Sales reported to MLS. Data from sources deemed reliable but may contain errors and subject to revision. © 2019 Compass

San Francisco Bay Area 2020 Median House Sales Prices

From Napa & Sonoma Counties in the north to Monterey County in the south

Bay Area home prices are also mapped online:
https://www.bayareamarketreports.com/trend/san-francisco-bay-area-home-prices-by-city

Many factors affect home values: quality of location *within* the market area, architectural style and curb appeal, square footage, condition, views, amenities, extra rooms, parking, decks and yards, privacy, lot size, demographics, environmental factors, and so on. There is usually a wide or even vast variety of homes within market areas, especially larger ones.

Median values are those at which half the sales occurred for more and half for less. By definition, statistics are broad generalities that typically "summarize" a wide variety of disparate data in the underlying individual transactions. **Median values can be affected by a variety of factors unrelated to fair market value, and anomalous fluctuations are common**, especially in smaller and/or very expensive markets over shorter time periods. **How these statistics apply to any particular property is unknown without a specific comparative market analysis.** Median house sales values for Napa and Sonoma Counties in this analysis were limited to homes on lots of 2 acres or less. Not every town or city within the Bay Area is included in this list.

Median house sales values as reported to MLS for 2020. Not all sales are reported to MLS. "Market area" in this report may be a city, town, MLS area or neighborhood, which vary widely in size. Data from sources deemed reliable but may contain errors and subject to revision. All numbers are approximate.

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2020 Bay Area Median House Values by Market Area, page 1

Market Area	Bay Area County	Median House Sales Price	Median House $/Sq.Ft. Value	Median House Size
Atherton	San Mateo	$6,350,000	$1607/sf	3740 sf
Pacific Heights	San Francisco	$5,625,000	$1538/sf	4080 sf
Hillsborough	San Mateo	$4,625,000	$1161/sf	3891 sf
Belvedere	Marin	$4,600,000	$1439/sf	3477 sf
Los Altos Hills	Santa Clara	$4,185,000	$1192/sf	3560 sf
Marina	San Francisco	$3,825,000	$1235/sf	2977 sf
Ross	Marin	$3,660,000	$1172/sf	2915 sf
Carmel Highlands	Monterey	$3,500,000	$1090/sf	3578 sf
Portola Valley	San Mateo	$3,500,000	$1191/sf	3140 sf
St. Francis Wood	San Francisco	$3,430,000	$1044/sf	3360 sf
Los Altos	Santa Clara	$3,350,000	$1329/sf	2623 sf
Cole Valley	San Francisco	$3,325,000	$1223/sf	2815 sf
Diablo	Contra Costa	$3,100,000	$684/sf	4108 sf
Tiburon	Marin	$3,100,000	$1028/sf	3087 sf
Stinson Beach	Marin	$3,075,000	$1778/sf	1814 sf
Kentfield	Marin	$3,050,000	$999/sf	3253 sf
Palo Alto	Santa Clara	$3,000,000	$1600/sf	1892 sf
Saratoga	Santa Clara	$2,900,000	$1057/sf	2719 sf
Woodside	San Mateo	$2,850,000	$1123/sf	3122 sf
Noe Valley	San Francisco	$2,725,000	$1296/sf	2178 sf
Burlingame	San Mateo	$2,590,000	$1224/sf	2255 sf
Menlo Park	San Mateo	$2,562,000	$1354/sf	2020 sf
Piedmont	Alameda	$2,545,000	$916/sf	2868 sf
Los Gatos/Monte Sereno	Santa Clara	$2,400,000	$1029/sf	2371 sf

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2020 Bay Area Median House Values by Market Area, page 2

