg CDOM	62	34	-45%
	Median Price (\$000)	3,700	4,240	15%	Months of Inventory	1.4	1.4	0%
MENLO PARK	# of Sales	305	286	-6%	Avg CDOM	24	20	-17%
	Median Price (\$000)	2,280	2,637	16%	Months of Inventory	0.3	0.7	133%
MILLBRAE	# of Sales	143	133	-7%	Avg CDOM	18	16	-11%
	Median Price (\$000)	1,610	1,775	10%	Months of Inventory	0.3	0.3	0%
MONTARA, MOSS BEACH	# of Sales	58	55	-5%	Avg CDOM	54	43	-20%
	Median Price (\$000)	1,034	1,238	20%	Months of Inventory	1.7	2.8	70%
PACIFICA	# of Sales	275	277	1%	Avg CDOM	20	18	-10%
	Median Price (\$000)	950	1,100	16%	Months of Inventory	0.3	0.4	33%
PORTOLA VALLEY	# of Sales	77	60	-22%	Avg CDOM	32	41	28%
	Median Price (\$000)	3,000	3,340	11%	Months of Inventory	0.8	1.6	100%
REDWOOD CITY	# of Sales	503	499	-1%	Avg CDOM	18	18	0%
	Median Price (\$000)	1,540	1,700	10%	Months of Inventory	0.1	0.9	800%
REDWOOD SHORES	# of Sales	21	31	48%	Avg CDOM	11	19	73%
	Median Price (\$000)	1,852	2,097	13%	Months of Inventory	0.0	1.9	N/A
SAN BRUNO	# of Sales	200	201	0%	Avg CDOM	18	20	11%
	Median Price (\$000)	1,073	1,180	10%	Months of Inventory	0.3	0.5	67%
SAN CARLOS	# of Sales	276	278	1%	Avg CDOM	14	14	0%
	Median Price (\$000)	1,780	1,970	11%	Months of Inventory	0.1	0.5	400%
SAN MATEO	# of Sales	576	592	3%	Avg CDOM	15	17	13%
	Median Price (\$000)	1,468	1,608	9%	Months of Inventory	0.1	0.6	500%
SOUTH SAN FRANCISCO	# of Sales	262	261	0%	Avg CDOM	21	18	-14%
	Median Price (\$000)	943	1,100	17%	Months of Inventory	0.1	0.4	300%
WOODSIDE	# of Sales	67	64	-4%	Avg CDOM	55	67	22%
	Median Price (\$000)	2,400	3,263	36%	Months of Inventory	3.2	3.8	19%

