

Bay Area Median House Sales Prices*

By City, Region & Selected Neighborhood, Reflecting 12 Months Sales through Early Spring 2020

COMPASS

\$400,000 - \$500,000	
Vallejo	\$ 427,000
Russian River	\$ 456,000
Pittsburg	\$ 462,000
Vacaville	\$ 470,000
Fairfield	\$ 475,000
Antioch	\$ 480,000
San Pablo	\$ 490,000
South Oakland	\$ 496,000
\$500,000 - \$750,000	
Oakley	\$ 510,000
Salinas	\$ 540,000
Cloverdale	\$ 545,000
American Canyon	\$ 555,000
Richmond	\$ 560,000
Cotati/Rohnert Park	\$ 590,000
Fruitvale (Oak)	\$ 599,000
Watsonville	\$ 600,000
Brentwood	\$ 617,000
Santa Rosa SE	\$ 620,000
Concord	\$ 638,000
Windsor	\$ 655,000
Martinez	\$ 660,000
Benicia	\$ 665,000
Petaluma East	\$ 670,000
Santa Rosa NE	\$ 694,000
Oak Knoll (Oak)	\$ 705,000
San Leandro	\$ 705,000
Hayward	\$ 705,000
Hercules	\$ 711,000

Napa (city of)	\$ 714,000
Sonoma (city of)	\$ 747,000
\$750,000 - \$1 Million	
Alum Rock (S.J.)	\$ 770,000
Healdsburg	\$ 785,000
Gilroy	\$ 790,000
Sebastopol	\$ 795,000
Sea Ranch	\$ 800,000
Livermore	\$ 818,000
South San Jose	\$ 820,000
Pleasant Hill	\$ 825,000
Petaluma West	\$ 829,000
NOBE (Oak)	\$ 850,000
Monterey (city of)	\$ 867,500
Calistoga	\$ 875,000
Castro Valley	\$ 880,000
Clayton	\$ 900,000
El Cerrito	\$ 910,000
Newark	\$ 920,000
Union City	\$ 921,000
Novato	\$ 950,000
Penngrove	\$ 957,000
Pacific Grove	\$ 965,000
Soquel	\$ 975,000
Central San Jose	\$ 975,000
East Palo Alto	\$ 976,000
Blossom Valley (S.J.)	\$ 976,000
Bodega Bay	\$ 977,000
Fairfax	\$ 990,000
Santa Cruz (city of)	\$ 999,000

\$1m - \$1.25 Million	
Albany	\$1,100,000
Aptos	\$1,000,000
Yountville	\$1,015,000
Scotts Valley	\$1,050,000
Dublin	\$1,065,000
Morgan Hill	\$1,065,000
Capitola	\$1,099,000
Los Gatos 95033	\$1,110,000
Daly City	\$1,130,000
North San Rafael	\$1,167,500
South San Francisco	\$1,100,000
Pacifica	\$1,120,000
Alameda (city of)	\$1,120,000
Walnut Creek	\$1,183,000
Milpitas	\$1,085,000
Berryessa (S.J.)	\$1,100,000
Carmel Valley	\$1,140,000
San Ramon	\$1,150,000
Fremont	\$1,150,000
Excelsior-Portola (SF)	\$1,165,000
San Bruno	\$1,200,000
Central Berkeley	\$1,200,000
Evergreen (S.J.)	\$1,210,000
Pleasanton	\$1,230,000
Cambrian (S.J.)	\$1,230,000
\$1.25m - \$1.5 Million	
Central San Rafael	\$1,250,000
Montclair (Oak)	\$1,250,000
Kensington	\$1,277,500

Montara	\$1,300,000
Half Moon Bay	\$1,315,000
Danville	\$1,333,000
St. Helena	\$1,347,500
Santa Clara (city of)	\$1,355,000
Campbell	\$1,389,000
San Anselmo	\$1,400,000
Willow Glen (S.J.)	\$1,430,000
Brisbane	\$1,436,500
Moraga/Canyon	\$1,450,000
Berkeley Hills	\$1,450,000
Lakeshore (Oak)	\$1,460,000
\$1.5m - \$2 Million	
Sunset District (SF)	\$1,500,000
Orinda	\$1,500,000
Corte Madera	\$1,515,000
Almaden Valley (S.J.)	\$1,525,000
San Mateo (city of)	\$1,550,000
Rockridge (Oak)	\$1,560,000
Lafayette	\$1,580,000
Bernal Heights (SF)	\$1,600,000
San Francisco - All	\$1,600,000

Redwood City	\$1,638,500
Mill Valley	\$1,700,000
Carmel	\$1,700,000
Blackhawk	\$1,720,000
Sunnyvale	\$1,730,000
Foster City	\$1,800,000
Belmont	\$1,800,000
Greenbrae	\$1,842,500
Alamo	\$1,835,000
Claremont Hills (Berk)	\$1,850,000
Millbrae	\$1,875,000
San Carlos	\$1,910,000
Pebble Beach	\$1,928,000
\$2m - \$3 Million	
Richmond District (SF)	\$2,000,000
Larkspur	\$2,025,000
Redwood Shores	\$2,100,000
Mountain View	\$2,128,000
Cupertino	\$2,250,000
Stinson Beach	\$2,297,500
Piedmont	\$2,300,000
Kentfield	\$2,300,000

Diablo	\$2,380,000
Menlo Park	\$2,400,000
Los Gatos/M. Sereno	\$2,425,000
Burlingame	\$2,437,500
Noe Valley (SF)	\$2,500,000
Woodside	\$2,538,500
Tiburon	\$2,700,000
Saratoga	\$2,710,000
\$3m - \$5 Million	
Woodside	\$3,050,000
Portola Valley	\$3,060,000
Palo Alto	\$3,097,500
St. Francis Wood (SF)	\$3,232,500
Los Altos	\$3,300,000
Ross	\$3,375,000
Belvedere	\$3,580,000
Carmel Highlands	\$4,000,000
Los Altos Hills	\$4,100,000
Hillsborough	\$4,285,000
\$5 Million+	
Pacific Heights (SF)	\$5,700,000
Atherton	\$6,000,000

* **How a median sales price applies to any individual home is impossible to say without a specific comparative market analysis.** Median sales price is that price at which half the sales occurred for more and half for less: It is a huge generality that disguises an enormous range of sales prices in the underlying sales. These median house sales prices reflect sales occurring in the 12 months through early spring 2020. Median sales prices often fluctuate for reasons other than changes in fair market value, and altering the period of the sales being measured, even by a month or two, will often change the median sales price for a city or neighborhood - sometimes significantly. Median sales prices in Sonoma and Napa Counties were for those houses on lots of 2 acres or less. When the MLS system for the county broke out "detached" houses, the analysis was limited to such. This analysis was performed in good faith with data deemed reliable but may contain errors and subject to revision. **All numbers to be considered approximate.**