Market Area	Bay Area County	Median House Sales Price	Median House $/Sq.Ft. Value	Median House Size
Redwood Shores	San Mateo	$2,300,000	$1022/sf	2240 sf
Cupertino	Santa Clara	$2,265,000	$1206/sf	1890 sf
Pebble Beach	Monterey	$2,225,000	$771/sf	2860 sf
Mountain View	Santa Clara	$2,185,000	$1267/sf	1779 sf
Larkspur	Marin	$2,100,000	$973/sf	2216 sf
San Carlos	San Mateo	$2,100,000	$1127/sf	1840 sf
Carmel	Monterey	$2,075,000	$974/sf	2068 sf
Greenbrae	Marin	$1,987,500	$861/sf	2327 sf
Potrero Hill	San Francisco	$1,975,000	$1060/sf	1760 sf
Sunnyvale	Santa Clara	$1,925,000	$1149/sf	1622 sf
Foster City	San Mateo	$1,910,000	$929/sf	2070 sf
Alamo	Contra Costa	$1,900,000	$604/sf	3400 sf
Belmont	San Mateo	$1,880,000	$1057/sf	1970 sf
Claremont Hills, Oak.	Alameda	$1,850,000	$734/sf	2752 sf
Sausalito	Marin	$1,830,000	$917/sf	2247 sf
Richmond District	San Francisco	$1,815,000	$927/sf	2050 sf
Mill Valley	Marin	$1,800,000	$863/sf	2171 sf
Millbrae	San Mateo	$1,760,000	$1006/sf	1740 sf
Orinda	Contra Costa	$1,750,000	$676/sf	2614 sf
Lafayette	Contra Costa	$1,735,000	$689/sf	2710 sf
Redwood City	San Mateo	$1,735,000	$1034/sf	1710 sf
Bolinas	Marin	$1,700,000	$1020/sf	1773 sf
Blackhawk	Contra Costa	$1,697,500	$514/sf	3390 sf
Rockridge, Oak.	Alameda	$1,680,000	$893/sf	1969 sf
Bernal Heights	San Francisco	$1,675,000	$1088/sf	1627 sf

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2020 Bay Area Median House Values by Market Area, page 3

Market Area	Bay Area County	Median House Sales Price	Median House $/Sq.Ft. Value	Median House Size
City of San Mateo	San Mateo	$1,652,000	$1031/sf	1650 sf
San Francisco - All	San Francisco	$1,650,000	$986/sf	1800 sf
Almaden Valley, S.J.	Santa Clara	$1,637,000	$706/sf	2280 sf
St. Helena	Napa	$1,615,000	$818/sf	2086 sf
Corte Madera	Marin	$1,550,000	$889/sf	1708 sf
Half Moon Bay	San Mateo	$1,550,000	$669/sf	2325 sf
Miraloma Park	San Francisco	$1,550,000	$984/sf	1636 sf
Moraga/Canyon	Contra Costa	$1,537,000	$635/sf	2400 sf
Sunset District	San Francisco	$1,528,000	$991/sf	1621 sf
Berkeley Hills	Alameda	$1,528,000	$736/sf	2125 sf
Willow Glen, S.J.	Santa Clara	$1,525,000	$835/sf	1865 sf
Lakeshore, Oak.	Alameda	$1,525,000	$758/sf	2122 sf
Inverness/Pt Reyes St.	Marin	$1,525,000	$809/sf	1925 sf
Thousand Oaks, Berk.	Alameda	$1,500,000	$934/sf	1762 sf
San Anselmo	Marin	$1,498,000	$789/sf	2028 sf
Campbell	Santa Clara	$1,495,000	$885/sf	1697 sf
Danville	Contra Costa	$1,475,000	$560/sf	2686 sf
City of Santa Clara	Santa Clara	$1,430,000	$972/sf	1506 sf
Berkeley - All	Alameda	$1,415,000	$838/sf	1795 sf
San Rafael – Central	Marin	$1,375,000	$652/sf	2146 sf
Carmel Valley	Monterey	$1,365,000	$562/sf	2485 sf
Montara	San Mateo	$1,362,500	$652/sf	2256 sf
Evergreen, S.J.	Santa Clara	$1,350,000	$641/sf	2094 sf
El Granada	San Mateo	$1,334,000	$647/sf	2070 sf
Cambrian, S.J.	Santa Clara	$1,330,000	$840/sf	1550 sf
Pleasanton	Alameda	$1,300,000	$594/sf	2151 sf

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2020 Bay Area Median House Values by Market Area, page 4

