

# REDWOOD CITY

SAN MATEO COUNTY

MONTHLY AREA REPORT

JULY 2018

ALL PROPERTY TYPES (SFH & CONDOS/TOWNHOMES)



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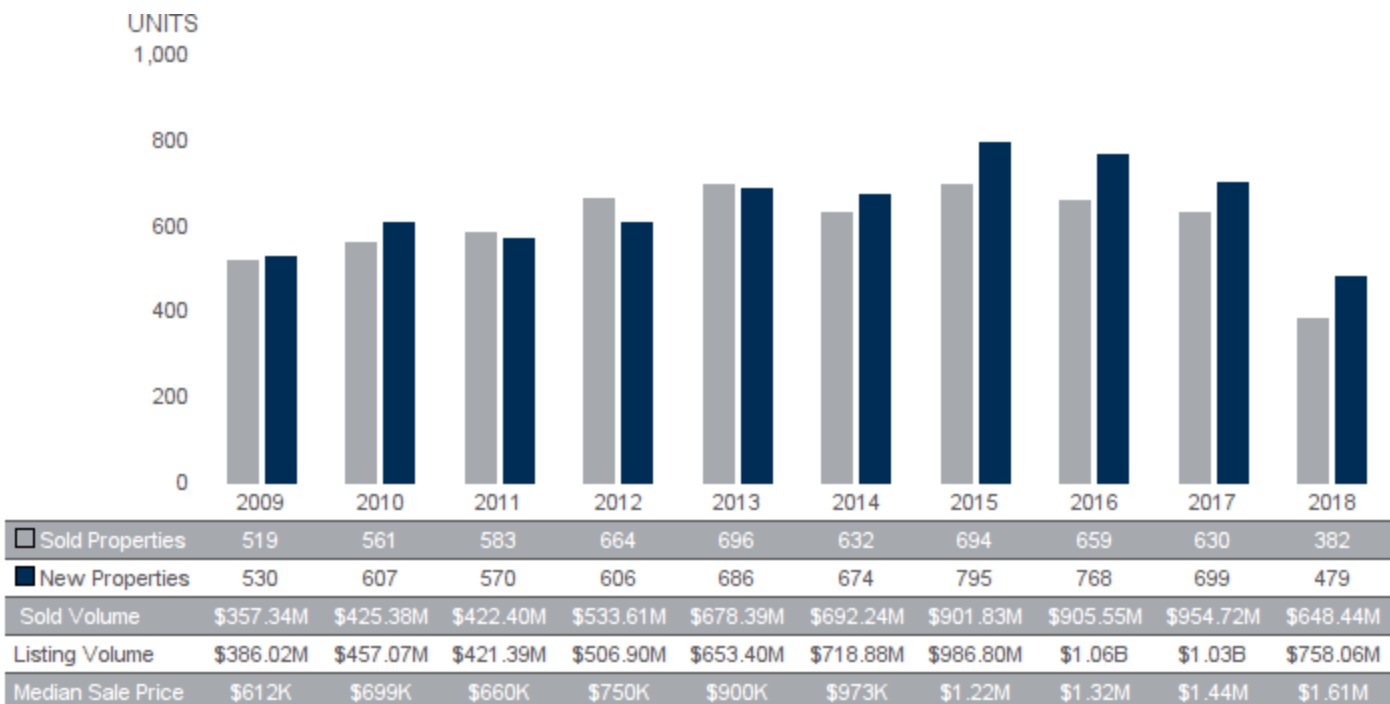
## MARKET SUMMARY

