

# EAST PALO ALTO

## SAN MATEO COUNTY

### MONTHLY AREA REPORT

JULY 2018 | CONDOS/TOWNHOMES



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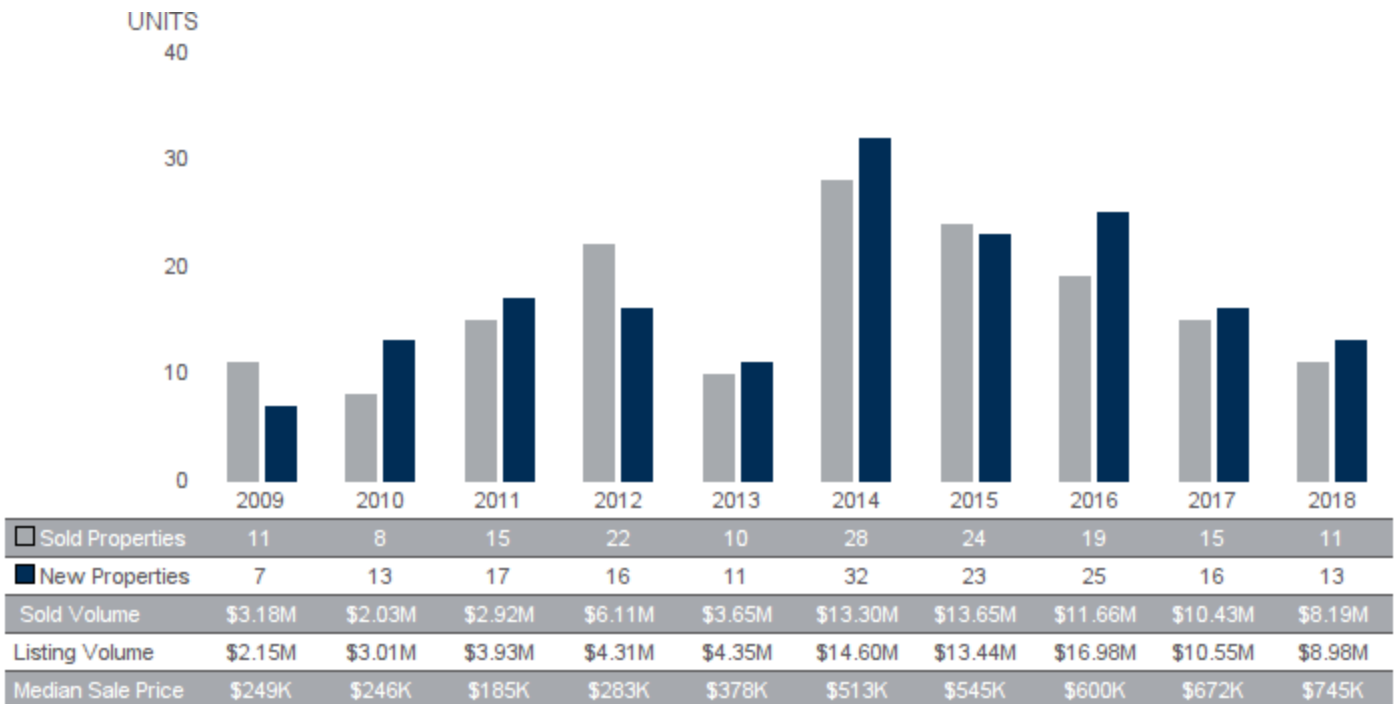
## MARKET SUMMARY

July 2018 | Condos/Townhomes [?](#)

