



# Comparative San Francisco Bay Area Home Values

## A General Review Across 11 Counties

December 27, 2022 COMPASS Report

Many factors play a role in individual home values including location, quality of construction, architectural style, condition, curb appeal, square footage, amenities, lot size, views, parking, and many others.

Median house sales price is that price at which half the sales occurred for more and half for less. It is a very general statistic that very approximately “summarizes” what is typically an extensive variety of unique home sales across a wide range of sales prices.

Median sales prices often change and fluctuate from one period to another for reasons unrelated to changes in fair market value – including market seasonality – and can change constantly as new sales are reported. Comparing median prices between markets is not apples to apples as many factors, such as median home size, vary. Square footage is based on interior living space and does not include garages, storage rooms, basements, lot size, patios or decks. This review is based on sales reported to NorCal MLS Alliance over the last 4 to 6 months of 2022: The exact period of analysis varied by county, depending on the relative volume of sales within county submarkets, and this also may skew the comparison of prices. Not all sales are reported to MLS. Analysis made in good faith from sources deemed reliable, but numbers are approximate, may contain errors and subject to revision. Market areas can be cities, towns, regions, neighborhoods, or MLS defined areas. Some markets saw relatively few sales in the period measured, which can affect the reliability of the statistics. How the prices herein apply to any particular property is unknown without a specific comparative market analysis: In real estate values, the devil is always in the details of the individual home and the circumstances of its sale.

# Bay Area Median House Sales Prices & Sizes

December 27, 2022 Analysis, Selected Markets\*

Page 1, highest  
to lowest prices

Market Area	County	Median House Sales Price	Median House Size (Sq.Ft.)
Atherton	San Mateo	\$7,795,000	4559
Pacific Heights	San Francisco	\$5,414,000	3604
Woodside	San Mateo	\$5,350,000	3000
Los Altos Hills	Santa Clara	\$5,200,000	3698
Hillsborough	San Mateo	\$5,105,000	3880
Ross	Marin	\$5,000,000	2800
Cow Hollow	San Francisco	\$4,987,500	2890
St. Francis Wood	San Francisco	\$4,344,000	3705
Portola Valley	San Mateo	\$4,200,000	2848
Lake Street, Jordan Park	San Francisco	\$4,074,000	2844
Belvedere	Marin	\$4,072,500	3053
Los Altos	Santa Clara	\$4,000,000	2458
Saratoga	Santa Clara	\$3,540,000	2735
Cole Valley, Ashbury Hghts	San Francisco	\$3,370,000	2648
Kentfield	Marin	\$3,350,000	3430
Palo Alto	Santa Clara	\$3,300,000	1867
Tiburon	Marin	\$3,240,000	2963
Carmel	Monterey	\$3,000,000	2160
Forest Hill	San Francisco	\$2,912,500	2650
Larkspur	Marin	\$2,900,000	2290
Sausalito	Marin	\$2,850,000	2446
Menlo Park	San Mateo	\$2,800,000	1893
Piedmont	Alameda	\$2,775,000	2787
Los Gatos/Monte Sereno	Santa Clara	\$2,762,500	2377

\* Sales reported to NorCal MLS Alliance in the last 4 to 6 months of 2022, depending on size of market (sales volume).  
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# Bay Area Median House Sales Prices & Sizes

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Page 2, highest  
to lowest prices

Market Area	County	Median House Sales Price	Median House Size (Sq.Ft.)
Pebble Beach	Monterey	\$2,720,000	2902
Cupertino	Santa Clara	\$2,700,000	1890
Noe Valley	San Francisco	\$2,662,500	2180
Burlingame	San Mateo	\$2,600,000	2070
Eureka Valley	San Francisco	\$2,500,000	1940
Diablo	Contra Costa	\$2,500,000	3076
Alamo	Contra Costa	\$2,400,000	3200
Mountain View	Santa Clara	\$2,312,500	1658
San Carlos	San Mateo	\$2,262,500	1855
Sunnyvale	Santa Clara	\$2,207,000	1644
Redwood Shores	San Mateo	\$2,175,000	2020
Greenbrae	Marin	\$2,175,000	2428
Inner Richmond	San Francisco	\$2,137,500	2150
Blackhawk	Contra Costa	\$2,135,000	3335
Foster City	San Mateo	\$2,100,000	2100
Rockridge, Oak.	Alameda	\$2,080,000	2185
Mill Valley	Marin	\$2,050,000	1998
St. Helena	Napa	\$2,000,000	2110
Almaden Valley, S.J.	Santa Clara	\$1,980,000	2196
Millbrae	San Mateo	\$1,965,000	1760
Orinda	Contra Costa	\$1,960,000	2442
Belmont	San Mateo	\$1,955,000	1835
Corte Madera	Marin	\$1,950,000	1716
Redwood City	San Mateo	\$1,949,000	1798
Claremont Hills, Oak.	Alameda	\$1,945,000	2337

