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2021 Annual Real Estate Report

San Mateo County Real Estate Trends Report

Sales & Prices Continued Rising in 2021

The median sales price for single-family, re-sale homes was \$2,000,000 for the year, a gain of 18%. The average price gained 18.2%. Home prices for the year are now at their highest level ever.

Home sales continued rising, gaining 12.8% from the year before.

Home inventory was down 31.4% year-over-year. There were an average of 293 homes listed for sale each month in 2020. The average from 2000 through 2016 is 1,121.

The sales price to list price ratio closed the year at 110.3%.

The median sales price for re-sale condominiums was up 3.2% for the year. The average price rose 5.2%.

Condo sales were up 24.5% from 2020.

Condo inventory was down year-over-year. There were an average of 138 condos listed for sale each month. The average for 2020 was 176. The average from 2003 to 2016 is 328.

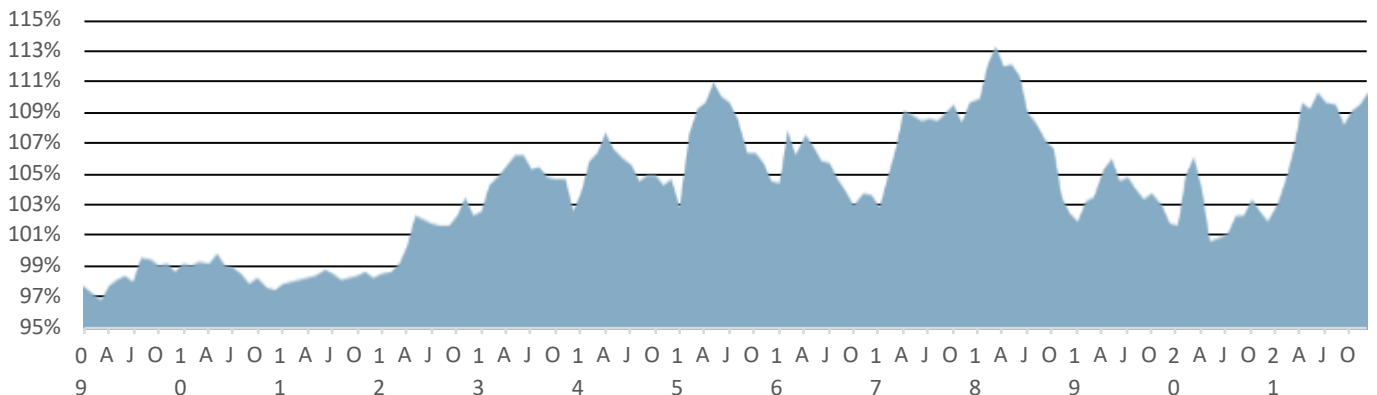
The market, while still favoring sellers, will be constrained by low inventory.

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.

For a **focused review** (your city, your neighborhood) **of current and historical market trends** go to http://avi.rereport.com/market_reports

San Mateo County Homes: Sales Price/Listing Price Ratio



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2021 San Mateo County Annual Real Estate Report

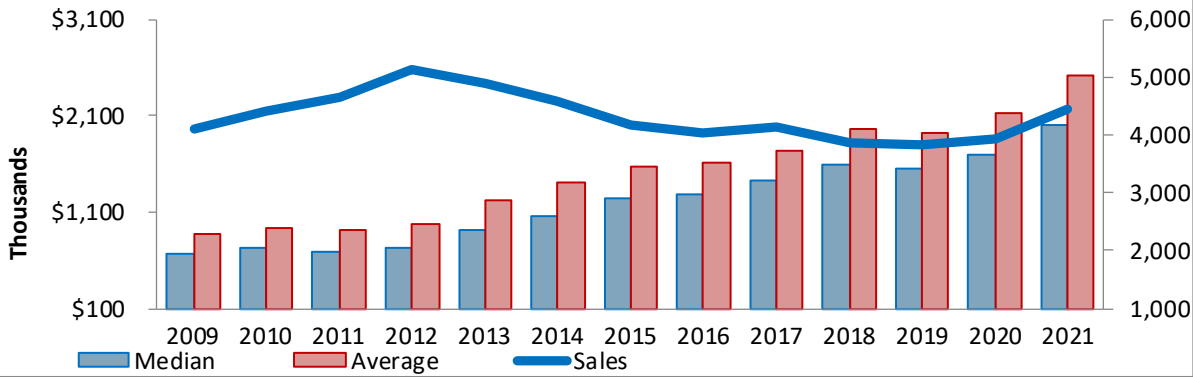
San Mateo County										
SINGLE-FAMILY HOMES						% Change from Year Before				
Prices						Prices				
Year	Sales	Median		Average		SP/LP	DOI	Sales	Med	Ave
2009	4,108	\$ 675,000	\$ 874,132	98.7%	111					
2010	4,425	\$ 721,000	\$ 931,288	98.8%	120	7.7%	6.8%	6.5%		
2011	4,650	\$ 685,000	\$ 907,760	98.5%	86	5.1%	-5.0%	-2.5%		
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%		

VISIT

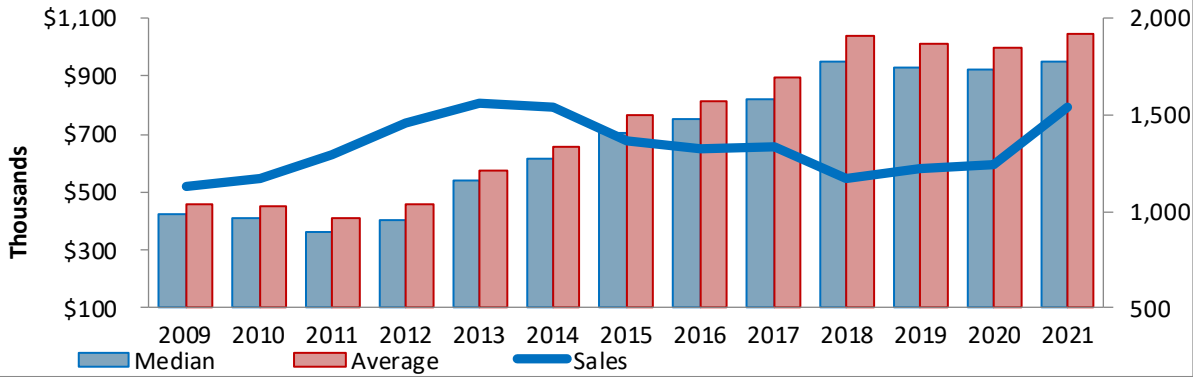
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San Mateo County Homes - Prices & Sales



San Mateo County Condos - Prices & Sales



San Mateo County										
Condominiums						% Change from Year Before				
Prices						Prices				
Year	Sales	Median		Average		SP/LP	DOI	Sales	Med	Ave
2009	1,134	\$ 426,500	\$ 460,518	97.9%	134					
2010	1,172	\$ 410,000	\$ 448,275	98.3%	170	3.4%	-3.9%	-2.7%		
2011	1,293	\$ 363,000	\$ 411,576	97.6%	90	10.3%	-11.5%	-8.2%		
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%		

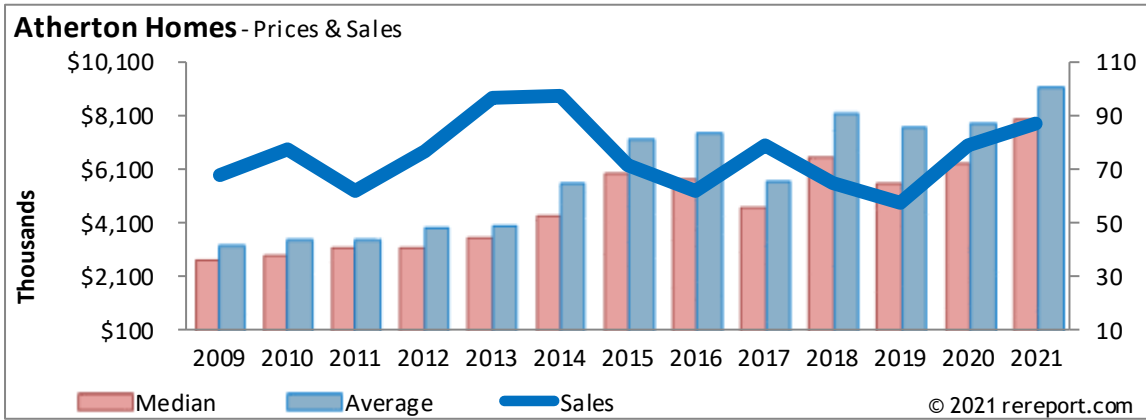
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Atherton								
Single-Family Homes					% Change from Year Before			
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	68	\$ 2,790,000	\$ 3,317,050	94.0%	71			
2010	78	\$ 2,925,000	\$ 3,537,810	95.5%	90	14.7%	4.8%	6.7%
2011	62	\$ 3,262,750	\$ 3,515,120	97.7%	53	-20.5%	11.5%	-0.6%
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%



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2021 San Mateo County Annual Real Estate Report