July 2018 | All Property Types (SFH & 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	69	59	16.95% <span style="color: blue;">▲</span>	462	425	8.71% <span style="color: blue;">▲</span>
Sold Listings	55	47	17.02% <span style="color: blue;">▲</span>	377	349	8.02% <span style="color: blue;">▲</span>
Median Listing Price	\$1,498,000	\$1,299,999	15.23% <span style="color: blue;">▲</span>	\$1,489,500	\$1,350,000	10.33% <span style="color: blue;">▲</span>
Median Selling Price	\$1,651,000	\$1,452,000	13.71% <span style="color: blue;">▲</span>	\$1,615,000	\$1,450,000	11.38% <span style="color: blue;">▲</span>
Median Days on Market	11	9	22.22% <span style="color: blue;">▲</span>	10	9	11.11% <span style="color: blue;">▲</span>
List/Sell Price Ratio	107.5%	109.9%	-2.26% <span style="color: blue;">▼</span>	110%	107.9%	2% <span style="color: blue;">▲</span>
Average Listing Price	\$1,578,245	\$1,412,420	11.74% <span style="color: blue;">▲</span>	\$1,568,938	\$1,402,191	11.89% <span style="color: blue;">▲</span>
Average Selling Price	\$1,693,737	\$1,540,825	9.92% <span style="color: blue;">▲</span>	\$1,702,145	\$1,501,172	13.39% <span style="color: blue;">▲</span>
Average Days on Market	20	13	53.85% <span style="color: blue;">▲</span>	16	15	6.67% <span style="color: blue;">▲</span>

## SOLD AND NEW PROPERTIES (UNITS)

July 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)

