



Palo Alto County

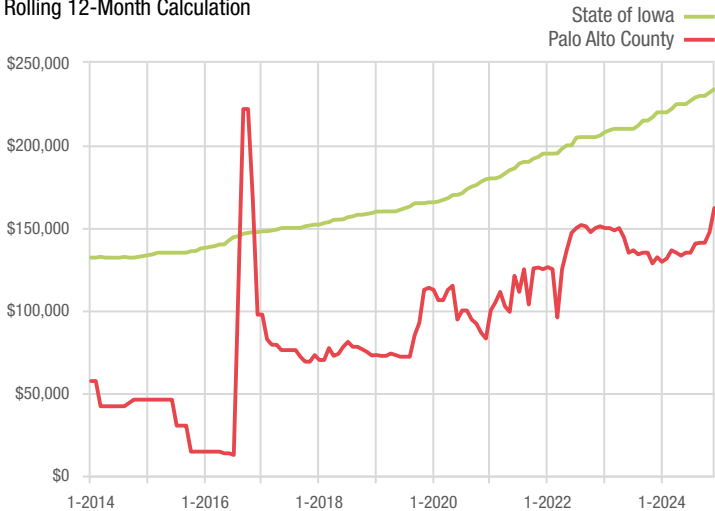
Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	6	4	- 33.3%	119	108	- 9.2%
Pending Sales	4	6	+ 50.0%	102	89	- 12.7%
Closed Sales	10	8	- 20.0%	102	84	- 17.6%
Days on Market Until Sale	75	81	+ 8.0%	77	78	+ 1.3%
Median Sales Price*	\$130,501	\$188,804	+ 44.7%	\$132,250	\$162,000	+ 22.5%
Average Sales Price*	\$131,500	\$188,701	+ 43.5%	\$155,731	\$190,491	+ 22.3%
Percent of List Price Received*	96.8%	92.1%	- 4.9%	95.7%	94.5%	- 1.3%
Inventory of Homes for Sale	23	26	+ 13.0%	—	—	—
Months Supply of Inventory	2.7	3.5	+ 29.6%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	308	—
Median Sales Price*	—	—	—	—	\$250,000	—
Average Sales Price*	—	—	—	—	\$250,000	—
Percent of List Price Received*	—	—	—	—	96.2%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* Does not account for seller concessions; % Change may be extreme due to small sample size.

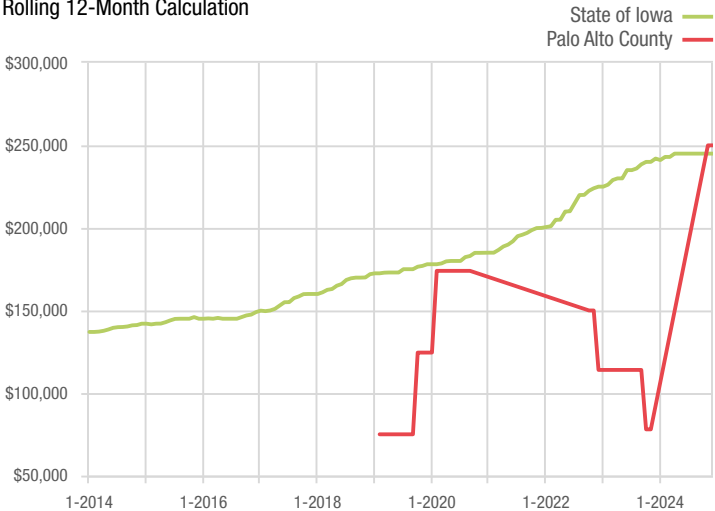
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.