Belmont

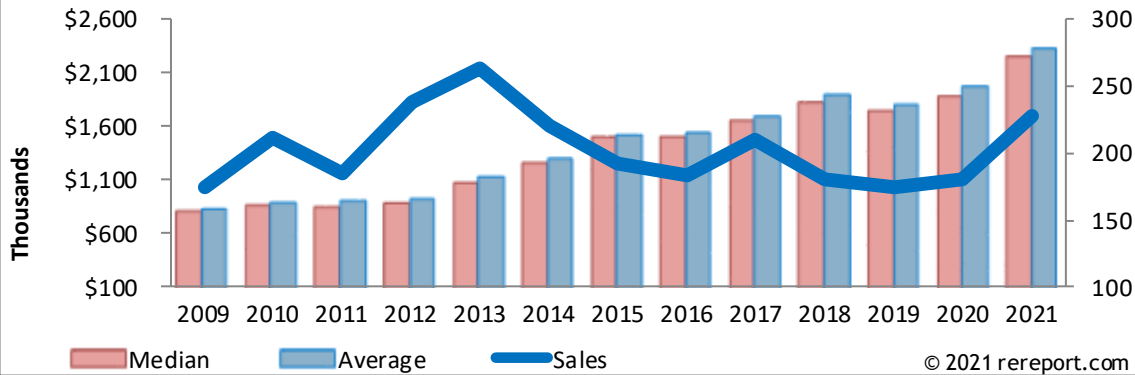
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	175	\$ 823,000	\$ 841,332	97.9%	43			
2010	212	\$ 881,000	\$ 907,885	99.0%	44	21.1%	7.0%	7.9%
2011	185	\$ 870,000	\$ 913,962	98.8%	41	-12.7%	-1.2%	0.7%
2012	238	\$ 908,500	\$ 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%

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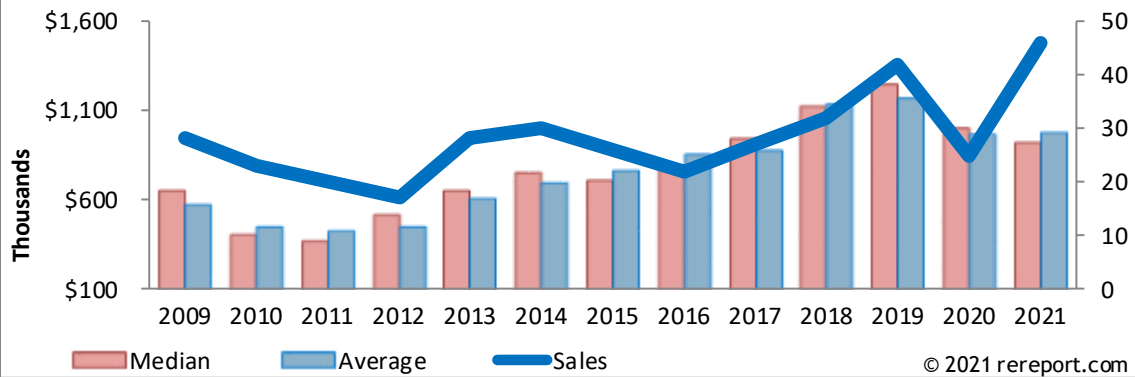
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Belmont Homes - Prices & Sales



Belmont Condos - Prices & Sales



Belmont

Condominiums						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	28	\$ 651,000	\$ 578,093	97.1%	75			
2010	23	\$ 410,000	\$ 456,948	98.6%	62	-17.9%	-37.0%	-21.0%
2011	20	\$ 373,500	\$ 427,880	98.5%	65	-13.0%	-8.9%	-6.4%
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%

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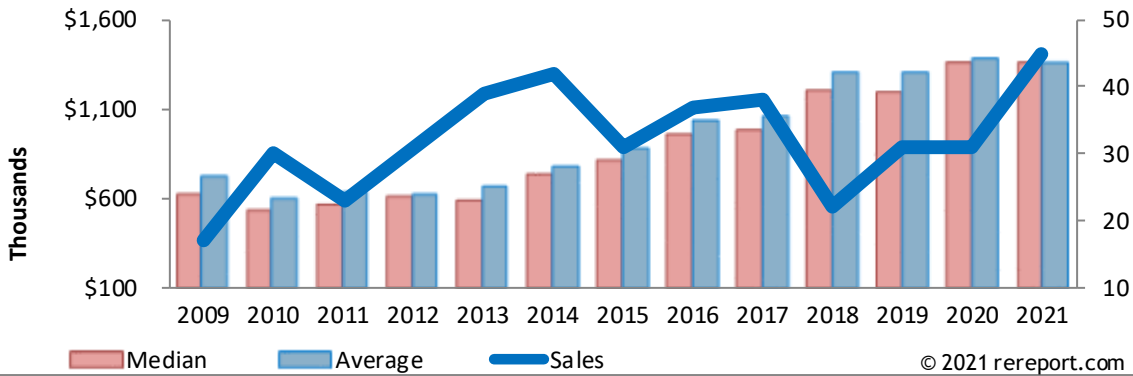
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Brisbane

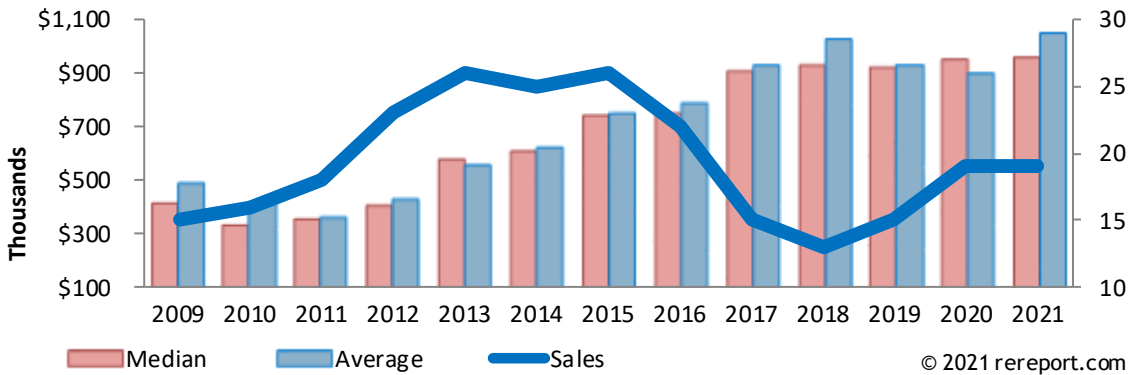
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	17	\$ 620,000	\$ 719,282	96.9%	90			
2010	30	\$ 532,500	\$ 591,626	97.8%	80	76.5%	-14.1%	-17.7%
2011	23	\$ 560,000	\$ 632,587	96.2%	104	-23.3%	5.2%	6.9%
2012	31	\$ 610,000	\$ 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%

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Brisbane Homes - Prices & Sales



Brisbane Condos - Prices & Sales



Brisbane

CONDOMINIUMS						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	15	\$ 420,000	\$ 489,067	93.8%	104			
2010	16	\$ 340,000	\$ 419,125	99.2%	77	6.7%	-19.0%	-14.3%
2011	18	\$ 359,950	\$ 366,106	98.7%	56	12.5%	5.9%	-12.6%
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%

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Burlingame

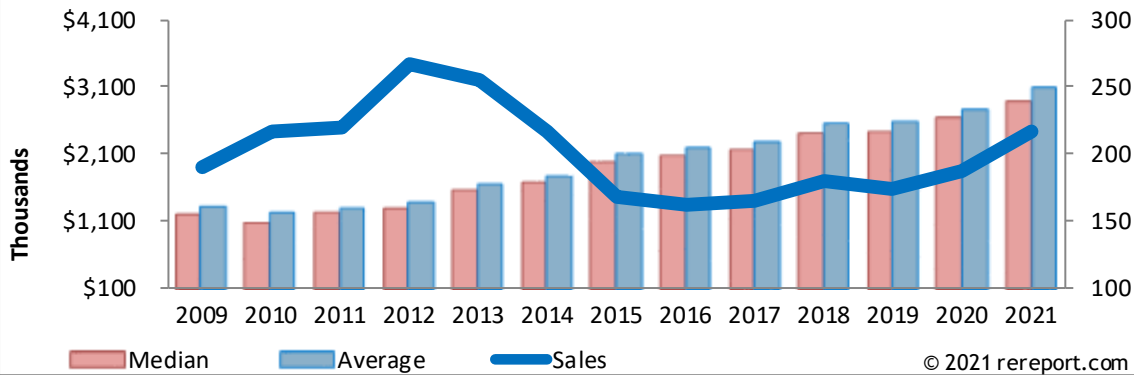
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	190	\$ 1,200,000	\$ 1,299,460	97.0%	46			
2010	216	\$ 1,077,500	\$ 1,229,720	97.8%	53	13.7%	-10.2%	-5.4%
2011	220	\$ 1,203,120	\$ 1,260,980	98.5%	41	1.9%	11.7%	2.5%
2012	267	\$ 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%

VISIT

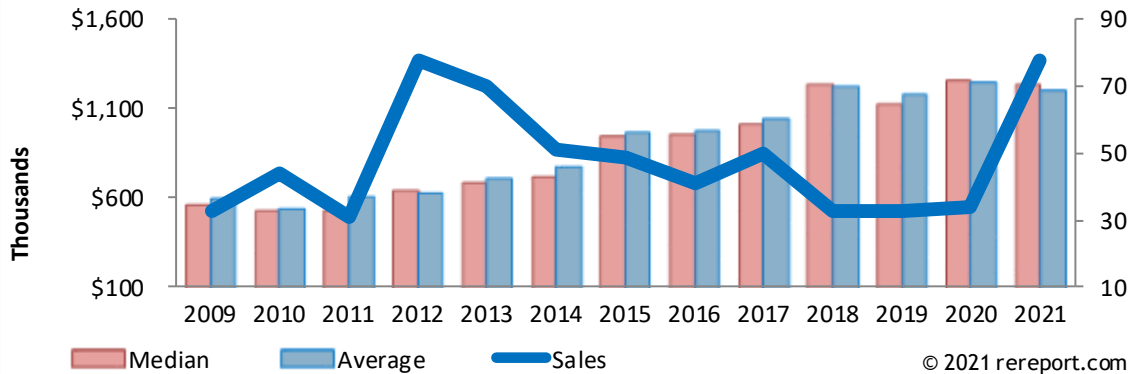
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Burlingame Homes - Prices & Sales



Burlingame Condos - Prices & Sales



Burlingame

Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	33	\$ 575,000	\$ 606,769	98.1%	69			
2010	44	\$ 539,250	\$ 548,341	96.7%	77	33.3%	-6.2%	-9.6%
2011	31	\$ 535,000	\$ 617,558	98.2%	77	-29.5%	-0.8%	12.6%
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%