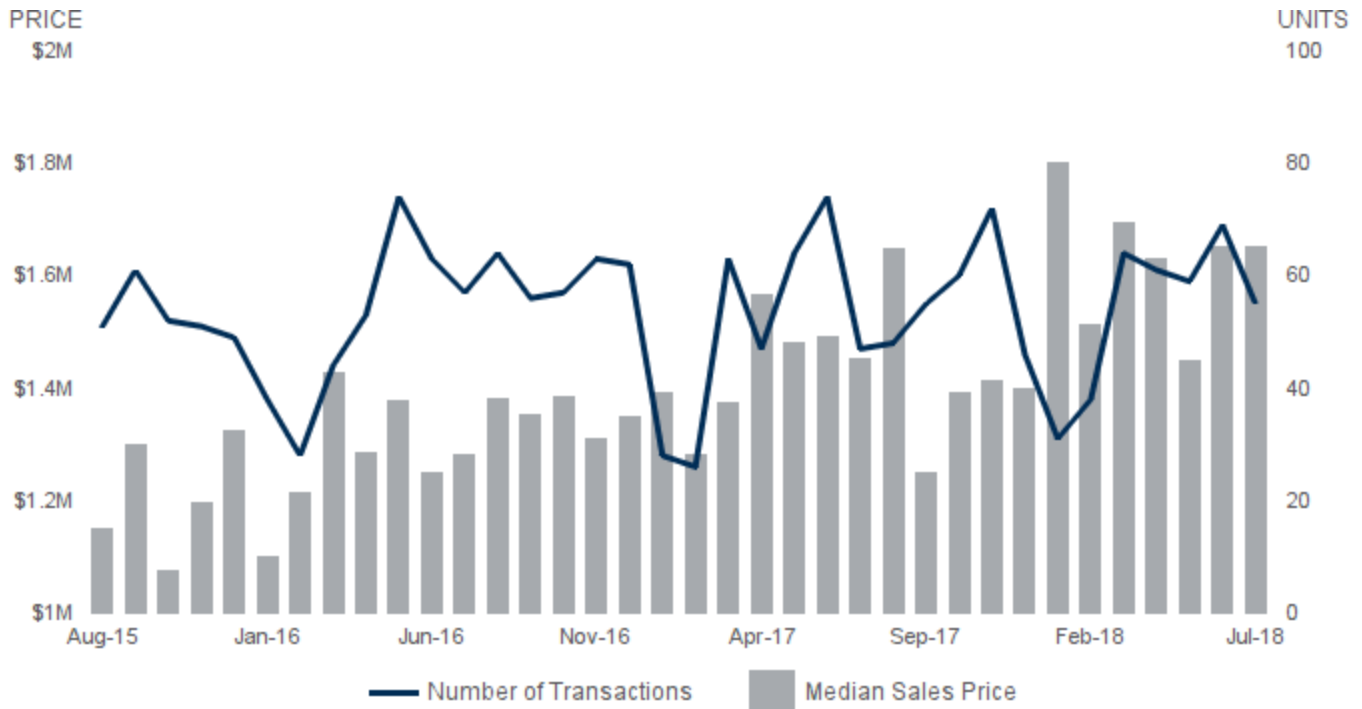


**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.

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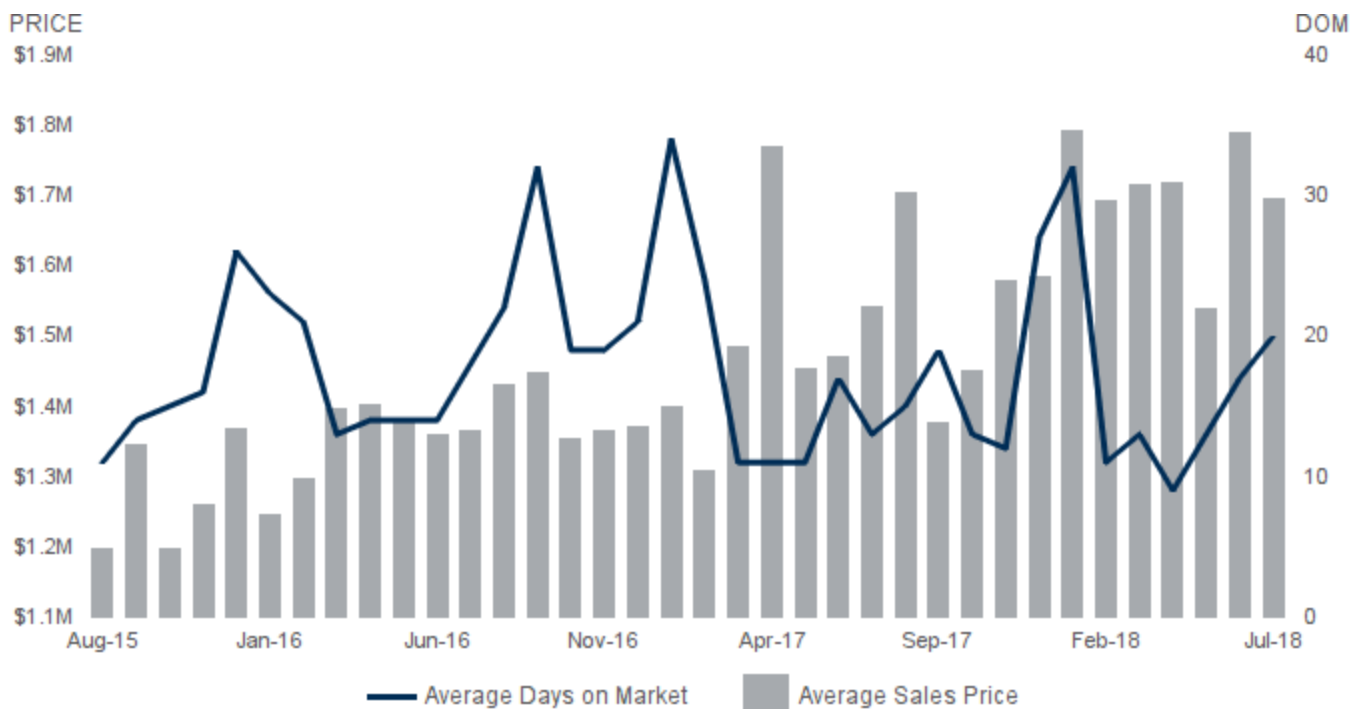
## MEDIAN SALES PRICE AND NUMBER OF SALES

July 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2018 | All Property Types (SFH & 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.

