







LIVING ROOM

Glass doors to deck & private small boat dock, vaulted ceiling





KITCHEN

Cheerful pale pink raised panel cabinets, view of lagoon





DINING AREA

Open to living room, breakfast area, & kitchen



BEDROOMS

Wood floors



BEDROOM

Wood floor • glass doors leading out to private patio

365 QUAY LN • REDWOOD SHORES 94065

Home Features

- 3 bedrooms, 2 baths
- Living space: 1,212 sq.ft.
- Lot: 5,920 sq.ft.
- Waterfront lot
- Private small boat dock
- Wood or tile floors throughout
- Tile entry floor

Kitchen

- Modern appliances
- Smooth top, electric, freestanding range
- Cheerful pale pink, raised panel cabinets
- Tile counter top
- High tile back splash
- Hardwood floor
- Breakfast area
- Open to dining area and partially to living room
- Vaulted ceiling
- View of lagoon

Living Room

- Sliding glass door to deck & dock
- Open to dining room
- Vaulted ceiling
- Skylights
- Hardwood floor
- Overhead lighting

Dining Room

- Tile floor
- Recessed lighting
- View across living room of lagoon

Master Suite

- Wood floor
- Sliding glass door to private patio
- Walk-in closet
- En-suite bath with tile-look vinyl floor
- Stained wood vanity with easy clean one-piece counter top and two sinks

NEARBY ATTRACTIONS

Short walk to:

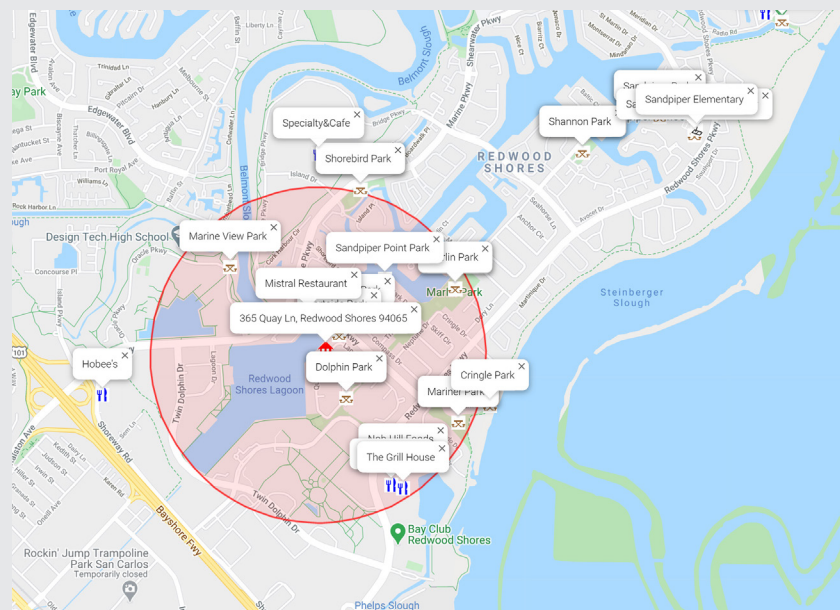
- Mistral Restaurant
- Portside Park
- Starboard Park
- Dolphin Park
- Marlin Park
- The Grill House
- Falafel Tazah
- Nob Hill Foods

Moderate walk to:

- Hobee's
- Bay Club Redwood Shores

Short bide ride to:

- Downtown Belmont
- Downtown San Carlos



*Red circle marks 0.5 miles around 365 Quay Ln, Redwood Shores 94065

REAL ESTATE TRENDS

Average and Median Home Price of Redwood Shores Houses Sold

When trying to understand Redwood Shores neighborhood 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 home being sold. Much less often an especially low price for one or more homes 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.



Sales Price vs. List Price for RS Houses Sold

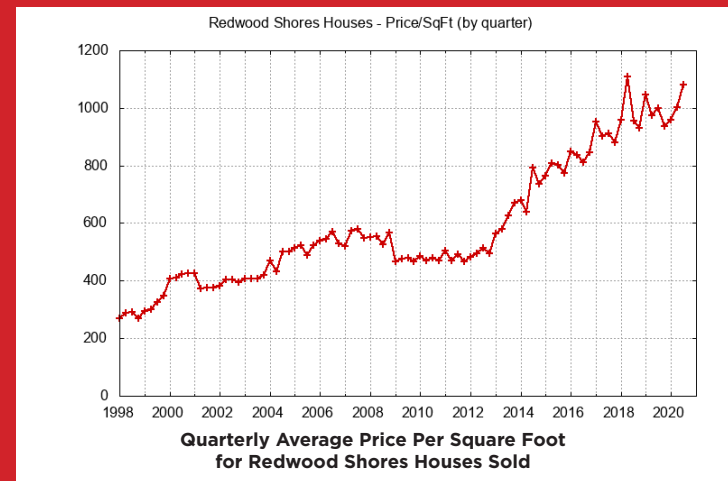
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Redwood Shores homes being sold over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



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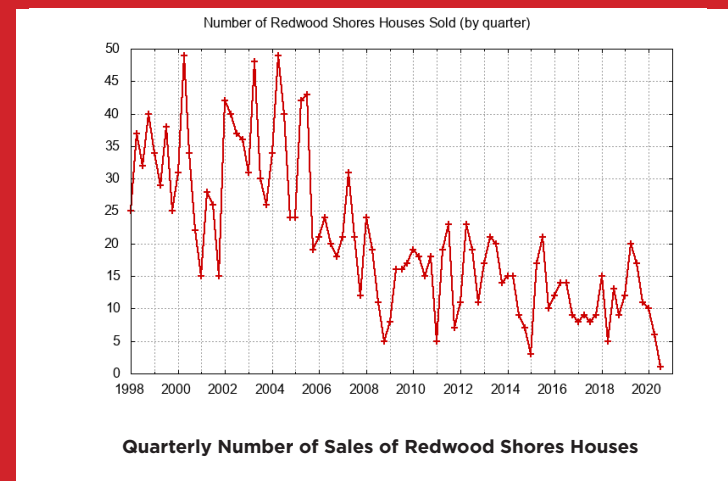
Price Per Square Foot for Redwood Shores Houses Sold

The sales price of a Redwood Shores 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 Redwood Shores house sold you will see that it varies with time. Part of the variation is due to the random nature of which homes are being sold but the trend is for an increase in size with time because when a home is replaced with a newer home, the newer home is almost always larger.



Number of Redwood Shores Houses Sold

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





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