Market Summary	Month to Date			Year to Date		
	July 2018	July 2017	Percent Change	Year-To-Date 2018	Year-To-Date 2017	Percent Change
New Listings	2	2	0%	13	10	30%
Sold Listings	0	1	-100%	10	6	66.67%
Median Listing Price	\$0	\$538,000	0%	\$667,000	\$627,500	6.29%
Median Selling Price	\$0	\$580,000	0%	\$737,500	\$676,750	8.98%
Median Days on Market	0	5	0%	7	8	-12.5%
List/Sell Price Ratio	0%	108%	0%	112.9%	104.3%	8.21%
Average Listing Price	\$0	\$538,000	0%	\$647,088	\$654,333	-1.11%
Average Selling Price	\$0	\$580,000	0%	\$730,500	\$680,083	7.41%
Average Days on Market	0	5	0%	9	15	-40%

## SOLD AND NEW PROPERTIES (UNITS)

July 2018 | Condos/Townhomes [?](#)



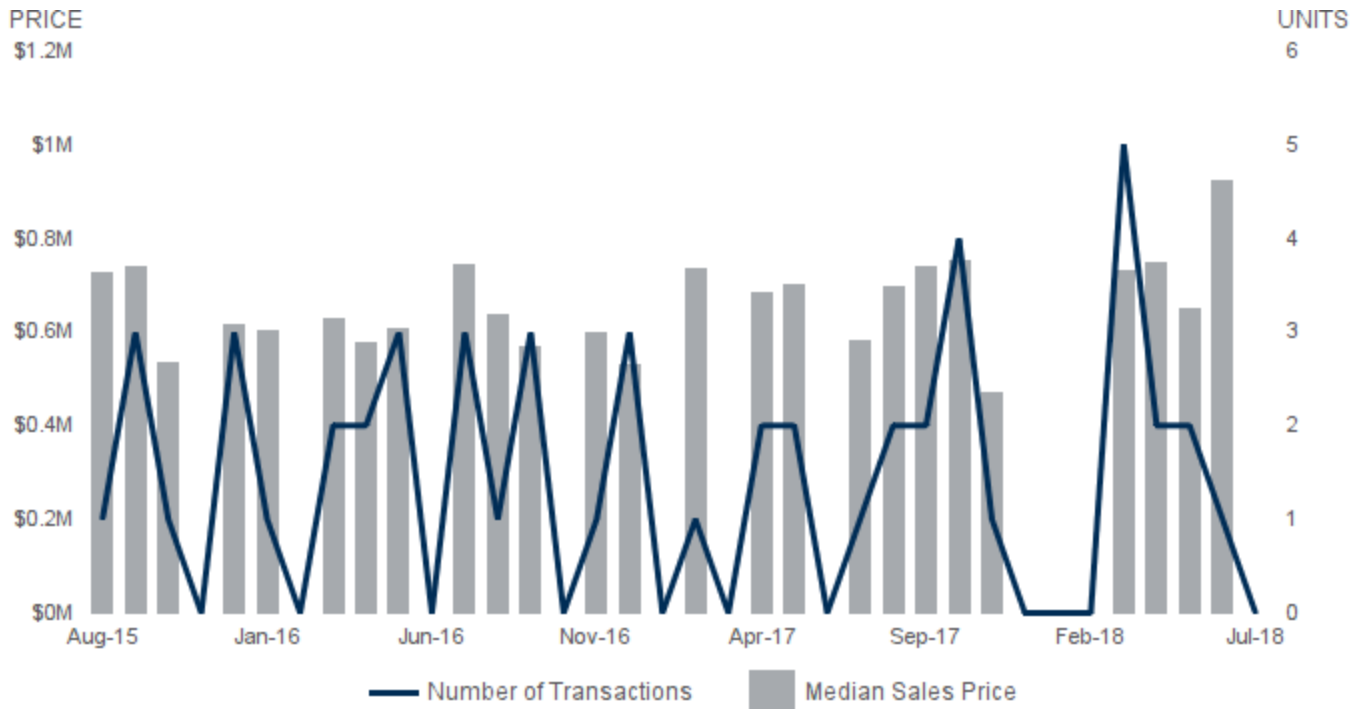
**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