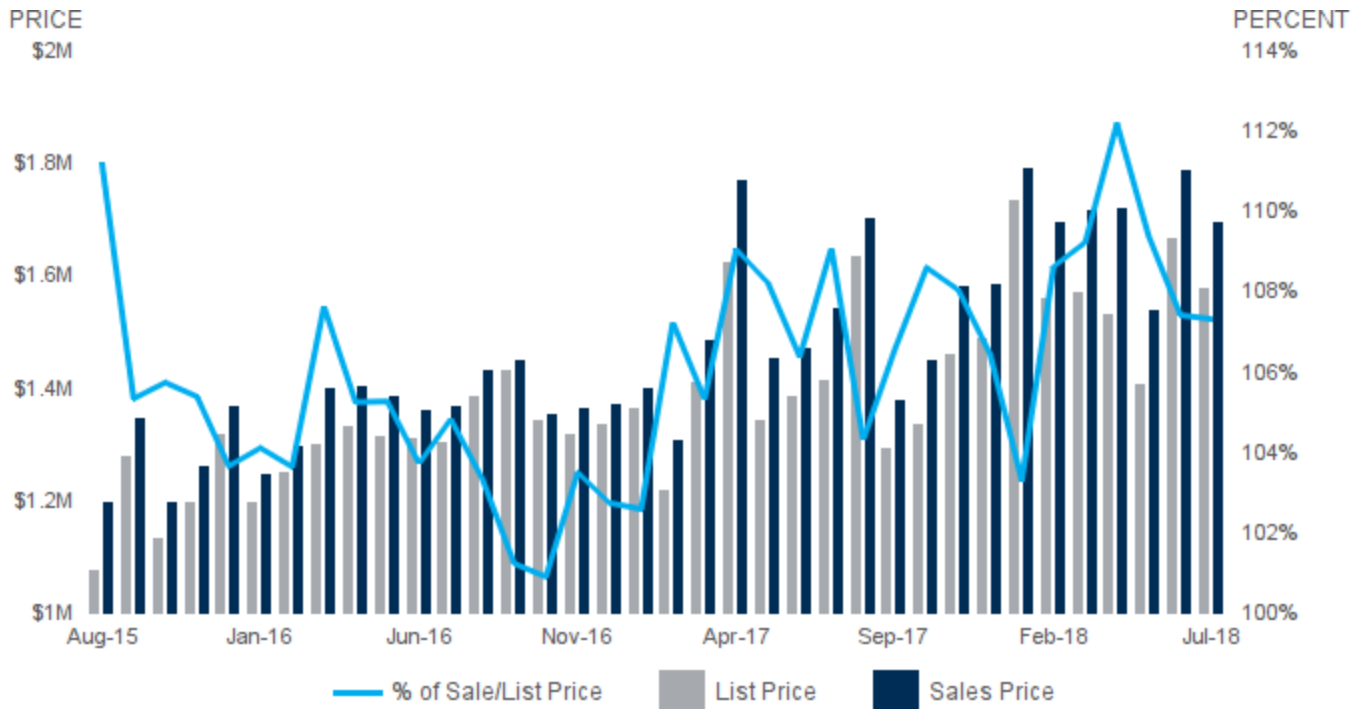
**Average Sales Price** | Average sales price for all properties sold.

