MARIA AFZAL | CHRISTIE'S INTERNATIONAL REAL ESTATE SERENO

REDWOOD CITY

REAL ESTATE MARKET REPORT

NOVEMBER 2026 | OCTOBER SALES AND CURRENT INVENTORY

Redwood City is a seller's market heading into winter. In October 2026, 56 homes sold in Redwood City, CA at a median price of $1,649,000. The typical home closed at 105% of its list price after just 12 days on market, and with only 2.0 months of inventory, buyers are competing for a limited supply.

$1.65M	105%	12 Days	55%	2.0
MEDIAN PRICE	OF LIST PRICE	ON MARKET	SOLD OVER ASKING	MONTHS INVENTORY



MARIA AFZAL

Christie's International Real Estate Sereno | CA DRE# 02026802

467 1st Street #200, Los Altos, CA 94022

(650) 561-6073 | maria@mariaafzal.com | mariaafzal.com

SCAN FOR THE LIVE REPORT

AT A GLANCE

REDWOOD CITY HOUSING MARKET

October 2026 closed sales, all residential property types, with inventory as of November 24, 2026.

$1,649,000 MEDIAN SALE PRICE 14% below Oct 2025	**105%** SALE TO LIST PRICE Up from 101% a year ago	**12 Days** MEDIAN DAYS ON MARKET October 2026
55% SOLD OVER ASKING Up from 53% a year ago	**2.0** MONTHS OF INVENTORY Seller's market	**113** HOMES FOR SALE As of Nov 24, 2026

KEY TAKEAWAYS

- **Prices held above list.** Redwood City homes sold for a median 105% of list price in October.
- **Most homes sold over asking.** 55% of October sales closed above the original asking price, compared with 53% in October 2025.
- **Sales picked up.** 56 homes closed, up 40% from September and 3% below October 2025.
- **Values held per square foot.** The median price per square foot rose 3% year over year to $1,135, even as the median sale price fell 14%, which points to a mix of smaller homes selling rather than falling values.
- **Condos and townhomes were a big share of sales.** 21 of the 56 October sales were condos or townhomes; single family homes sold for a median $2,050,000.
- **The $1.3M to $1.8M range was the busiest.** It accounted for 18 October sales and has 2.0 months of inventory.



"Redwood City had a busy October with 56 sales, and I would not read too much into the lower median price. Fourteen condos closed, which pulled the median down, while the price per square foot actually rose 3% from a year ago. Single family homes are as competitive as ever, with seven in ten selling over asking. For buyers, condos are still where you can buy close to list."

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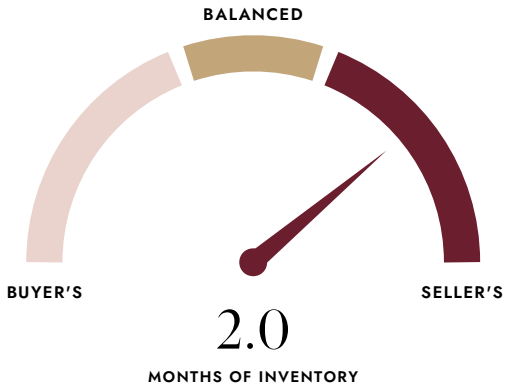
MARKET CONDITIONS

BUYER'S OR SELLER'S MARKET?



SELLER'S MARKET

Redwood City is a seller's market, with 2.0 months of inventory as of November 24, 2026. At the recent pace of sales, every home listed today would sell in about 9 weeks if no new listings came on.

Months of inventory compares homes for sale with the recent pace of sales. Under 4 months is a seller's market, 4 to 6 months is balanced, and over 6 months is a buyer's market.

WHAT THE MARKET MEANS FOR YOU

IF YOU'RE SELLING

SELLERS HOLD THE ADVANTAGE

55%	**Expect multiple offers** of October sales closed above the original asking price.
105%	**Strong pricing power** median sale to list ratio in October.
12 days	**Be ready to move quickly** median days on market for October sales.
113	**Some competition** homes for sale as of November 24, about 2.0 months of supply.