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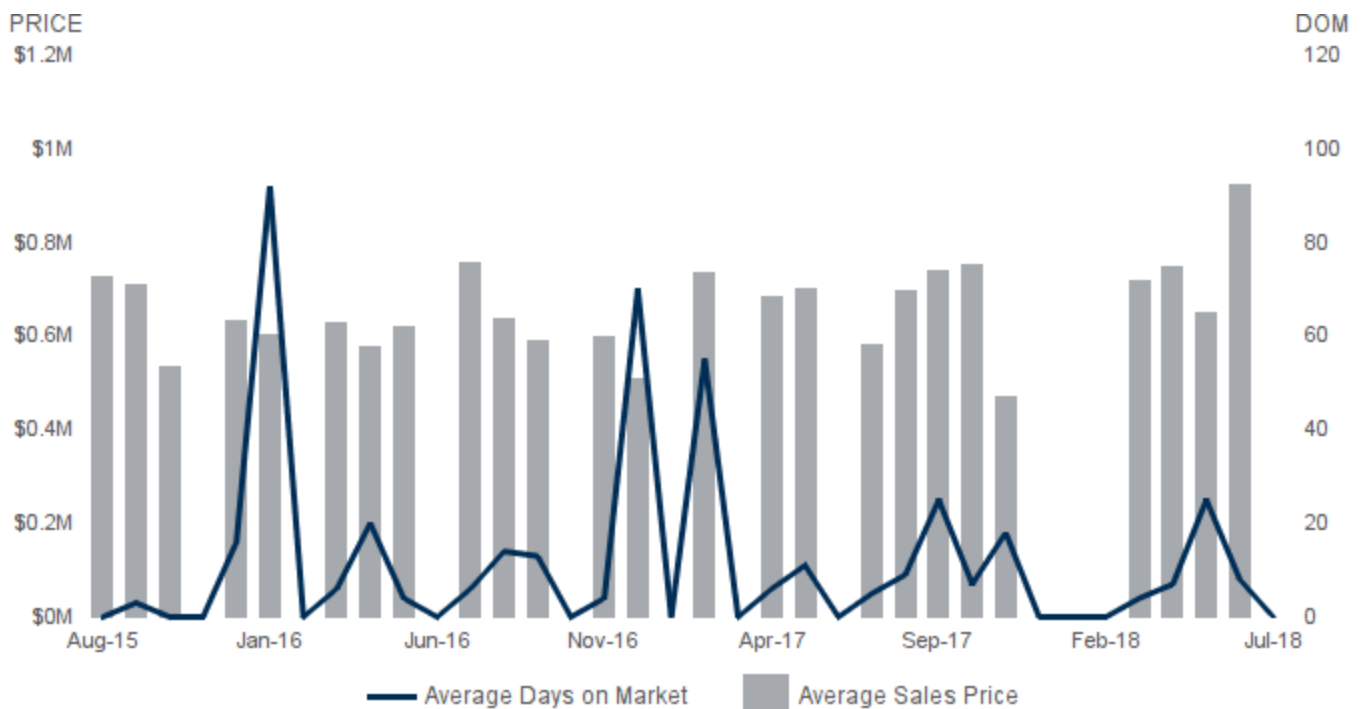
## MEDIAN SALES PRICE AND NUMBER OF SALES

July 2018 | Condos/Townhomes [?](#)



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2018 | Condos/Townhomes [?](#)