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Page 3, highest  
to lowest prices

Market Area	County	Median House Sales Price	Median House Size (Sq.Ft.)
Danville	Contra Costa	\$1,900,000	2600
Moraga/Canyon	Contra Costa	\$1,895,000	2459
Yountville	Napa	\$1,840,000	1652
Lafayette	Contra Costa	\$1,835,000	2418
Glen Park	San Francisco	\$1,790,000	1746
Willow Glen, S.J.	Santa Clara	\$1,760,000	1908
City of San Mateo	San Mateo	\$1,735,000	1540
Miraloma Park	San Francisco	\$1,725,000	1809
Campbell	Santa Clara	\$1,700,000	1620
Lake Shore	San Francisco	\$1,700,000	1774
Kensington	Contra Costa	\$1,675,000	2130
Lakeshore, Oak.	Alameda	\$1,672,500	2383
San Ramon	Contra Costa	\$1,669,000	2342
Berkeley Hills	Alameda	\$1,650,000	1980
City of Santa Clara	Santa Clara	\$1,650,000	1488
Capitola	Santa Cruz	\$1,650,000	1346
Bodega Bay	Sonoma	\$1,645,000	1784
Bernal Heights	San Francisco	\$1,635,000	1750
San Rafael – Central	Marin	\$1,626,000	2019
San Francisco - All	San Francisco	\$1,600,000	1722
Pleasanton	Alameda	\$1,600,000	2126
Rio del Mar/Seascape	Santa Cruz	\$1,587,000	1909
Potrero Hill	San Francisco	\$1,582,000	1771
Sunset District	San Francisco	\$1,567,000	1650
Half Moon Bay	San Mateo	\$1,562,000	1795

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Page 4, highest  
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Market Area	County	Median House Sales Price	Median House Size (Sq.Ft.)
Cambrian, S.J.	Santa Clara	\$1,555,000	1554
Montclair, Oak.	Alameda	\$1,542,500	2342
San Rafael – North	Marin	\$1,505,000	1907
Berkeley - All	Alameda	\$1,500,000	1578
Carmel Valley	Monterey	\$1,500,000	2041
Parkside District	San Francisco	\$1,460,000	1460
Fremont	Alameda	\$1,455,000	1644
Walnut Creek	Contra Costa	\$1,450,000	1980
San Anselmo	Marin	\$1,442,500	1839
City of Santa Cruz	Santa Cruz	\$1,440,000	1652
Live Oak	Santa Cruz	\$1,425,000	1304
Evergreen, S.J.	Santa Clara	\$1,410,000	1897
El Granada to Montara	San Mateo	\$1,407,000	1610
Berryessa, S.J.	Santa Clara	\$1,390,000	1714
Dublin	Alameda	\$1,390,000	2099
Sunnyside	San Francisco	\$1,385,000	1417
San Bruno	San Mateo	\$1,372,500	1465
Milpitas	Santa Clara	\$1,367,500	1587
City of Alameda	Alameda	\$1,362,000	1809
Soquel	Santa Cruz	\$1,361,500	1895
Scotts Valley	Santa Cruz	\$1,343,000	1949
Sea Ranch	Sonoma	\$1,337,500	1808
Glen Ellen	Sonoma	\$1,325,000	1673
Morgan Hill	Santa Clara	\$1,320,000	2333
Pacific Grove	Monterey	\$1,307,500	1533

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Page 5, highest  
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Market Area	County	Median House Sales Price	Median House Size (Sq.Ft.)
Blossom Valley, S.J.	Santa Clara	\$1,300,000	1683
Penngrove	Sonoma	\$1,297,500	1917
Union City	Alameda	\$1,290,000	1762
Fairfax	Marin	\$1,287,500	1588
Santa Teresa, S.J.	Santa Clara	\$1,243,000	1801
El Cerrito	Contra Costa	\$1,235,500	1673
Pacifica	San Mateo	\$1,225,000	1470
South San Francisco	San Mateo	\$1,225,000	1540
Novato	Marin	\$1,225,000	2021
City of Monterey	Monterey	\$1,225,000	1786
Newark	Alameda	\$1,182,500	1568
Portola	San Francisco	\$1,180,000	1404
Daly City	San Mateo	\$1,175,000	1410
Healdsburg	Sonoma	\$1,157,500	1854
Los Gatos Mtns.	Santa Cruz	\$1,150,000	1750
Excelsior	San Francisco	\$1,141,600	1304
Livermore	Alameda	\$1,140,000	1762
Central San Jose	Santa Clara	\$1,130,000	1291
City of Sonoma	Sonoma	\$1,115,000	1669
Castro Valley	Alameda	\$1,100,000	1830
Petaluma West	Sonoma	\$1,100,000	1568
Calistoga	Napa	\$1,100,000	1588
Gilroy	Santa Clara	\$1,065,000	2074
Clayton	Contra Costa	\$1,057,500	2111
Sebastopol	Sonoma	\$1,050,000	1730