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Market Area	Bay Area County	Median House Sales Price	Median House $/Sq.Ft. Value	Median House Size
Montclair, Oak.	Alameda	$1,300,000	$641/sf	2043 sf
Brisbane	San Mateo	$1,300,000	$771/sf	1762 sf
Central Berkeley	Alameda	$1,285,000	$949/sf	1289 sf
Los Gatos Mtns.	Santa Cruz	$1,275,000	$570/sf	2358 sf
Kensington	Contra Costa	$1,257,000	$738/sf	1703 sf
Yountville	Napa	$1,252,500	$780/sf	1586 sf
San Ramon	Contra Costa	$1,250,000	$523/sf	2373 sf
Walnut Creek	Contra Costa	$1,250,000	$597/sf	2130 sf
Fremont	Alameda	$1,250,000	$742/sf	1700 sf
Moss Beach	San Mateo	$1,250,000	$688/sf	1810 sf
San Rafael – North	Marin	$1,235,000	$682/sf	1818 sf
City of Alameda	Alameda	$1,230,000	$711/sf	1737 sf
Soquel	Santa Cruz	$1,220,000	$526/sf	2086 sf
San Bruno	San Mateo	$1,209,000	$883/sf	1385 sf
Milpitas	Santa Clara	$1,200,000	$727/sf	1635 sf
Albany	Alameda	$1,200,000	$965/sf	1290 sf
Pacifica	San Mateo	$1,200,000	$836/sf	1430 sf
Berryessa, S.J.	Santa Clara	$1,185,000	$692/sf	1682 sf
Aptos	Santa Cruz	$1,175,000	$613/sf	1867 sf
South San Francisco	San Mateo	$1,175,000	$813/sf	1429 sf
Capitola	Santa Cruz	$1,150,000	$876/sf	1491 sf
Excelsior	San Francisco	$1,150,000	$853/sf	1325 sf
Dublin	Alameda	$1,125,000	$507/sf	2250 sf
Dillon Beach	Marin	$1,125,000	$549/sf	2222 sf
Bodega Bay	Sonoma	$1,122,500	$602/sf	1855 sf

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2020 Bay Area Median House Values by Market Area, page 5

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Market Area	Bay Area County	Median House Sales Price	Median House $/Sq.Ft. Value	Median House Size
Morgan Hill	Santa Clara	$1,120,000	$468/sf	2460 sf
Daly City	San Mateo	$1,107,500	$792/sf	1390 sf
Scotts Valley	Santa Cruz	$1,100,000	$522/sf	2174 sf
Fairfax	Marin	$1,100,000	$662/sf	1680 sf
Penngrove	Sonoma	$1,090,000	$474/sf	2307 sf
City of Santa Cruz	Santa Cruz	$1,080,000	$712/sf	1587 sf
Blossom Valley, S.J.	Santa Clara	$1,068,000	$640/sf	1620 sf
Novato	Marin	$1,040,000	$495/sf	2115 sf
Pacific Grove	Monterey	$1,030,000	$790/sf	1400 sf
Santa Teresa, S.J.	Santa Clara	$1,023,000	$618/sf	1699 sf
Union City	Alameda	$1,015,000	$556/sf	1860 sf
Newark	Alameda	$1,010,000	$639/sf	1632 sf
Central San Jose	Santa Clara	$1,009,000	$764/sf	1342 sf
El Cerrito	Contra Costa	$1,000,000	$680/sf	1511 sf
San Geronimo Valley	Marin	$998,000	$586/sf	1786 sf
Castro Valley	Alameda	$970,000	$558/sf	1750 sf
City of Monterey	Monterey	$965,000	$547/sf	2000 sf
E. Palo Alto	San Mateo	$938,000	$743/sf	1240 sf
Bayview	San Francisco	$930,000	$666/sf	1498 sf
Pleasant Hill	Contra Costa	$925,000	$543/sf	1710 sf
Kenwood	Sonoma	$917,500	$619/sf	1517 sf
Clayton	Contra Costa	$915,000	$406/sf	2245 sf
Sea Ranch	Sonoma	$900,000	$494/sf	1687 sf
Oakland – All	Alameda	$897,000	$593/sf	1440 sf
Sebastopol	Sonoma	$890,000	$514/sf	1670 sf

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2020 Bay Area Median House Values by Market Area, page 6