**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.

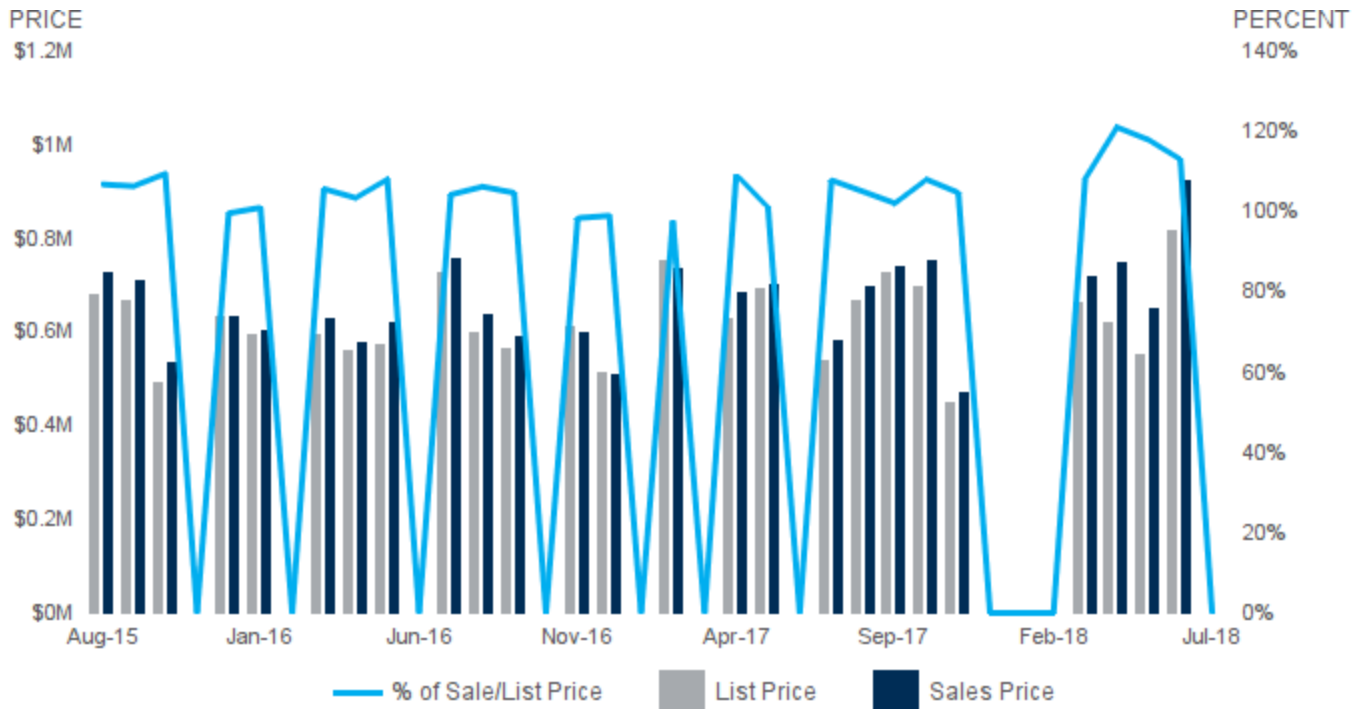
**Average Sales Price** | Average sales price for all properties sold.

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

# SAN MATEO COUNTY | EAST PALO ALTO

## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2018 | Condos/Townhomes [?](#)