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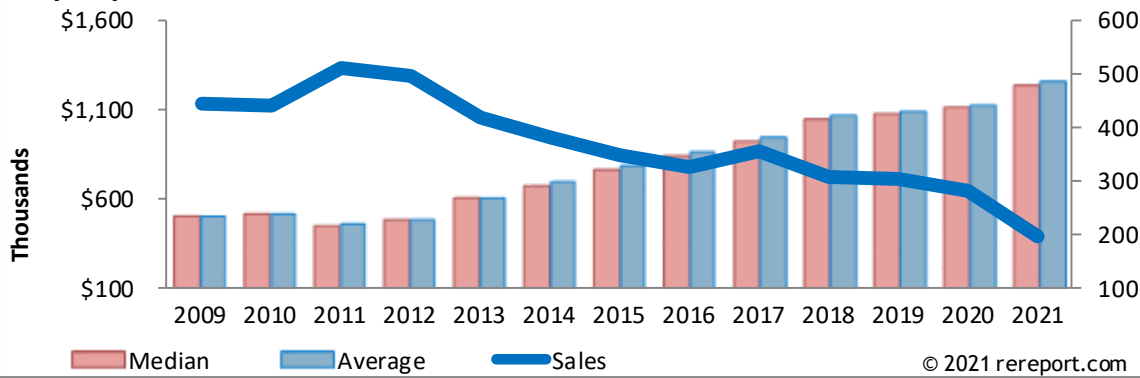
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Daly City

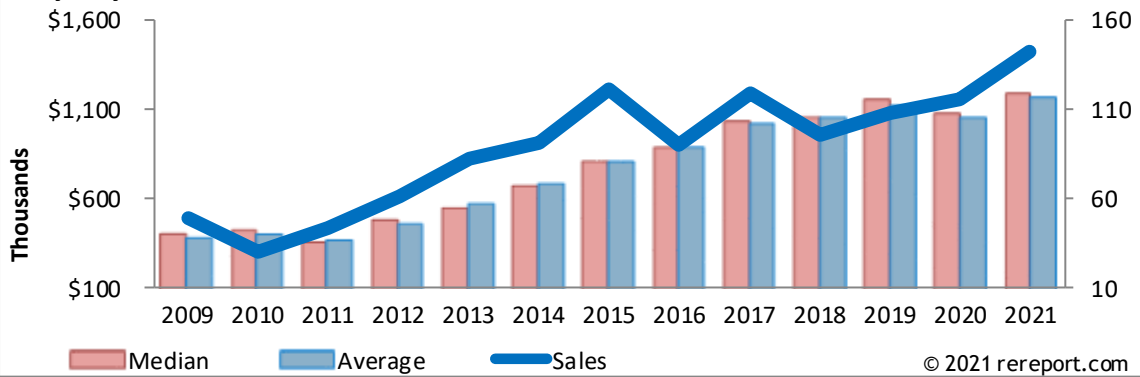
SINGLE-FAMILY HOMES						% Change from Year Before		
Year	Sales	Prices		SP/LP	DOM	Prices		
		Median	Average			Sales	Med	Ave
2009	446	\$ 515,000	\$ 513,736	102.2%	57			
2010	439	\$ 519,000	\$ 520,372	101.0%	49	-1.6%	0.8%	1.3%
2011	512	\$ 461,000	\$ 472,144	99.3%	61	16.6%	-11.2%	-9.3%
2012	495	\$ 485,000	\$ 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%

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Daly City Homes - Prices & Sales



Daly City Condos - Prices & Sales



Daly City

CONDOMINIUMS						% Change from Year Before		
Year	Sales	Prices		SP/LP	DOM	Prices		
		Median	Average			Sales	Med	Ave
2009	123	\$ 300,000	\$ 302,841	99.9%	72			
2010	113	\$ 290,000	\$ 289,530	99.5%	59	-8.1%	-3.3%	-4.4%
2011	131	\$ 237,000	\$ 254,796	98.5%	65	15.9%	-18.3%	-12.0%
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%

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2021 San Mateo County Annual Real Estate Report

East Palo Alto

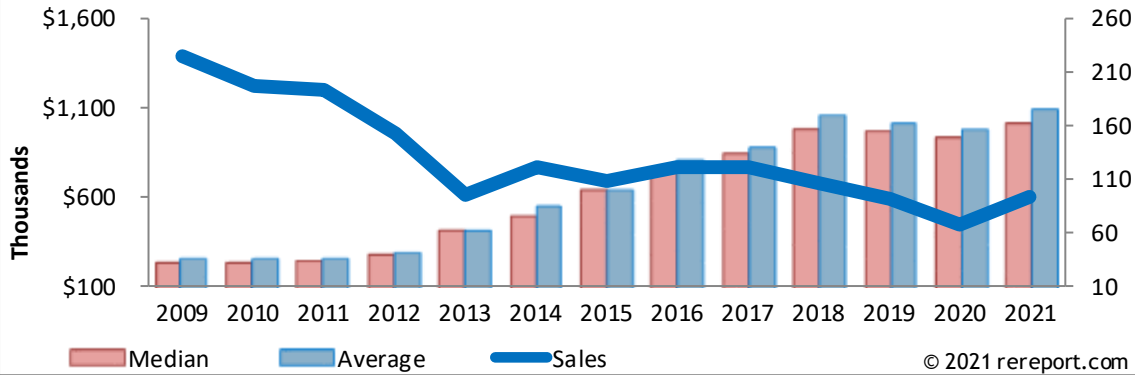
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	225	\$ 250,000	\$ 268,470	100.4%	64			
2010	197	\$ 250,000	\$ 268,386	100.7%	49	-12.4%	0.0%	0.0%
2011	194	\$ 255,000	\$ 268,864	100.9%	60	-1.5%	2.0%	0.2%
2012	153	\$ 285,000	\$ 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%

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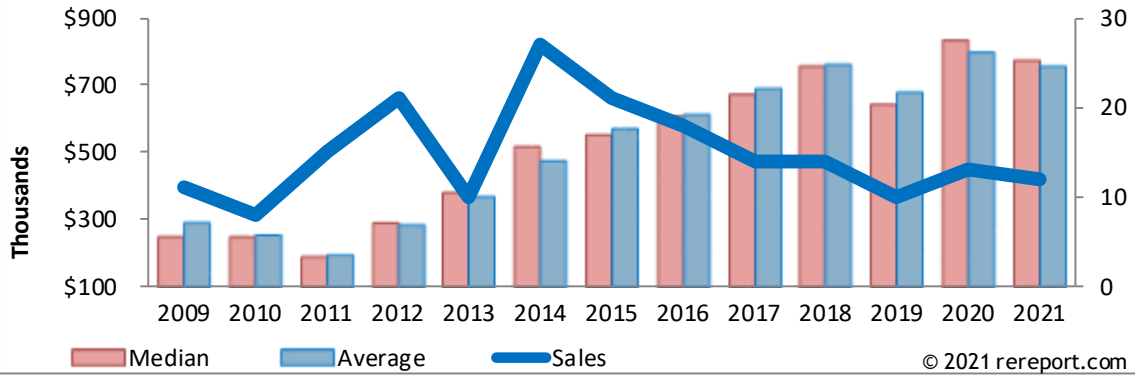
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East Palo Alto Homes - Prices & Sales



East Palo Alto Condos - Prices & Sales



East Palo Alto

CONDOMINIUMS						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	11	\$ 249,000	\$ 288,750	100.0%	116			
2010	8	\$ 246,000	\$ 254,023	98.9%	53	-27.3%	-1.2%	-12.0%
2011	15	\$ 185,000	\$ 194,687	102.2%	54	87.5%	-24.8%	-23.4%
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%

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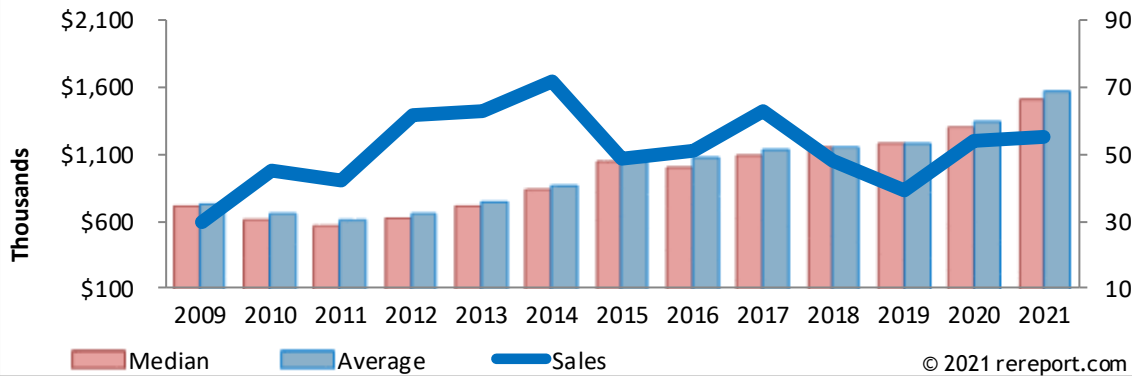
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El Granada								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	30	\$ 728,000	\$ 748,262	96.3%	95			
2010	45	\$ 625,000	\$ 674,708	97.1%	77	50.0%	-14.1%	-9.8%
2011	42	\$ 579,500	\$ 630,383	96.6%	112	-6.7%	-7.3%	-6.6%
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%