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Market Area	Bay Area County	Median House Sales Price	Median House $/Sq.Ft. Value	Median House Size
Livermore	Alameda	$880,000	$508/sf	1775 sf
Petaluma West	Sonoma	$869,000	$498/sf	1760 sf
South San Jose	Santa Clara	$867,000	$585/sf	1502 sf
Gilroy	Santa Clara	$850,000	$396/sf	2224 sf
Alum Rock, S.J.	Santa Clara	$840,000	$612/sf	1353 sf
Calistoga	Napa	$825,000	$582/sf	1702 sf
Healdsburg	Sonoma	$800,000	$495/sf	1600 sf
City of Sonoma	Sonoma	$783,000	$522/sf	1605 sf
City of Napa	Napa	$755,000	$457/sf	1704 sf
Glen Ellen	Sonoma	$755,000	$544/sf	1373 sf
Hayward	Alameda	$755,000	$508/sf	1470 sf
San Leandro	Alameda	$755,000	$565/sf	1342 sf
Hercules	Contra Costa	$750,000	$353/sf	2108 sf
Santa Rosa, NE	Sonoma	$745,000	$410/sf	1884 sf
Petaluma East	Sonoma	$725,000	$411/sf	1810 sf
Martinez	Contra Costa	$709,000	$442/sf	1582 sf
Concord	Contra Costa	$700,000	$433/sf	1616 sf
Benicia	Solano	$699,000	$359/sf	1944 sf
Windsor	Sonoma	$688,000	$375/sf	1885 sf
Watsonville	Santa Cruz	$675,000	$447/sf	1600 sf
Brentwood	Contra Costa	$659,000	$278/sf	2398 sf
Angwin	Napa	$652,000	$318/sf	2060 sf
Discovery Bay	Contra Costa	$650,000	$265/sf	2558 sf
Rohnert Park	Sonoma	$650,000	$356/sf	1820 sf

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2020 Bay Area Median House Values by Market Area, page 7

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Market Area	Bay Area County	Median House Sales Price	Median House $/Sq.Ft. Value	Median House Size
Fruitvale, Oak.	Alameda	$650,000	$516/sf	1220 sf
El Sobrante	Contra Costa	$640,000	$393/sf	1490 sf
Santa Rosa, SE	Sonoma	$640,000	$397/sf	1643 sf
Oakmont	Sonoma	$629,000	$380/sf	1684 sf
Pinole	Contra Costa	$626,500	$425/sf	1484 sf
Cotati	Sonoma	$624,000	$405/sf	1407 sf
Salinas	Monterey	$615,000	$359/sf	1764 sf
Santa Rosa, NW	Sonoma	$600,000	$390/sf	1538 sf
Seaside	Monterey	$599,500	$512/sf	1132 sf
Richmond	Contra Costa	$595,000	$442/sf	1315 sf
Cloverdale	Sonoma	$592,000	$348/sf	1672 sf
American Canyon	Napa	$586,000	$297/sf	1981 sf
Oakley	Contra Costa	$545,000	$271/sf	2012 sf
Santa Rosa, SW	Sonoma	$530,000	$376/sf	1338 sf
San Pablo	Contra Costa	$520,000	$440/sf	1168 sf
Fairfield	Solano	$520,000	$272/sf	1926 sf
Russian River	Sonoma	$515,000	$419/sf	1152 sf
Antioch	Contra Costa	$510,000	$278/sf	1798 sf
Vacaville	Solano	$505,000	$288/sf	1780 sf
Pittsburg	Contra Costa	$497,500	$302/sf	1629 sf
Dixon	Solano	$485,000	$258/sf	1850 sf
Vallejo	Solano	$465,000	$303/sf	1500 sf
Berryessa	Napa	$395,000	$253/sf	1353 sf

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It is impossible to know how median and average value statistics apply to any particular home without a specific comparative market analysis. Many factors affect sales prices besides neighborhood/ bedroom count: quality of location *within* the neighborhood, condition, size, architecture, views, amenities, parking, outdoor space, etc. Median house sales prices for Napa and Sonoma Counties in this analysis were limited to homes on lots of 2 acres or less.

These analyses were made in good faith with data from sources deemed reliable, but may contain errors and are subject to revision. It is not our intent to convince you of a particular position, but to attempt to provide straightforward data and analysis, so you can make your own informed decisions. Median and average statistics are enormous generalities: There are hundreds of different markets the Bay Area, each with its own unique dynamics. Median prices and dollar per square foot values can be and often are affected by other factors besides changes in fair market value. Longer term trends are much more meaningful than short-term.

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