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

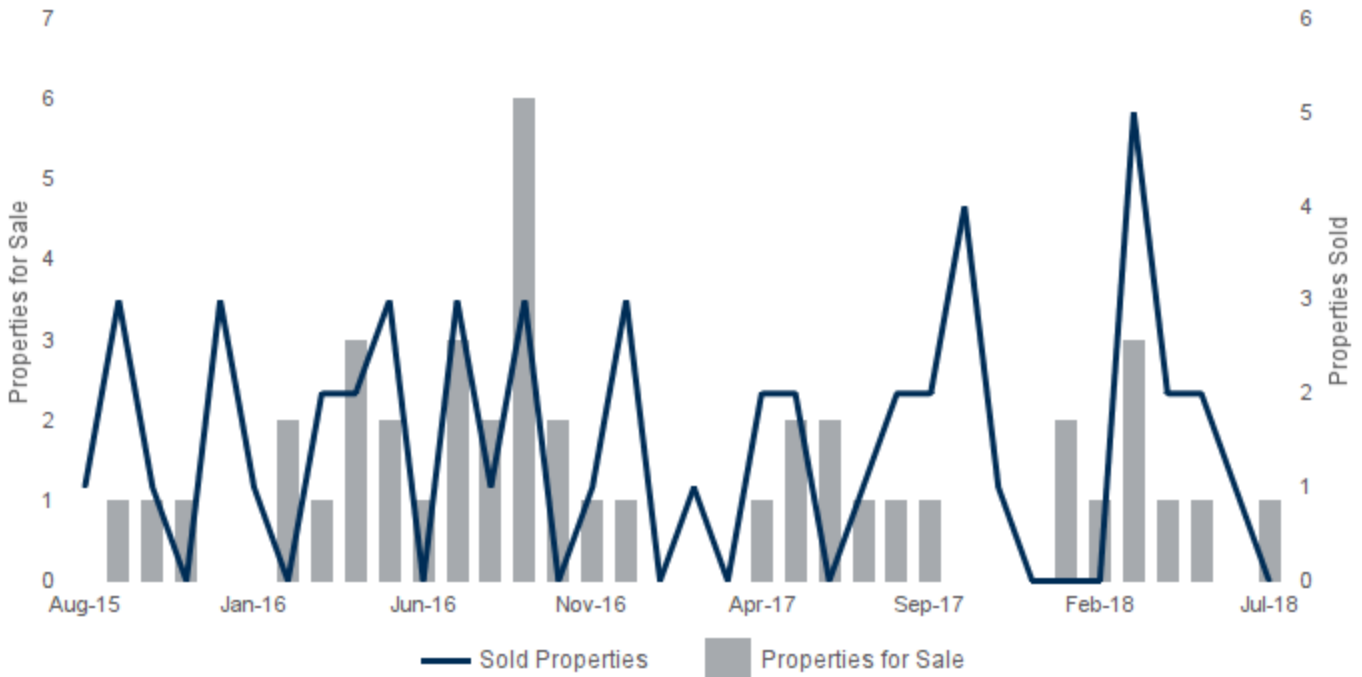
**Average Sales Price** | Average sales price for all properties sold.

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

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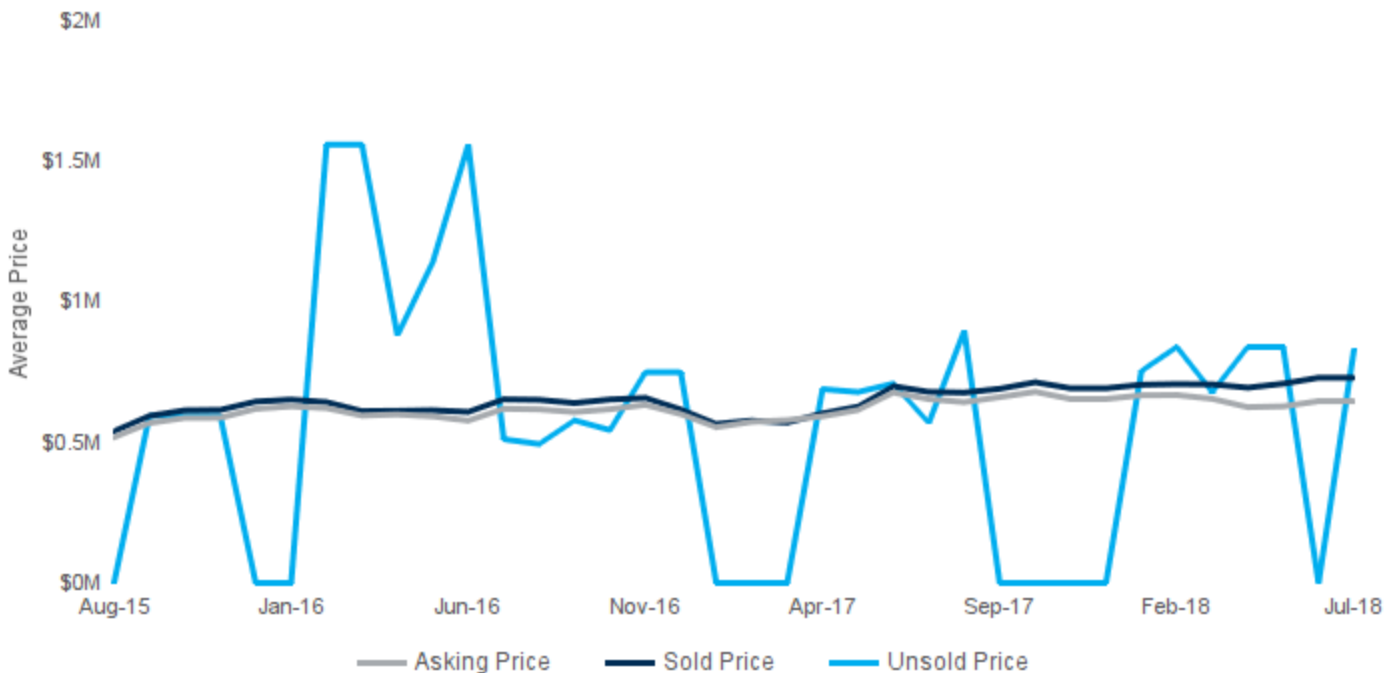
## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2018 | Condos/Townhomes [?](#)



## AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2018 | Condos/Townhomes [?](#)



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

**Sold Properties** | Number of properties sold.

**Unsold Price** | the average active list price

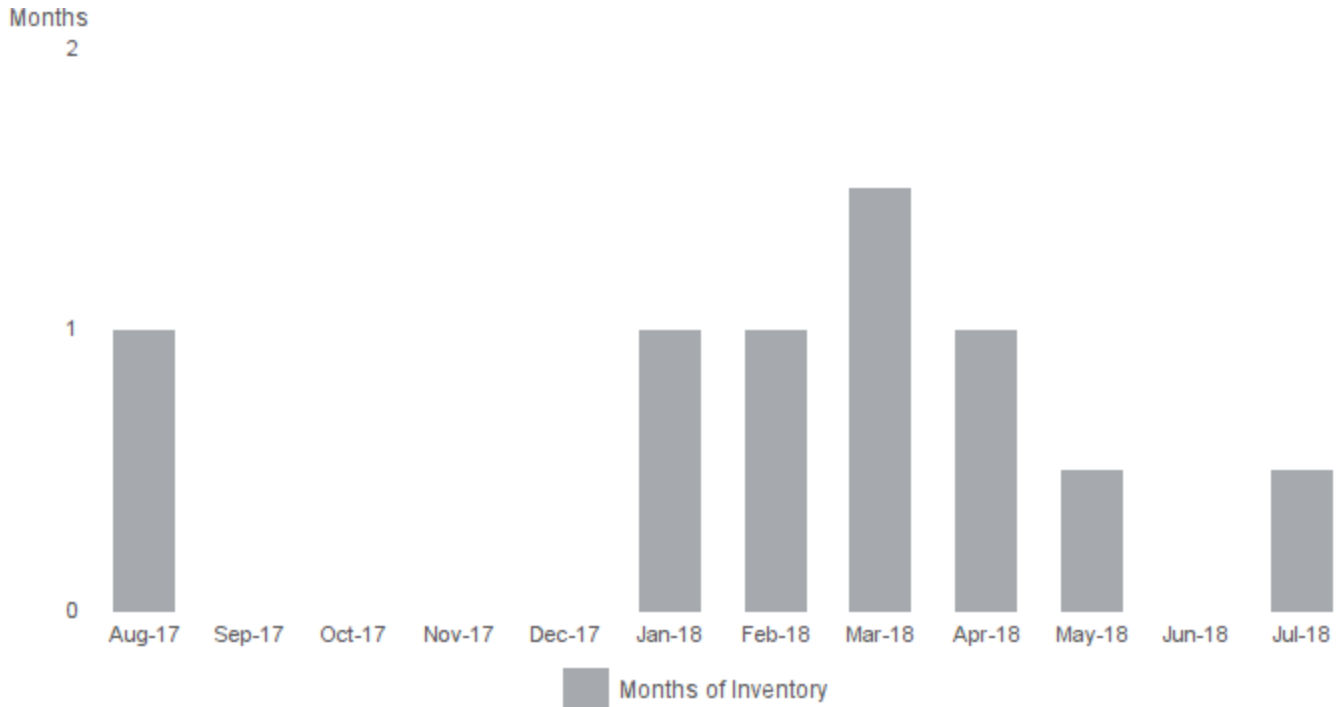
**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