El Granada Homes - Prices & Sales



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Foster City

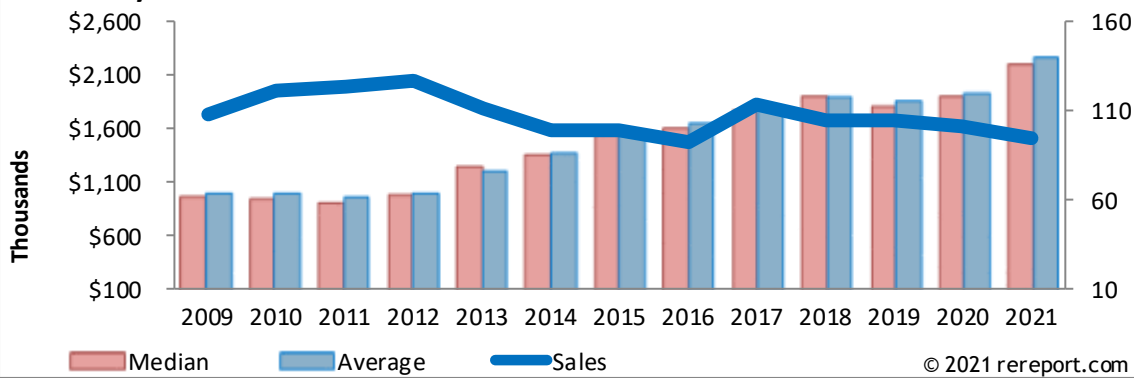
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	108	\$ 969,000	\$ 1,010,020	96.1%	51			
2010	122	\$ 962,500	\$ 1,004,530	98.0%	42	13.0%	-0.7%	-0.5%
2011	124	\$ 925,000	\$ 976,945	97.8%	45	1.6%	-3.9%	-2.7%
2012	127	\$ 1,000,000	\$ 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%

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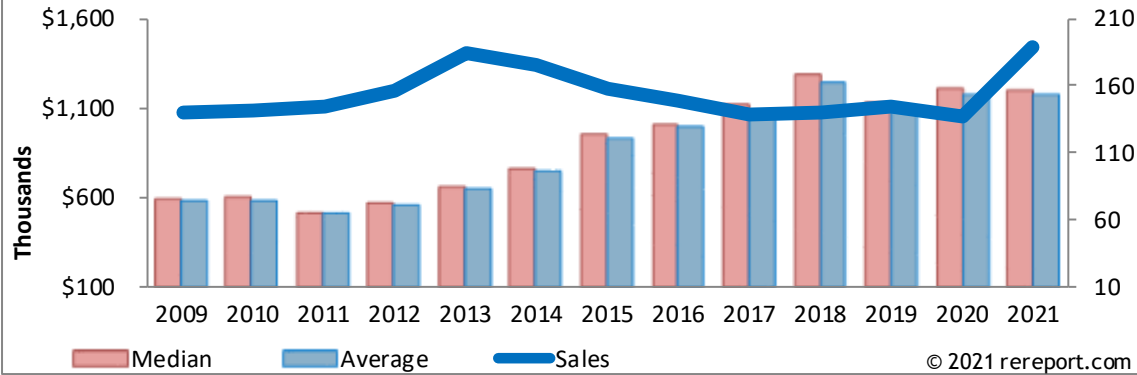
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Foster City Homes - Prices & Sales



Foster City Condos - Prices & Sales



Foster City

CONDOMINIUMS						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	140	\$ 581,282	\$ 577,267	98.2%	53			
2010	141	\$ 600,000	\$ 576,215	98.4%	47	0.7%	3.2%	-0.2%
2011	144	\$ 505,000	\$ 512,192	97.0%	64	2.1%	-15.8%	-11.1%
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%

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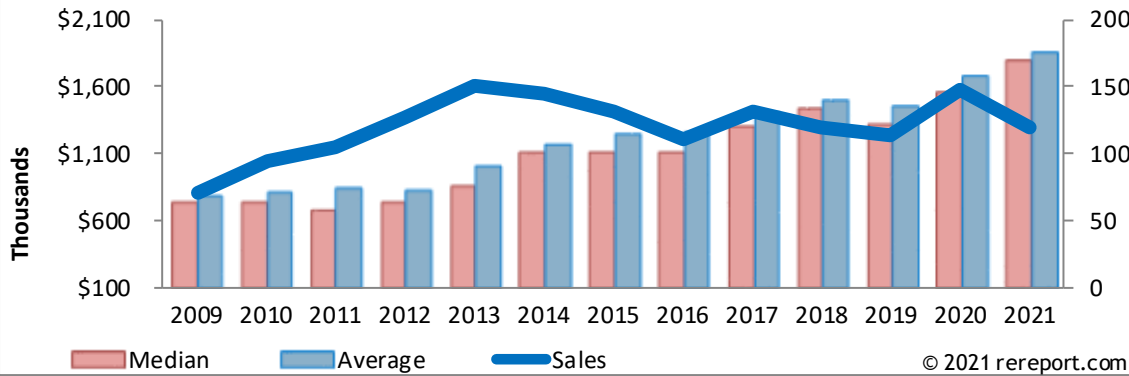
2021 San Mateo County Annual Real Estate Report

Half Moon Bay

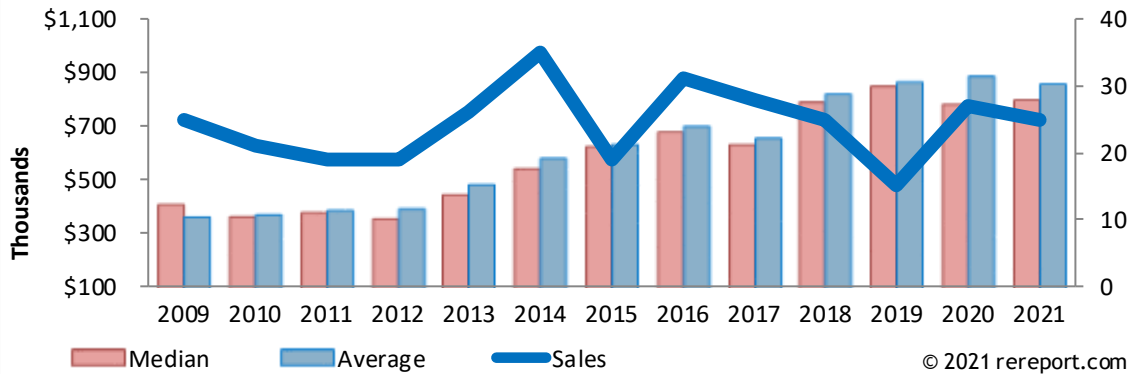
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	70	\$ 725,000	\$ 781,354	95.1%	129			
2010	94	\$ 725,000	\$ 804,644	94.3%	94	34.3%	0.0%	3.0%
2011	104	\$ 675,000	\$ 838,825	95.4%	95	10.6%	-6.9%	4.2%
2012	127	\$ 736,000	\$ 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%

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Half Moon Bay Homes - Prices & Sales



Half Moon Bay Condos - Prices & Sales



Half Moon Bay

CONDOMINIUMS						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	25	\$ 410,000	\$ 370,179	97.5%	78			
2010	21	\$ 365,000	\$ 371,238	99.7%	58	-16.0%	-11.0%	0.3%
2011	19	\$ 380,000	\$ 387,364	96.4%	63	-9.5%	4.1%	4.3%
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%

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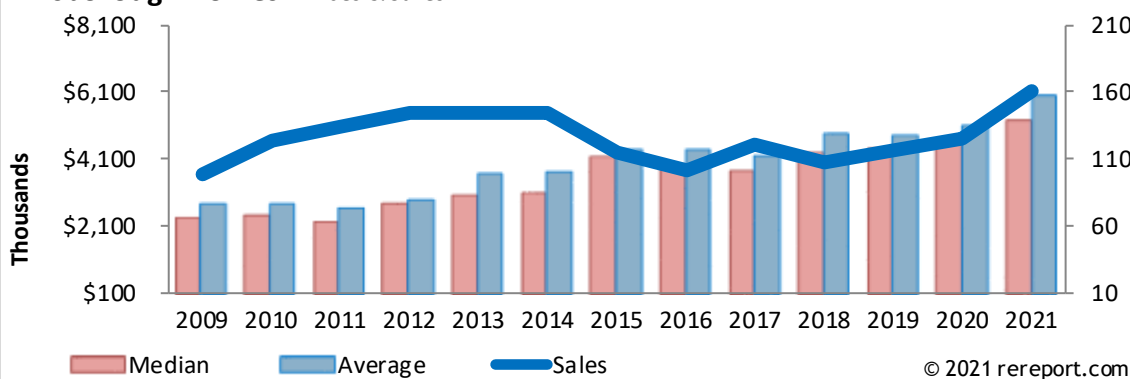
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Hillsborough								
SINGLE-FAMILY HOMES					% Change from Year Before			
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	99	\$ 2,320,000	\$ 2,742,250	94.5%	55			
2010	124	\$ 2,377,500	\$ 2,724,350	94.6%	70	25.3%	2.5%	-0.7%
2011	134	\$ 2,200,000	\$ 2,627,550	95.7%	64	8.1%	-7.5%	-3.6%
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%

