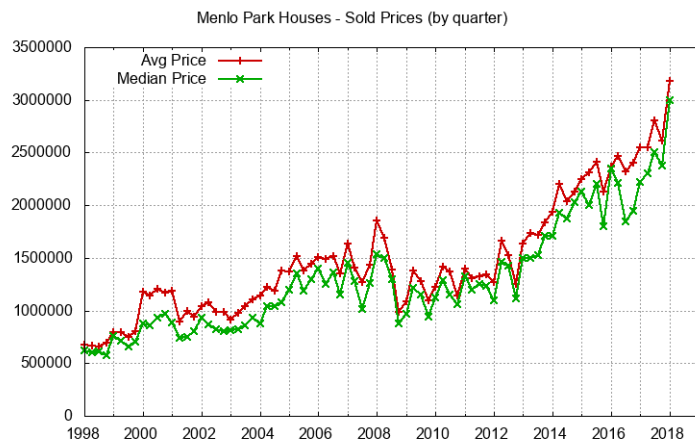


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Home Values - Menlo Park Houses

Average and Median Home Price of Menlo Park Houses Sold

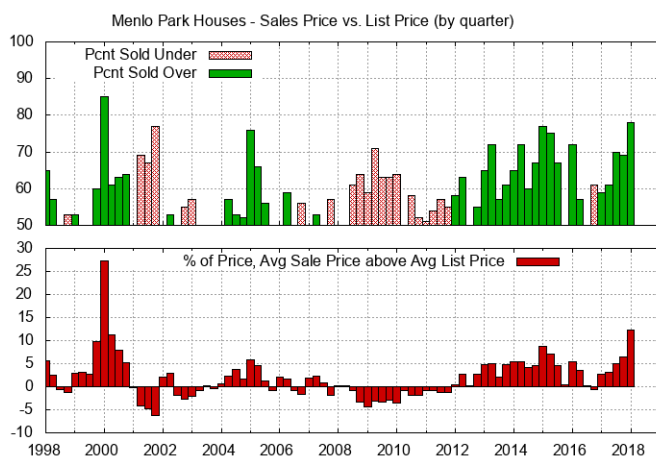
When trying to understand Menlo Park neighborhood home values for houses, the first and most often real estate trend looked at is either average or median house sales price. The average price can be pushed up by a particularly expensive house being sold. Much less often an especially low price for one or more houses can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices



Quarterly Average and Median Price of Menlo Park Houses Sold

Sales Price vs. List Price for Menlo Park Houses Sold

Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Menlo Park houses being sold over list price is a very good indicator of rising home prices. More houses being sold under list price is a very good indicator of falling house prices.



Quarterly Average Sales Price & List Price for Menlo Park Houses Sold

[Jump to an extensive view of Menlo Park real estate trends for houses and Menlo Park home prices.](#)

[Jump to Silicon Valley Real Estate Market Trends](#)

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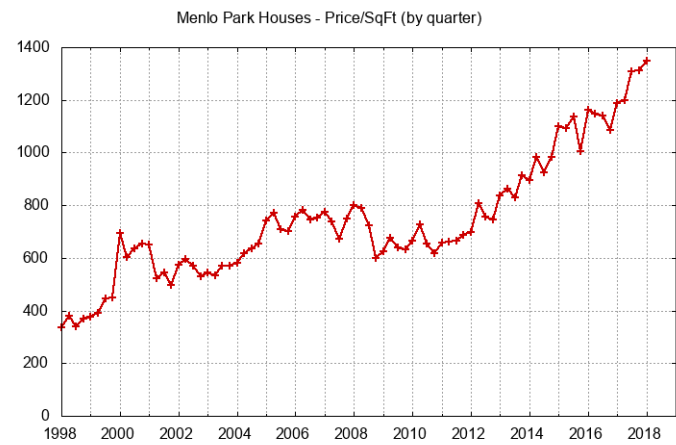
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Price Per Square Foot for Menlo Park Houses Sold

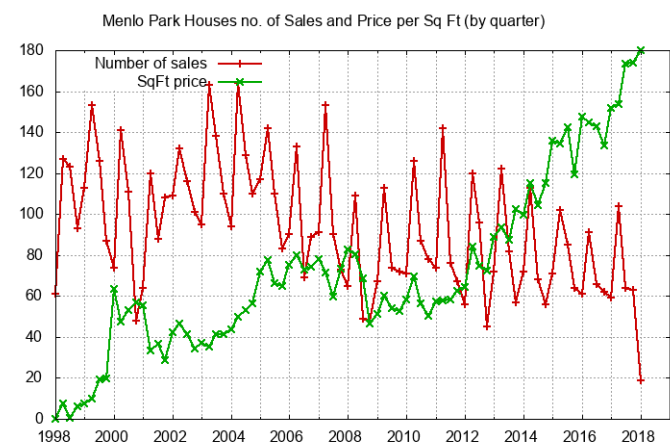
The sales price of a Menlo Park house is affected by its size. Looking at price per square foot gives a partial adjustment for differences between houses. Furthermore if you look at the average size of a Menlo Park house sold you will see that it varies with time. Part of the variation is due to the random nature of which houses are being sold but the trend is for an increase in size with time because when a house is replaced with a newer house, the newer house is almost always larger.



Quarterly Average Price Per Square Foot for Menlo Park Houses Sold

Number of Menlo Park Houses Sold

A quick estimate of how active the Menlo Park real estate market is can be found by looking at the number of houses sold. Locally there is a strong seasonal change in the number of houses sold. The lowest number of houses sold typically occurs around December & January. The highest number of houses sold typically occurs around May. Price changes do not track the seasonal change in the number of houses sold.



Quarterly Number of Menlo Park Houses Sold