

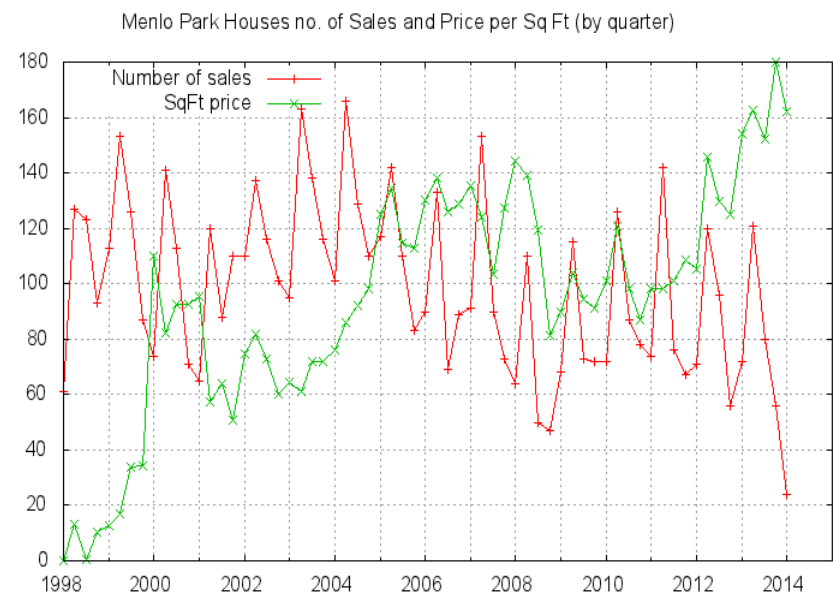
# Menlo Park Home Values

Menlo Park CA (Mar 3, 2013)