Hillsborough Homes - Prices & Sales



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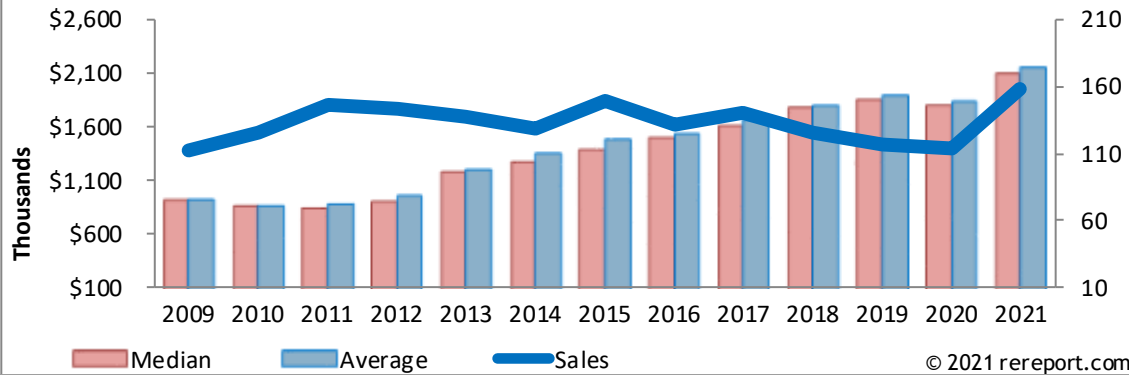
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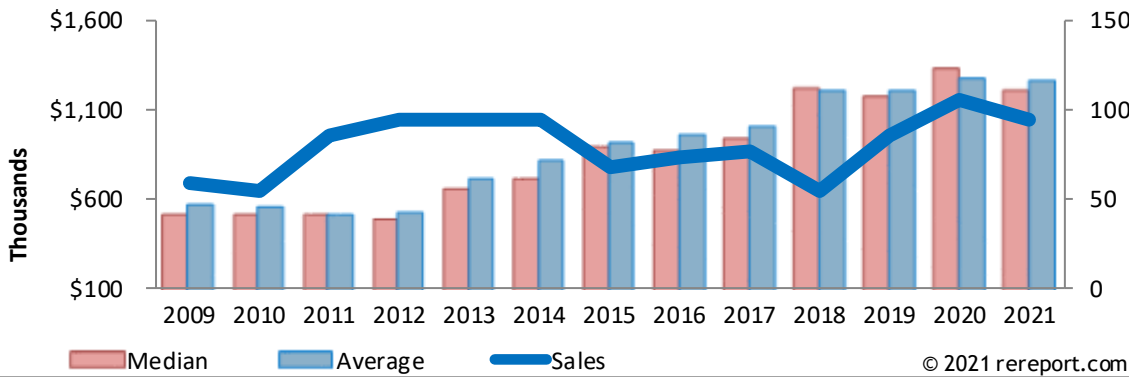
Millbrae								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	112	\$ 925,000	\$ 926,143	97.9%	43			
2010	125	\$ 870,000	\$ 879,013	98.3%	51	11.6%	-5.9%	-5.1%
2011	146	\$ 859,500	\$ 888,653	99.2%	50	16.8%	-1.2%	1.1%
2012	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%

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Millbrae Homes - Prices & Sales



Millbrae Condos - Prices & Sales



Millbrae								
Condominiums						% Change from Year Before		
Prices			Prices					
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	27	\$ 520,000	\$ 581,352	94.7%	141			
2010	30	\$ 512,500	\$ 530,738	97.0%	67	11.1%	-1.4%	-8.7%
2011	28	\$ 441,500	\$ 511,706	97.3%	66	-6.7%	-13.9%	-3.6%
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%

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2021 San Mateo County Annual Real Estate Report

Menlo Park

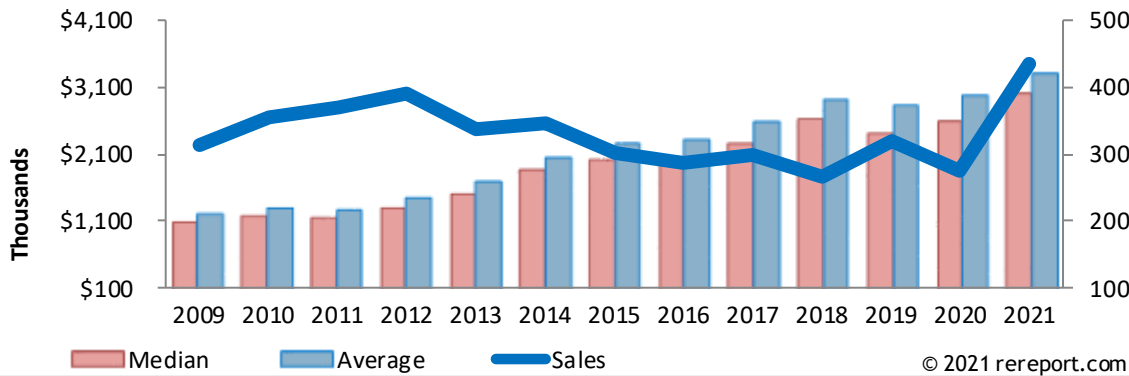
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	312	\$ 1,097,500	\$ 1,238,070	98.0%	55			
2010	355	\$ 1,200,000	\$ 1,303,560	99.4%	45	13.8%	9.3%	5.3%
2011	370	\$ 1,180,030	\$ 1,288,760	99.7%	41	4.2%	-1.7%	-1.1%
2012	389	\$ 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%

VISIT

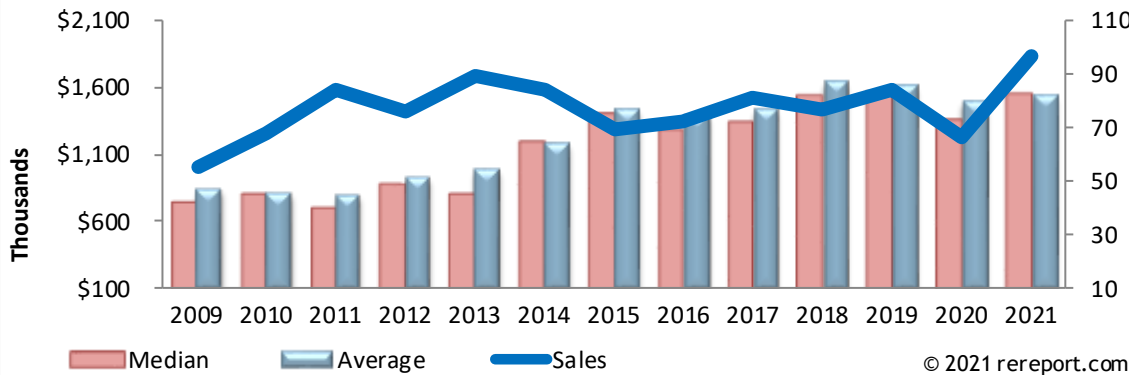
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Menlo Park Homes - Prices & Sales



Menlo Park Condos - Prices & Sales



Menlo Park

CONDOMINIUMS						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	55	\$ 755,000	\$ 840,325	95.7%	76			
2010	68	\$ 813,000	\$ 804,289	97.0%	80	23.6%	7.7%	-4.3%
2011	84	\$ 702,500	\$ 794,095	97.6%	63	23.5%	-13.6%	-1.3%
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%

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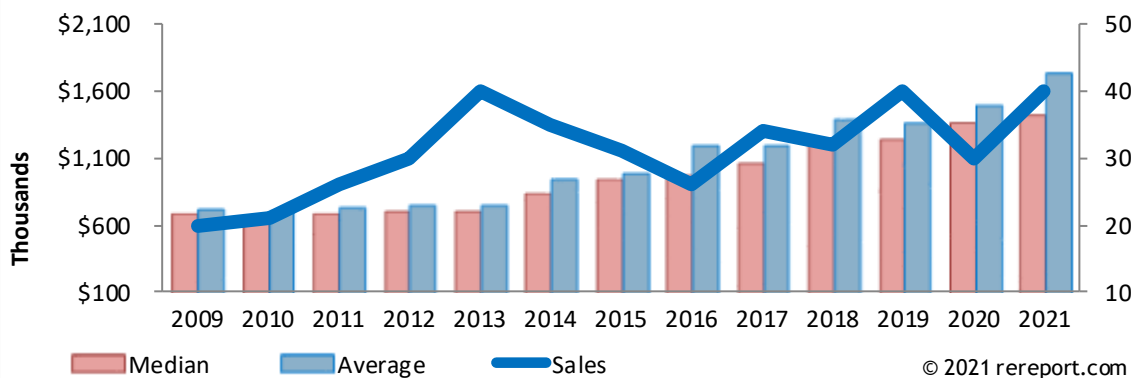
2021 San Mateo County Annual Real Estate Report

Montara

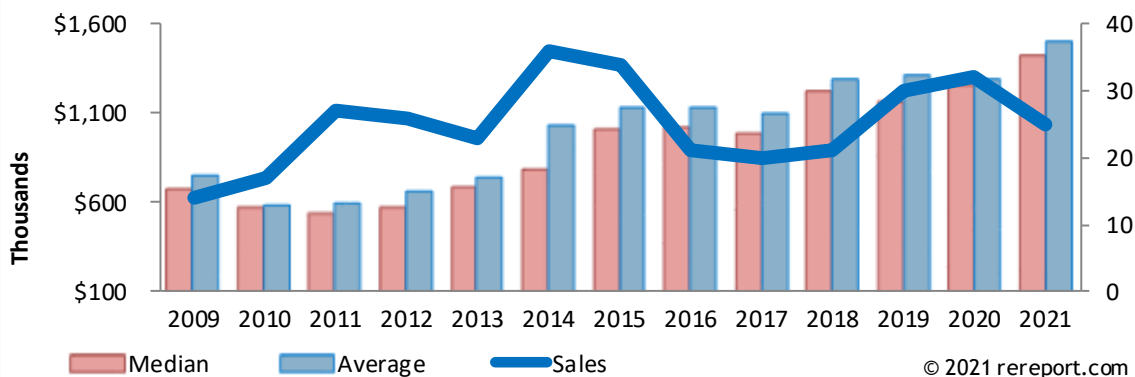
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	20	\$ 695,000	\$ 727,045	96.7%	61			
2010	21	\$ 675,000	\$ 705,333	93.2%	88	5.0%	-2.9%	-3.0%
2011	26	\$ 692,300	\$ 736,635	96.1%	87	23.8%	2.6%	4.4%
2012	30	\$ 718,500	\$ 762,658	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%

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Montara Homes - Prices & Sales



Moss Beach Homes - Prices & Sales



Moss Beach

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	14	\$ 680,000	\$ 763,286	93.6%	152			
2010	17	\$ 580,000	\$ 592,112	97.6%	133	21.4%	-14.7%	-22.4%
2011	27	\$ 550,000	\$ 600,204	93.5%	140	58.8%	-5.2%	1.4%
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%