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

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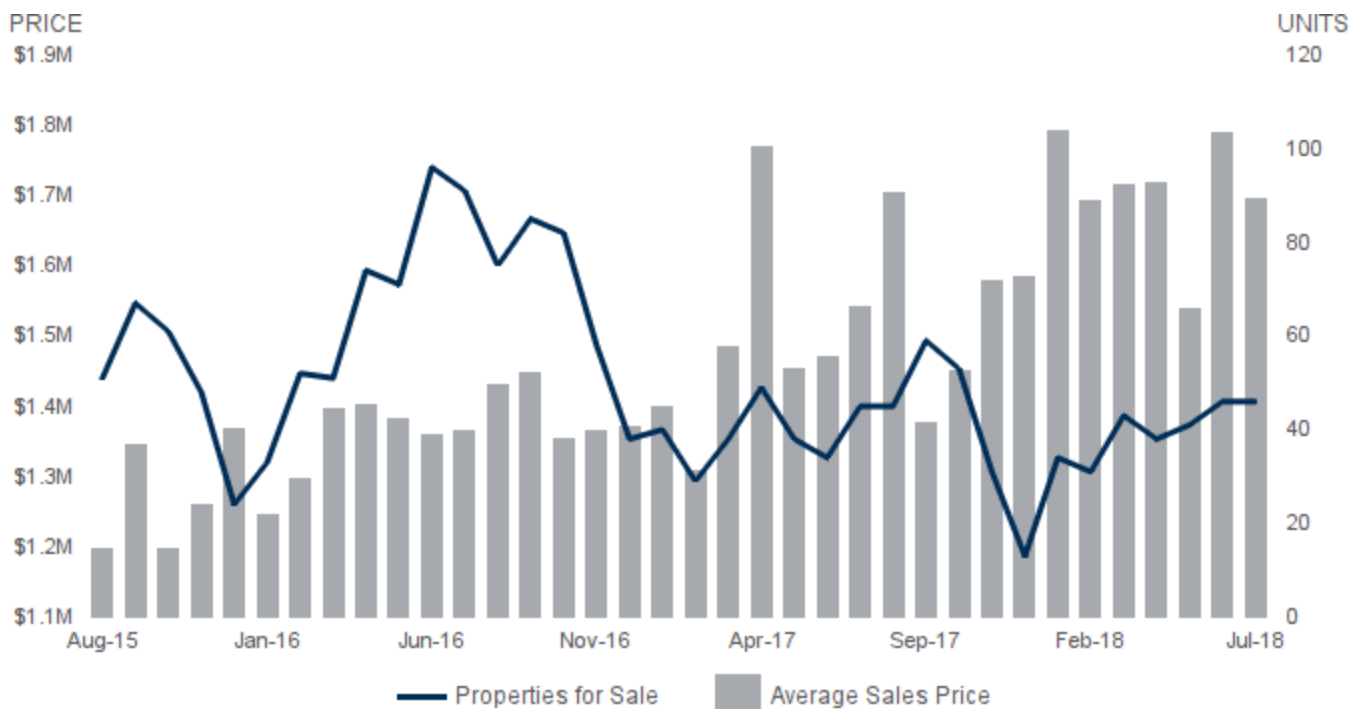
## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