IF YOU'RE BUYING

COME PREPARED TO COMPETE

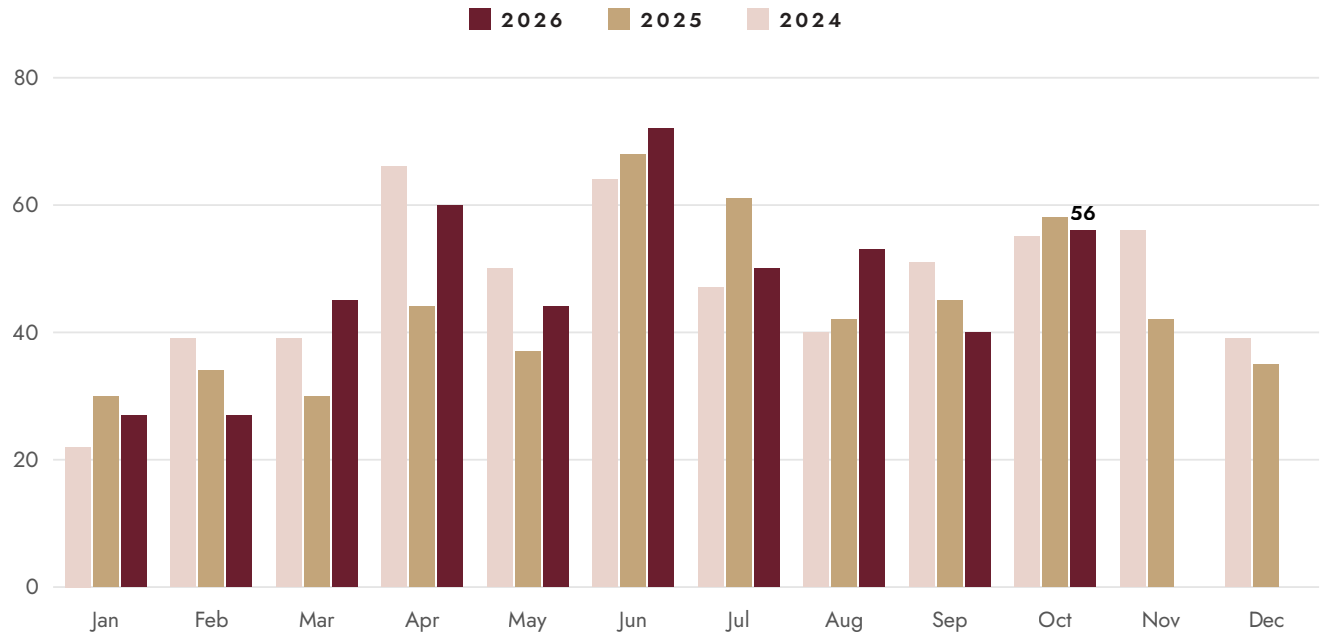
109%	**Budget above list price** median sale to list ratio for single family homes in October.
10 days	**Have approval in hand** median days on market for single family homes.
67 days	**Look at homes that have sat** median days listed for current active listings; these sellers may negotiate.
4.0	**$550K to $800K is balanced** months of supply for homes from $550K to $800K, a balanced market.

TRENDS

REDWOOD CITY HOUSING MARKET TRENDS

Through October, 474 homes sold in Redwood City in 2026, compared with 449 in the same period of 2025. June 2026 was the busiest month of the year with 72 sales, and October closed at a median 105% of list price.

HOMES SOLD PER MONTH: 2024 TO 2026



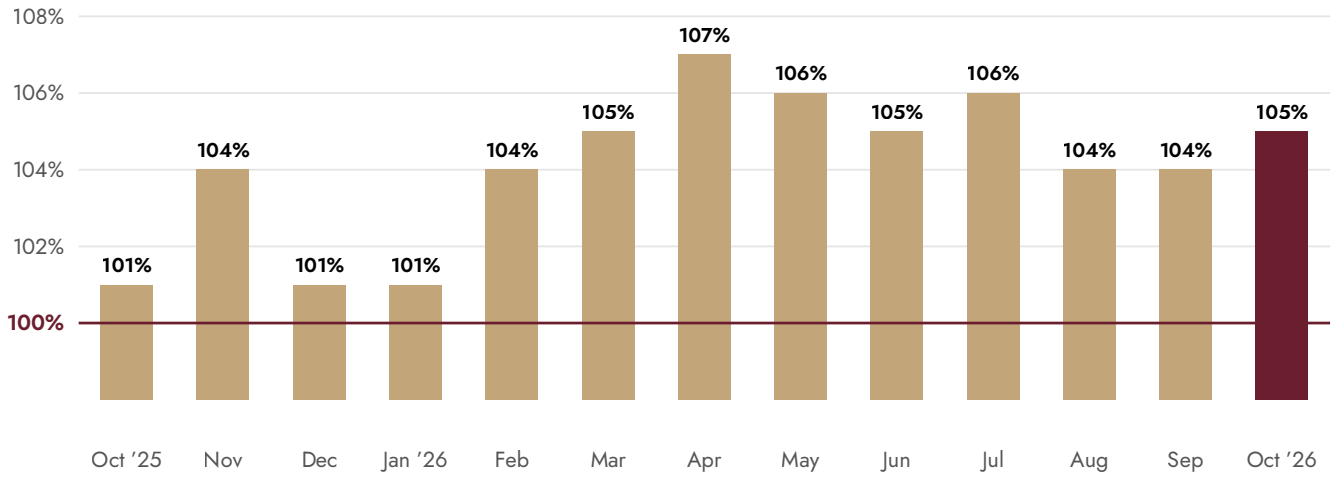
2024 totaled 568 sales and 2025 totaled 526.