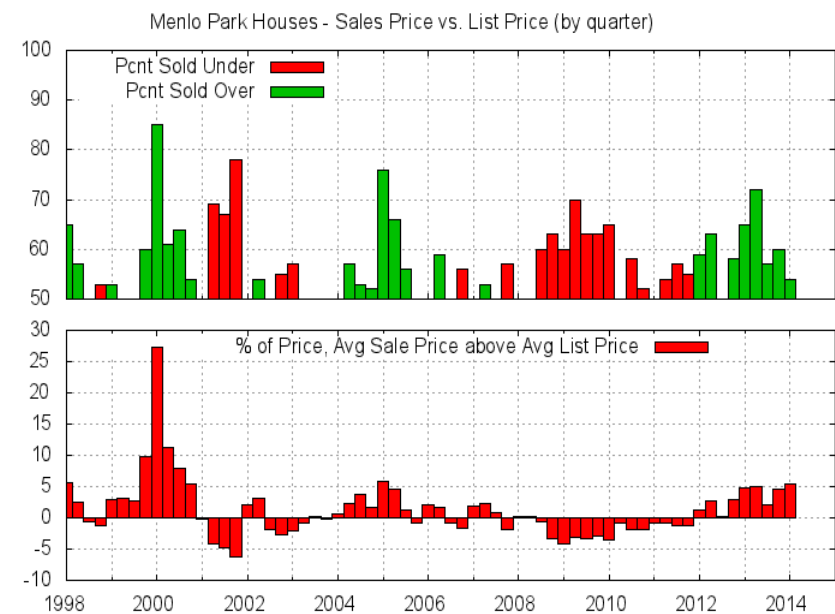
## Juliana Lee

650-857-1000

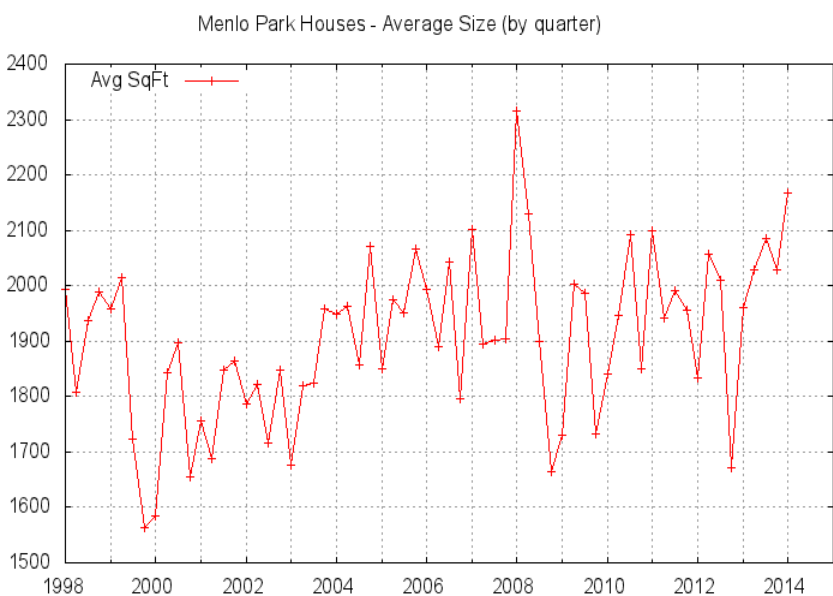




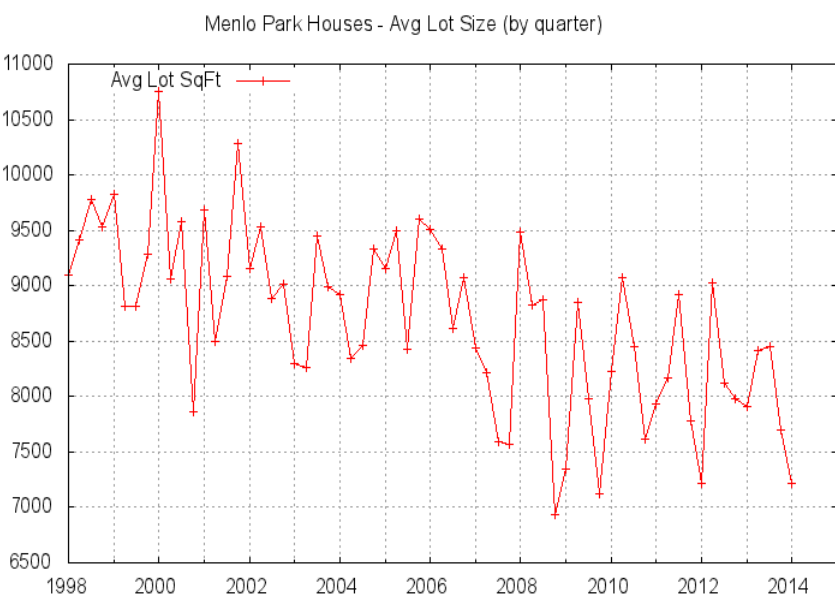
The avg price per sq ft continued climbing through 2013. Notice that the peaks in the number of sales follow the seasons but the price doesn't.



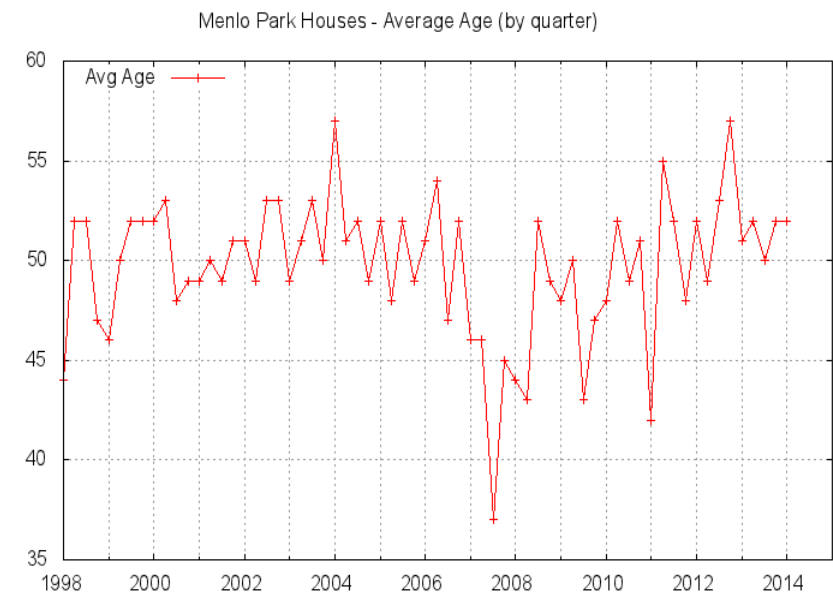
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over/under list price (currently ~6%).



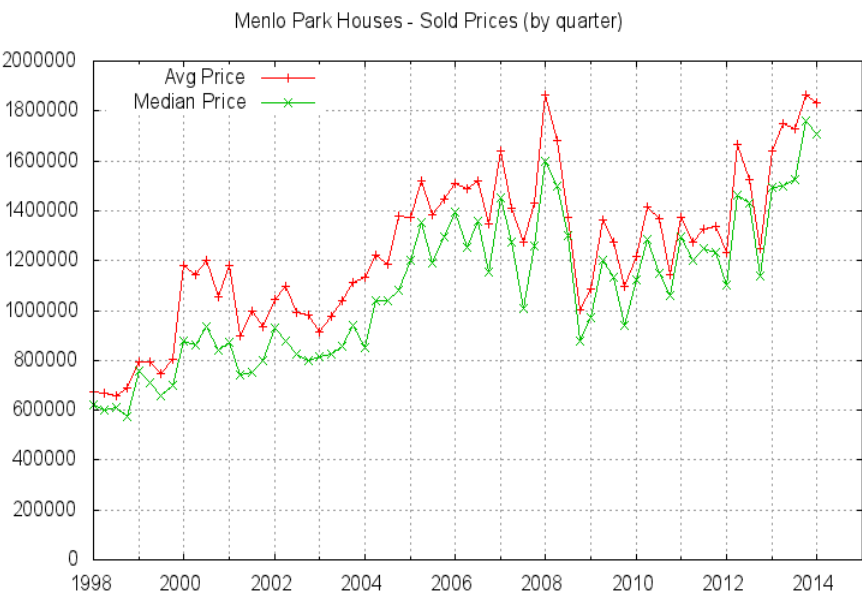
When comparing prices in different areas, it is important to compare house size and other specifications. The average size of a house sold in Menlo Park tended to be less than 2000 sq ft until 2013 when a trend for larger homes seems to have begun.



The average lot size of a house sold in Menlo Park has dropped significantly. New housing developments generally have smaller lots.



The average age in Menlo Park is not increasing. This reflects the significant number of newer homes that have sold.



The average and median home prices in Menlo Park track each other fairly well indicating that homes of unusual size and value are not dramatically affecting the average value.

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