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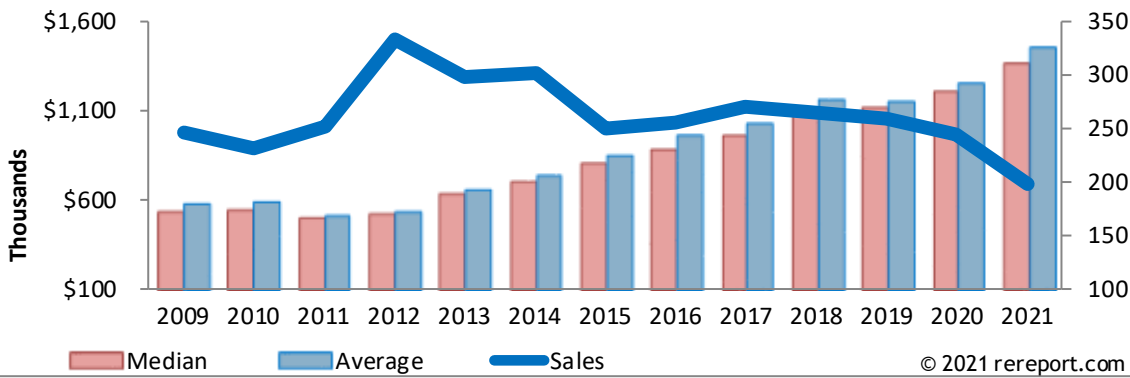
Pacifica								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	245	\$ 535,000	\$ 568,892	98.8%	54			
2010	230	\$ 535,500	\$ 583,506	98.5%	57	-6.1%	0.1%	2.6%
2011	251	\$ 495,000	\$ 511,841	97.7%	71	9.1%	-7.6%	-12.3%
2012	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%

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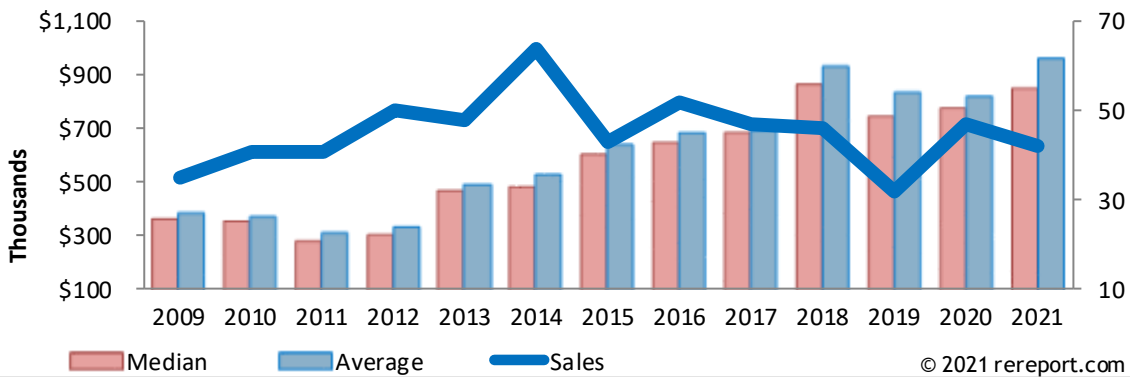
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Pacifica Homes - Prices & Sales



Pacifica Condos - Prices & Sales



Pacifica								
CONDOMINIUMS						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	35	\$ 370,000	\$ 393,900	98.8%	52			
2010	41	\$ 360,000	\$ 377,388	98.5%	65	17.1%	-2.7%	-4.2%
2011	41	\$ 290,000	\$ 317,836	98.1%	64	0.0%	-19.4%	-15.8%
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%

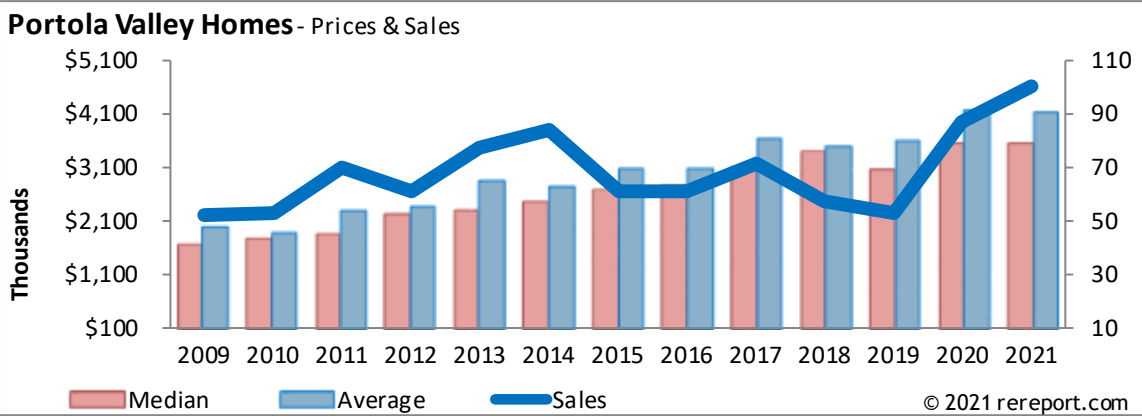
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Portola Valley								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	52	\$ 1,647,500	\$ 1,977,460	95.8%	54			
2010	53	\$ 1,755,000	\$ 1,868,030	97.8%	63	1.9%	6.5%	-5.5%
2011	70	\$ 1,827,500	\$ 2,255,610	97.2%	68	32.1%	4.1%	20.7%
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%



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Redwood City

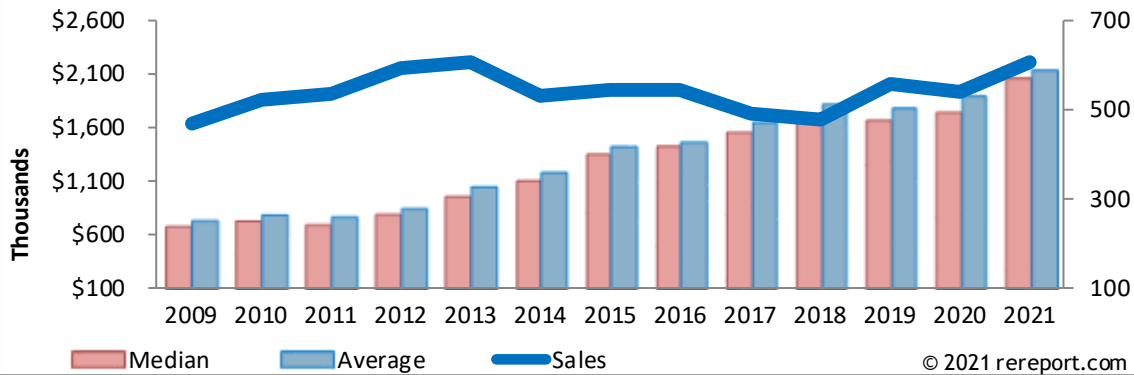
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	468	\$ 670,000	\$ 719,663	98.9%	56			
2010	520	\$ 715,000	\$ 776,561	98.7%	49	11.1%	6.7%	7.9%
2011	534	\$ 684,000	\$ 752,879	98.2%	64	2.7%	-4.3%	-3.0%
2012	593	\$ 782,500	\$ 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%

VISIT

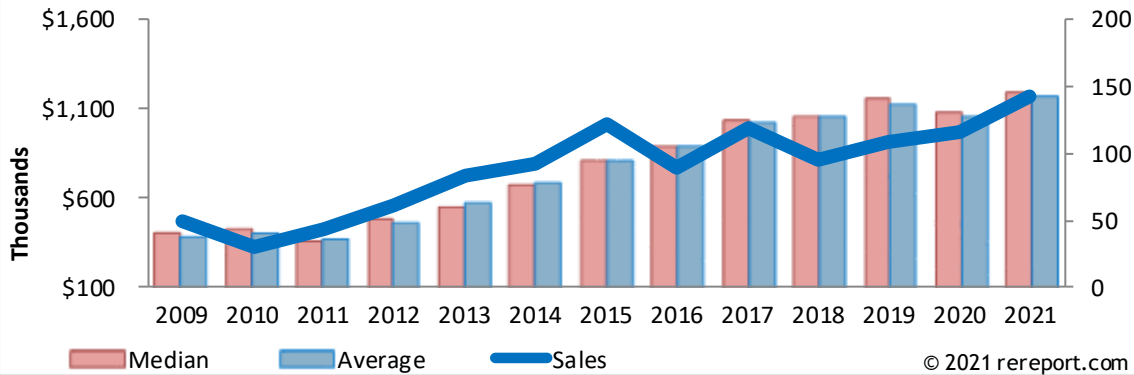
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Redwood City Homes - Prices & Sales



Redwood City Condos - Prices & Sales



Redwood City

Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	49	\$ 420,000	\$ 394,816	96.5%	71			
2010	30	\$ 438,500	\$ 416,213	97.4%	64	-38.8%	4.4%	5.4%
2011	44	\$ 368,054	\$ 381,577	96.9%	90	46.7%	-16.1%	-8.3%
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%

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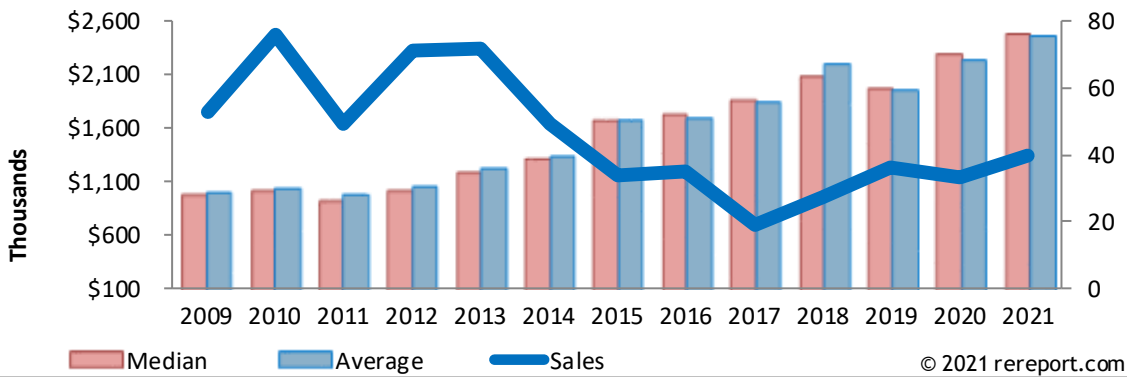
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Redwood Shores