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Page 6, highest  
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Market Area	County	Median House Sales Price	Median House Size (Sq.Ft.)
South San Jose	Santa Clara	\$1,050,000	1491
Bayview	San Francisco	\$1,030,000	1372
Oakland – All	Alameda	\$1,000,000	1523
Visitacion Valley	San Francisco	\$1,000,000	1211
Pleasant Hill	Contra Costa	\$999,500	1587
Alum Rock, S.J.	Santa Clara	\$975,000	1388
Point Richmond	Contra Costa	\$950,000	1712
City of Napa	Napa	\$939,000	1706
Hercules	Contra Costa	\$867,500	2054
Hayward	Alameda	\$850,000	1418
Discovery Bay	Contra Costa	\$850,000	2525
Benecia	Solano	\$850,000	1874
San Leandro	Alameda	\$849,000	1419
E. Palo Alto	San Mateo	\$845,000	1315
Ben Lomond, Felton	Santa Cruz	\$835,000	1353
Marina	Monterey	\$827,000	1707
Boulder Creek	Santa Cruz	\$810,000	1498
Concord	Contra Costa	\$800,000	1510
Windsor	Sonoma	\$800,000	1834
Brentwood	Contra Costa	\$780,000	2215
Rohnert Park	Sonoma	\$775,000	1936
Martinez	Contra Costa	\$750,000	1631
Santa Rosa	Sonoma	\$745,000	1665
Cotati	Sonoma	\$740,000	1600
Watsonville	Santa Cruz	\$727,500	1500

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Page 7, highest  
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Market Area	County	Median House Sales Price	Median House Size (Sq.Ft.)
Seaside	Monterey	\$700,000	1121
Fruitvale, Oak.	Alameda	\$693,500	1191
Salinas	Monterey	\$690,000	1575
Richmond	Contra Costa	\$670,500	1315
Oakley	Contra Costa	\$650,000	1965
Dixon	Solano	\$630,000	2065
Cloverdale	Sonoma	\$625,000	1634
Antioch	Contra Costa	\$620,000	1837
Pittsburg	Contra Costa	\$615,000	1634
American Canyon	Napa	\$611,500	1550
Vacaville	Solano	\$611,000	1817
Russian River	Sonoma	\$607,500	1142
Fairfield	Solano	\$599,000	1730
South Oakland	Alameda	\$550,000	1075
Vallejo	Solano	\$540,000	1444
Suisun City	Solano	\$525,000	1488

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**[Click Here](#) for links to interactive home price maps for 11 Bay Area Counties:**

1. San Francisco
2. East Bay – Alameda & Contra Costa Counties
3. Peninsula & South Bay – San Mateo, Santa Clara & Southern Alameda Counties
4. Marin County
5. Napa, Sonoma & Solano Counties
6. Santa Cruz & Monterey Counties

Statistics are generalities, essentially summaries of widely disparate data generated by dozens or hundreds of unique, individual sales occurring within different time periods. They are best seen not as precise measurements, but as broad, comparative indicators, with reasonable margins of error. Anomalous fluctuations in statistics are not uncommon, especially in smaller, expensive market segments. Last period data should be considered estimates that may change with late-reported data. Different analytics programs sometimes define statistics – such as “active listings,” “days on market,” and “months supply of inventory” – differently: what is most meaningful are not specific calculations but the *trends* they illustrate. Most listing and sales data derives from the local or regional multi-listing service (MLS) of the area specified in the analysis, but not all listings or sales are reported to MLS and these won’t be reflected in the data. City/town names refer specifically to the named cities and towns, unless otherwise delineated. Multi-county metro areas will be specified as such. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

Many aspects of value cannot be adequately reflected in median and average statistics: curb appeal, age, condition, amenities, views, lot size, quality of outdoor space, “bonus” rooms, additional parking, quality of location *within* the neighborhood, and so on. How any of these statistics apply to any particular home is unknown without a specific comparative market analysis.

Median Sales Price is that price at which half the properties sold for more and half for less. It may be affected by seasonality, “unusual” events, or changes in inventory and buying trends, as well as by changes in fair market value. The median sales price for an area will often conceal an enormous variety of sales prices in the underlying individual sales.

Dollar per Square Foot is based upon the home’s interior living space and does not include garages, unfinished attics and basements, rooms built without permit, patios, decks or yards (though all those can add value to a home). These figures are usually derived from appraisals or tax records, but are sometimes unreliable (especially for older homes) or unreported altogether. The calculation can only be made on those home sales that reported square footage.

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