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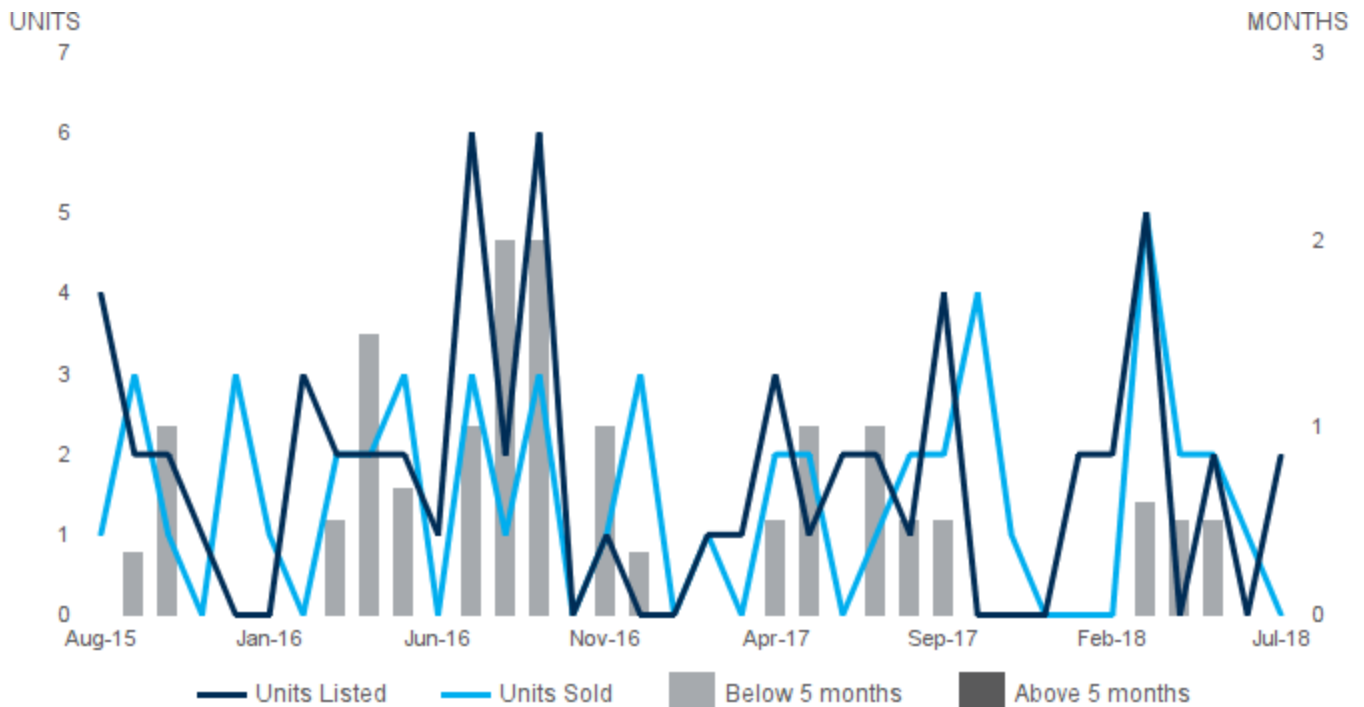
## ABSORPTION RATE

July 2018 | Condos/Townhomes [?](#)



## MONTHS SUPPLY OF INVENTORY

July 2018 | Condos/Townhomes [?](#)



**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

**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.



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