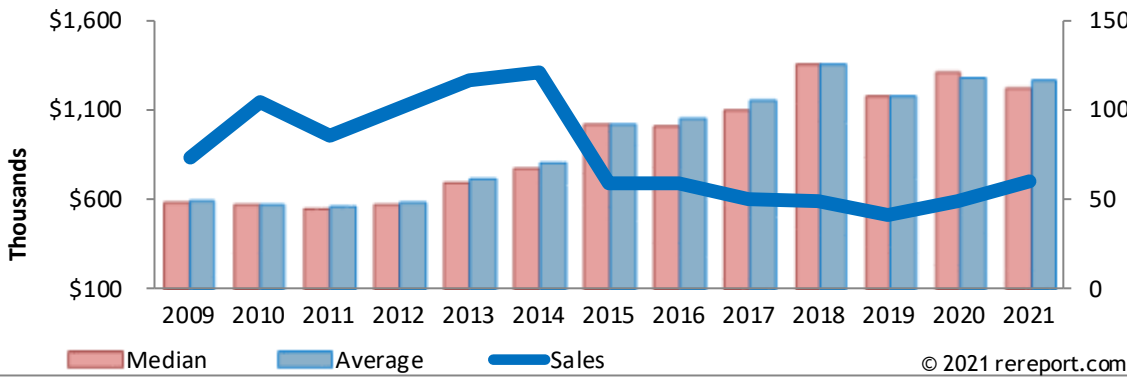
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	53	\$ 990,000	\$ 1,004,580	96.6%	49			
2010	76	\$ 1,017,500	\$ 1,046,520	98.3%	45	43.4%	2.8%	4.2%
2011	49	\$ 930,000	\$ 982,235	99.4%	26	-35.5%	-8.6%	-6.1%
2012	71	\$ 1,030,000	\$ 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%

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Redwood Shores Homes - Prices & Sales



Redwood Shores Condos - Prices & Sales



Redwood Shores

CONDOMINIUMS						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	73	\$ 575,000	\$ 583,265	98.1%	53			
2010	104	\$ 559,000	\$ 563,904	97.9%	50	42.5%	-2.8%	-3.3%
2011	85	\$ 543,000	\$ 546,693	97.5%	63	-18.3%	-2.9%	-3.1%
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%

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2021 San Mateo County Annual Real Estate Report

San Bruno

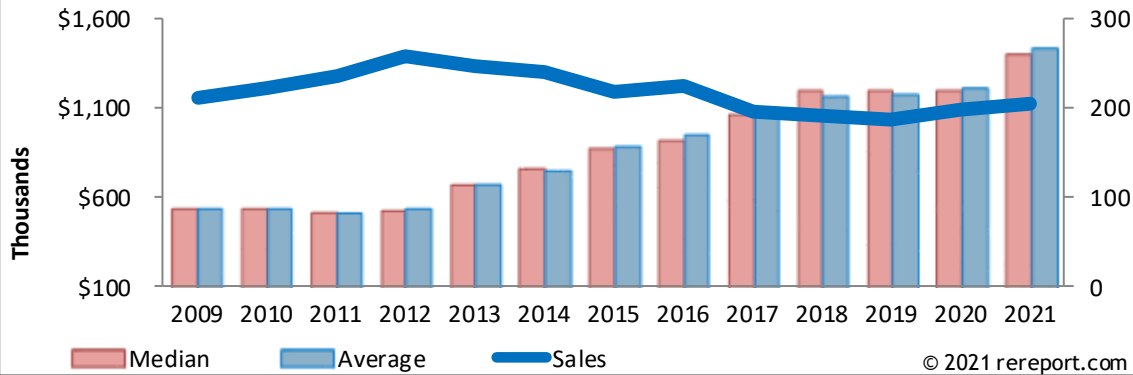
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	211	\$ 543,000	\$ 543,804	100.2%	60			
2010	223	\$ 549,000	\$ 551,513	99.9%	50	5.7%	1.1%	1.4%
2011	236	\$ 525,000	\$ 521,530	98.4%	60	5.8%	-4.4%	-5.4%
2012	259	\$ 540,000	\$ 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%

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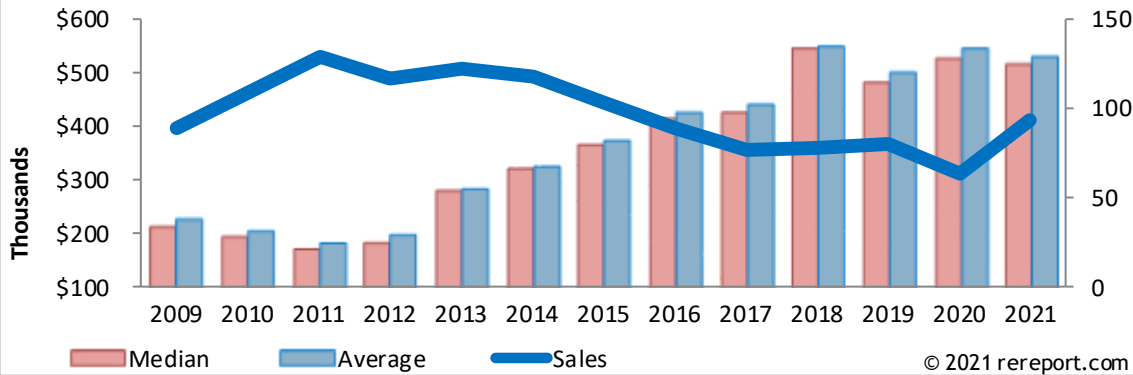
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San Bruno Homes - Prices & Sales



San Bruno Condos - Prices & Sales



San Bruno

Condominiums						% Change from Year Before		
Prices						Prices		
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	89	\$ 215,000	\$ 229,093	98.0%	62			
2010	109	\$ 195,000	\$ 206,931	100.1%	55	22.5%	-9.3%	-9.7%
2011	129	\$ 175,000	\$ 184,473	98.6%	57	18.3%	-10.3%	-10.9%
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%

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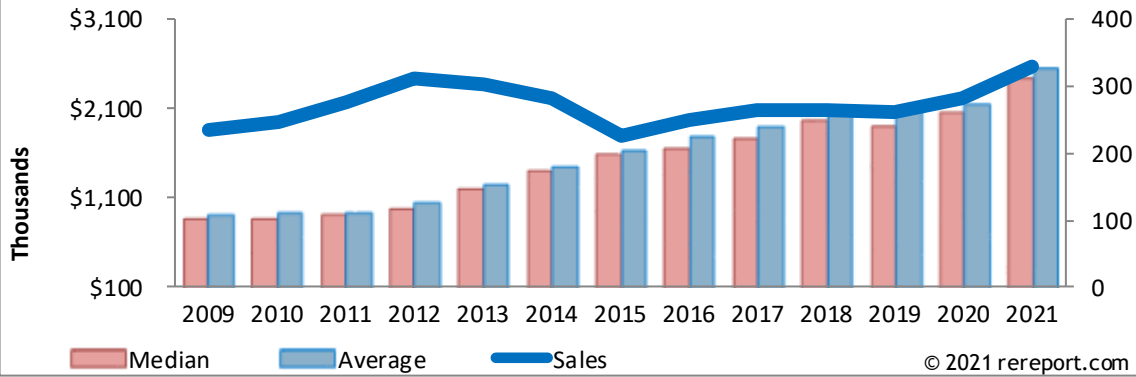
2021 San Mateo County Annual Real Estate Report

San Carlos

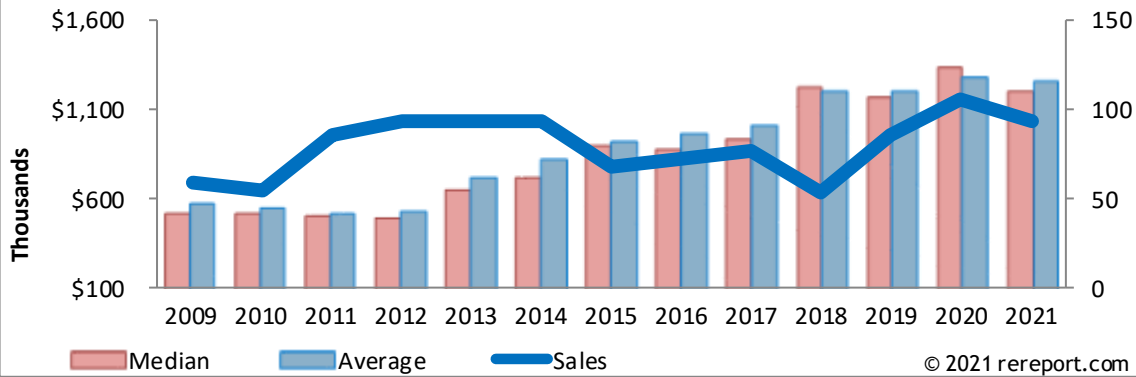
SINGLE-FAMILY HOMES						% Change from Year Before		
Year	Sales	Prices		SP/LP	DOM	Prices		
		Median	Average			Sales	Med	Ave
2009	235	\$ 880,000	\$ 928,039	98.1%	43			
2010	248	\$ 892,500	\$ 959,920	99.5%	35	5.5%	1.4%	3.4%
2011	278	\$ 925,000	\$ 960,084	99.4%	34	12.1%	3.6%	0.0%
2012	313	\$ 1,000,000	\$ 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%