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

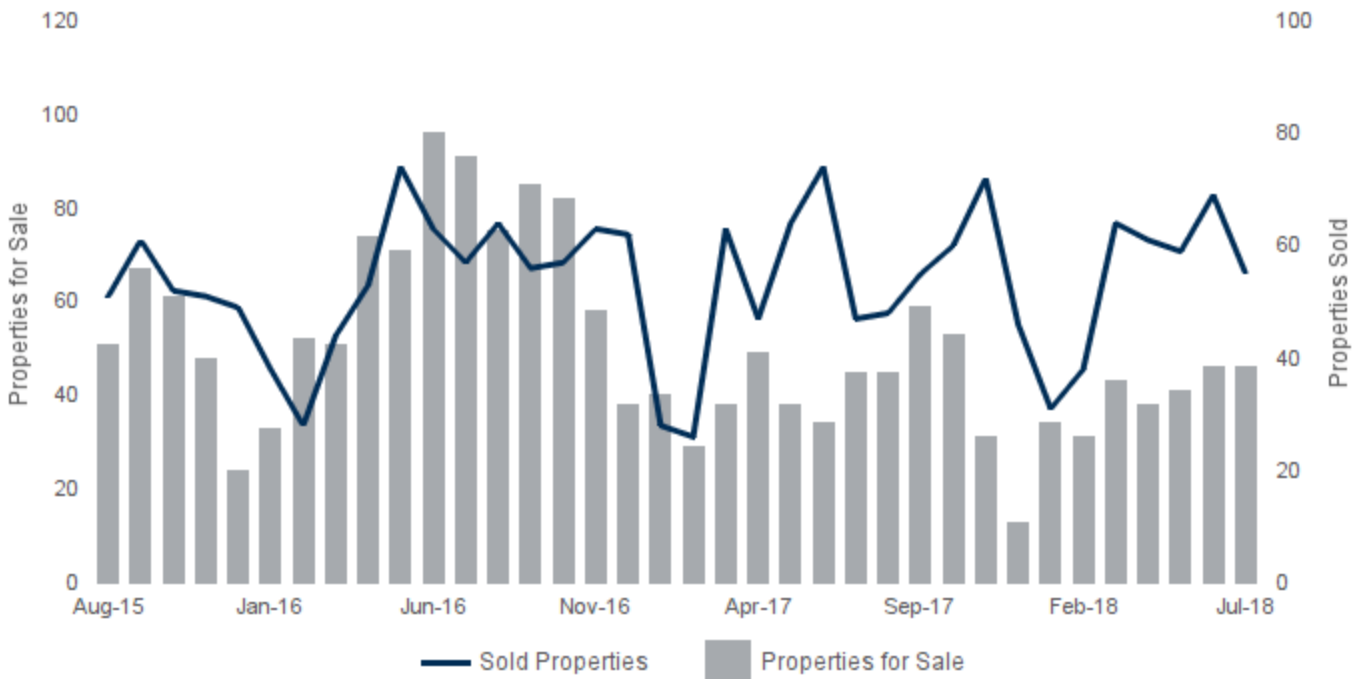
**Average Sales Price** | Average sales price for all properties sold.

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

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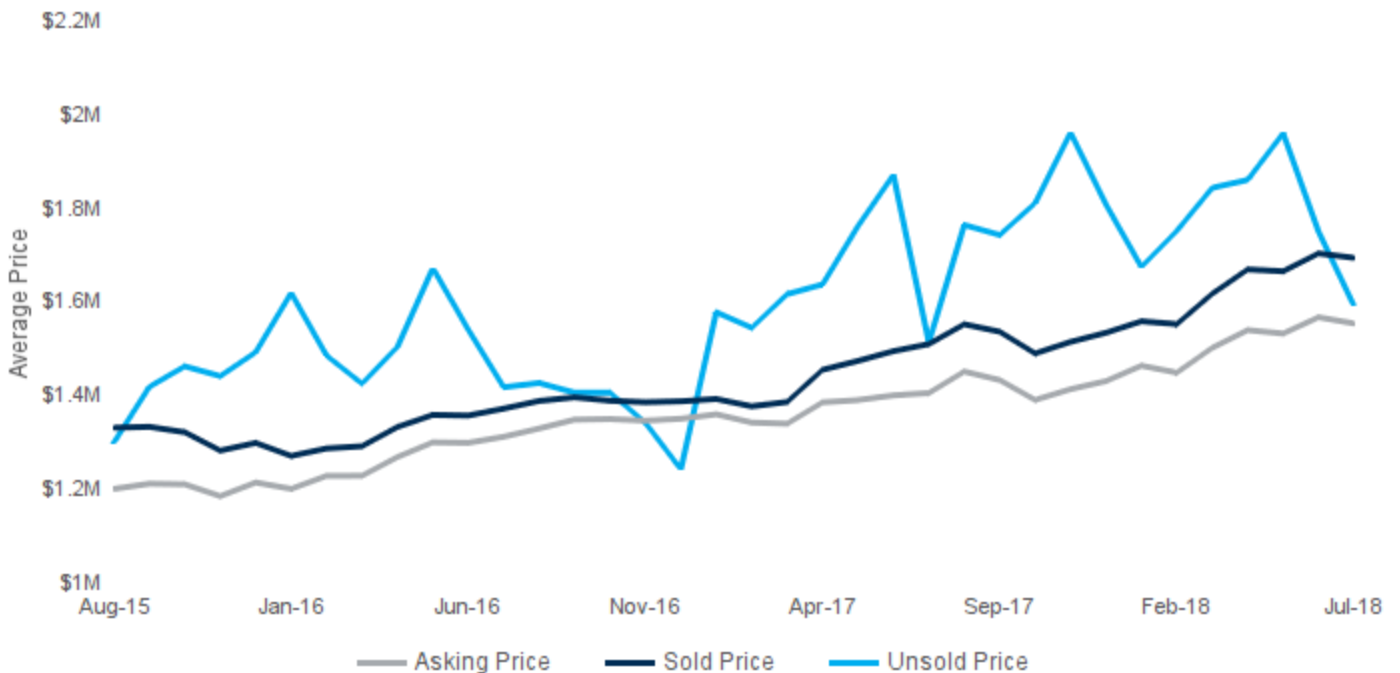
## PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)



## AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2018 | All Property Types (SFH & 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

## ABSORPTION RATE

July 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)

Months  
2

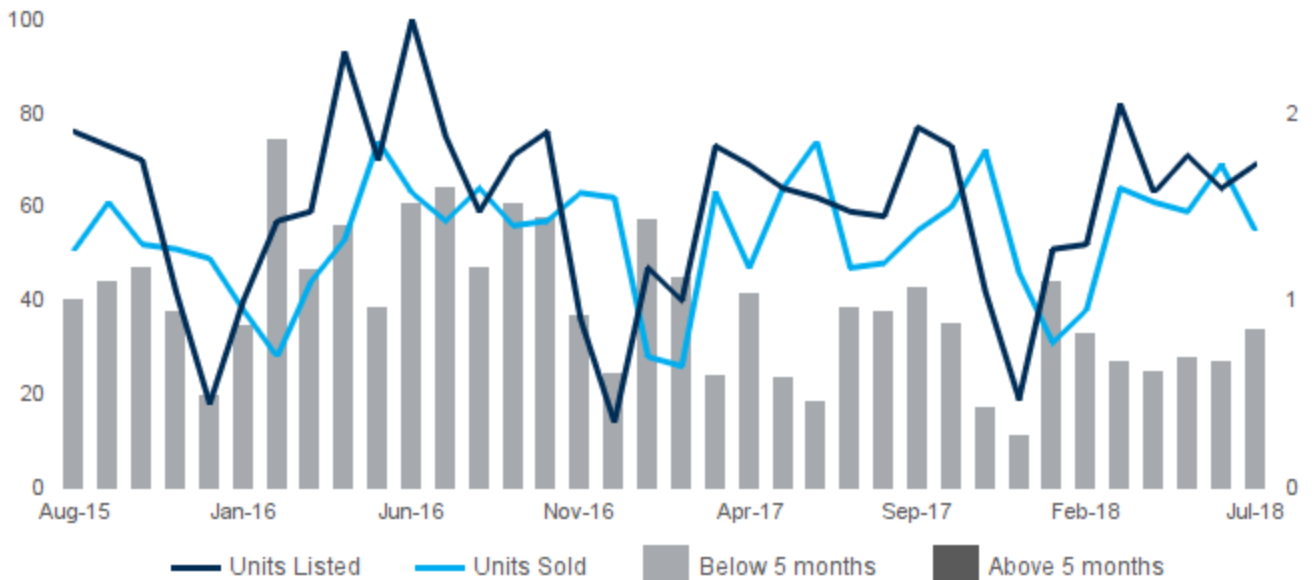


## MONTHS SUPPLY OF INVENTORY

July 2018 | All Property Types (SFH & Condos/Townhomes) [?](#)

UNITS  
120

MONTHS  
3



**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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