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San Carlos Homes - Prices & Sales



San Carlos Condos - Prices & Sales



San Carlos

Condominiums						% Change from Year Before		
Year	Sales	Prices		SP/LP	DOM	Prices		
		Median	Average			Sales	Med	Ave
2009	59	\$ 527,500	\$ 580,111	97.0%	59			
2010	55	\$ 525,000	\$ 564,637	98.1%	73	-6.8%	-0.5%	-2.7%
2011	86	\$ 519,950	\$ 525,137	97.4%	87	56.4%	-1.0%	-7.0%
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%

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San Mateo

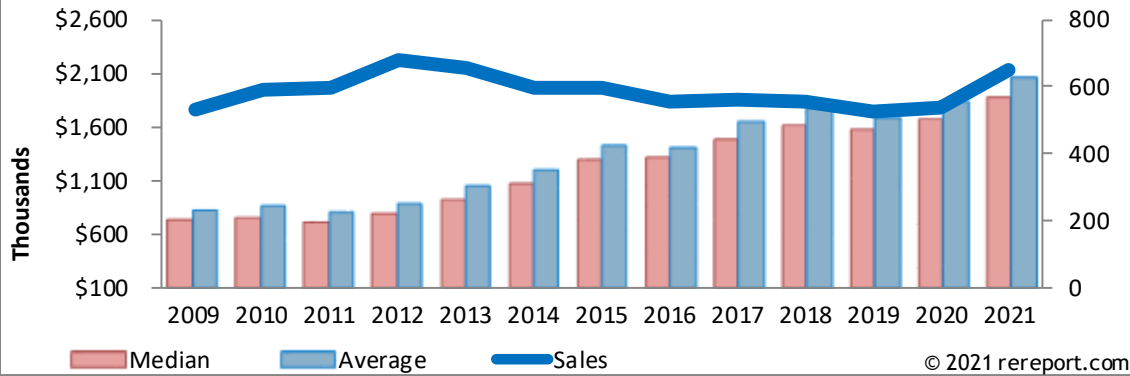
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	529	\$ 730,000	\$ 814,943	98.5%	50			
2010	589	\$ 750,000	\$ 860,424	98.7%	46	11.3%	2.7%	5.6%
2011	594	\$ 708,500	\$ 805,264	98.7%	48	0.8%	-5.5%	-6.4%
2012	682	\$ 778,000	\$ 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%

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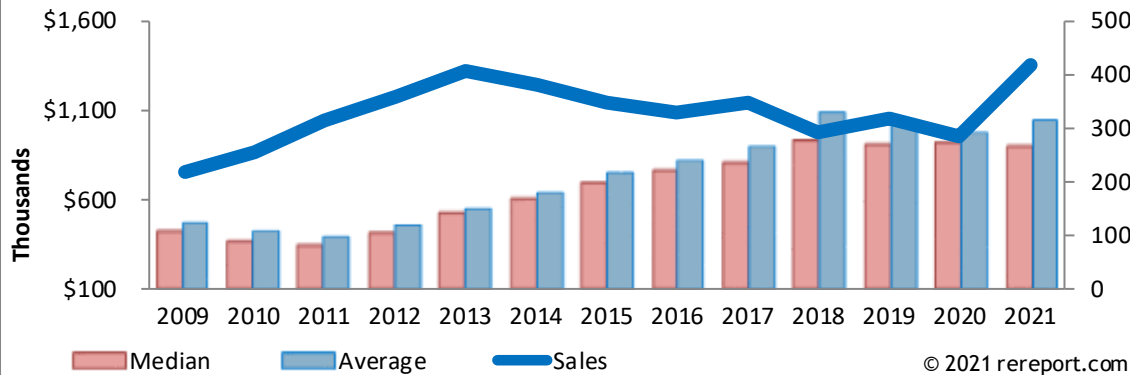
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San Mateo Homes - Prices & Sales



San Mateo Condos - Prices & Sales



San Mateo

Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	218	\$ 415,375	\$ 461,525	97.3%	62			
2010	255	\$ 359,000	\$ 422,662	97.3%	70	17.0%	-13.6%	-8.4%
2011	315	\$ 340,000	\$ 387,978	96.8%	78	23.5%	-5.3%	-8.2%
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%

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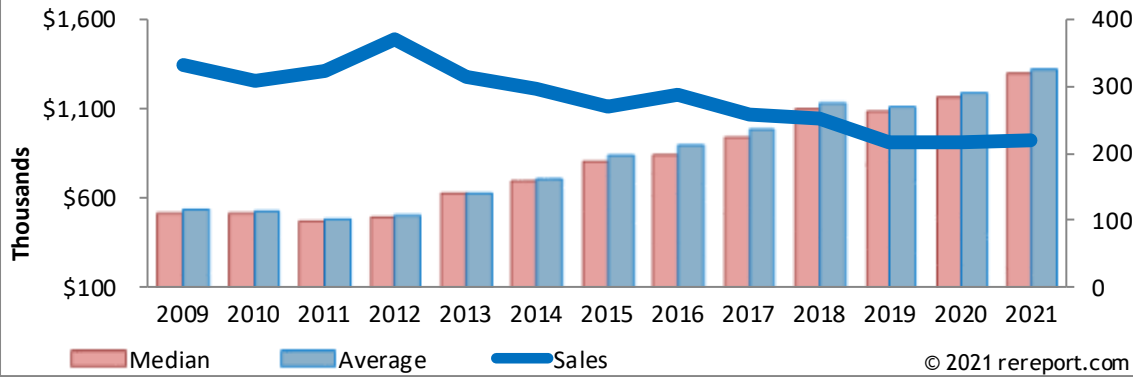
2021 San Mateo County Annual Real Estate Report

South San Francisco

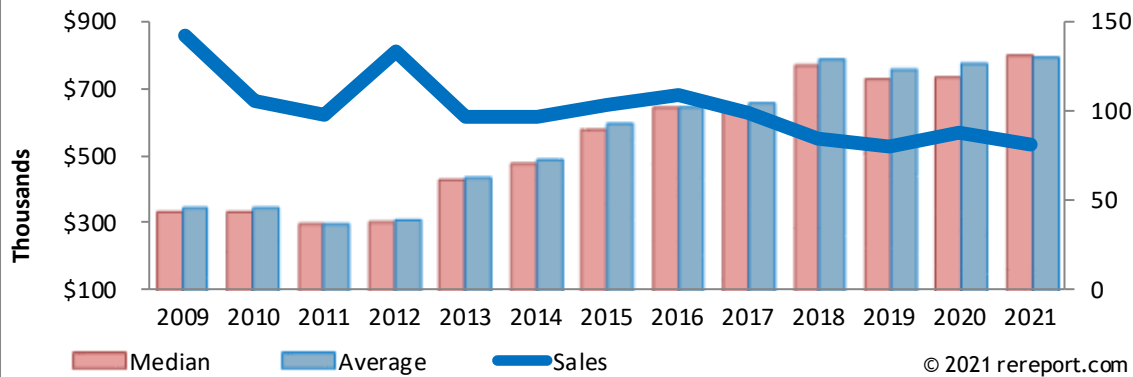
Condominiums						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	142	\$ 340,000	\$ 347,997	99.4%	74			
2010	106	\$ 335,500	\$ 347,917	100.1%	63	-25.4%	-1.3%	0.0%
2011	98	\$ 300,052	\$ 300,317	98.4%	95	-7.5%	-10.6%	-13.7%
2012	133	\$ 310,000	\$ 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%

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S. San Francisco Homes - Prices & Sales



S. San Francisco Condos - Prices & Sales



South San Francisco

SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	333	\$ 522,000	\$ 543,202	100.2%	56			
2010	308	\$ 519,000	\$ 534,384	100.0%	48	-7.5%	-0.6%	-1.6%
2011	323	\$ 481,000	\$ 491,392	98.6%	67	4.9%	-7.3%	-8.0%
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%

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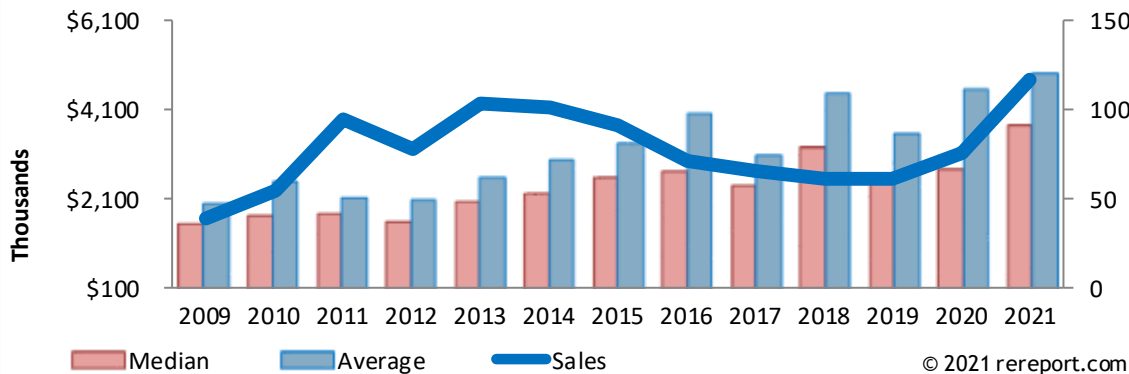
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Woodside								
SINGLE-FAMILY HOMES						% Change from Year Before		
Prices					Prices			
Year	Sales	Median	Average	SP/LP	DOM	Sales	Med	Ave
2009	39	\$ 1,560,000	\$ 2,027,100	92.2%	112			
2010	55	\$ 1,755,000	\$ 2,512,570	95.3%	85	41.0%	12.5%	23.9%
2011	95	\$ 1,800,000	\$ 2,176,390	94.0%	103	72.7%	2.6%	-13.4%
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%

Woodside Homes - Prices & Sales



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