MEDIAN SALE PRICE: LAST 13 MONTHS



Monthly medians move with the mix of homes that sell.

SALE TO LIST PRICE RATIO: LAST 13 MONTHS



Median sale price as a percent of list price.

MONTHLY DATA: LAST 13 MONTHS

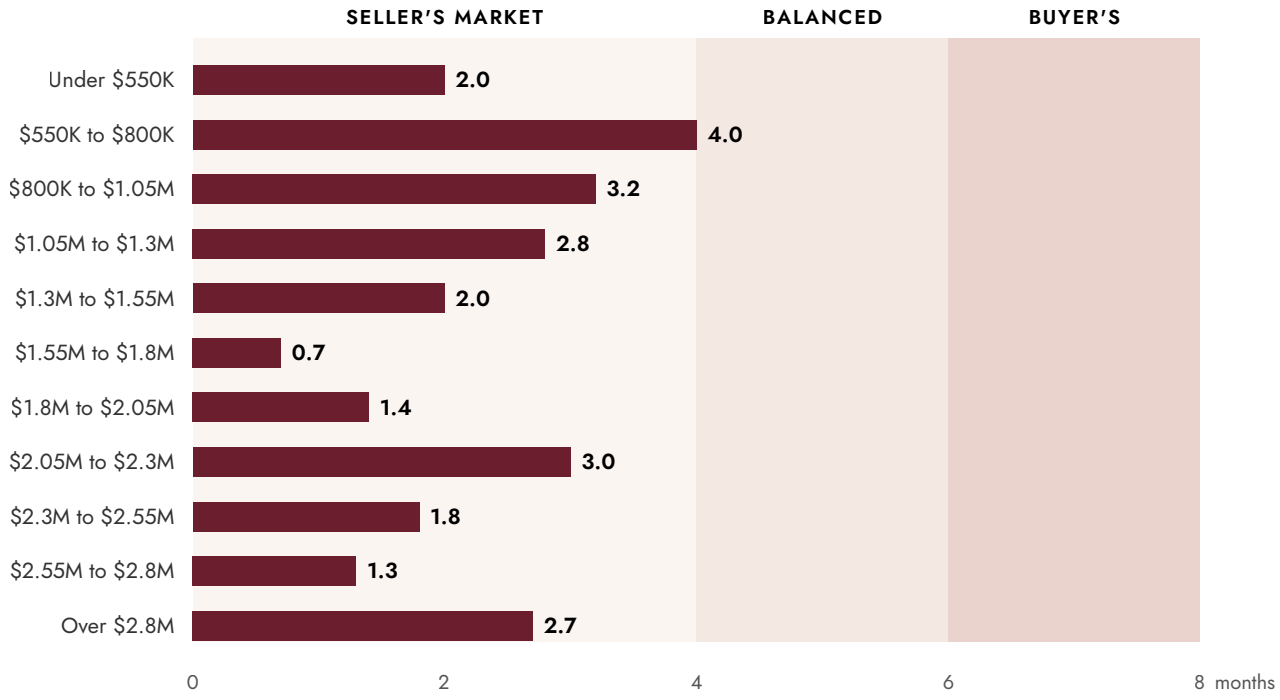
MONTH	HOMES SOLD	MEDIAN SALE PRICE	SALE TO LIST	PRICE PER SQ FT
October 2026	56	$1,649,000	105%	$1,135
September 2026	40	$2,227,500	104%	$1,202
August 2026	53	$1,850,000	104%	$1,114
July 2026	50	$2,150,000	106%	$1,179
June 2026	72	$2,015,000	105%	$1,157
May 2026	44	$2,237,500	106%	$1,227
April 2026	60	$1,885,000	107%	$1,196
March 2026	45	$1,931,000	105%	$1,271
February 2026	27	$1,850,000	104%	$1,157
January 2026	27	$2,150,000	101%	$989
December 2025	35	$1,950,000	101%	$1,127
November 2025	42	$1,990,000	104%	$1,093
October 2025	58	$1,912,500	101%	$1,100

BY PRICE RANGE

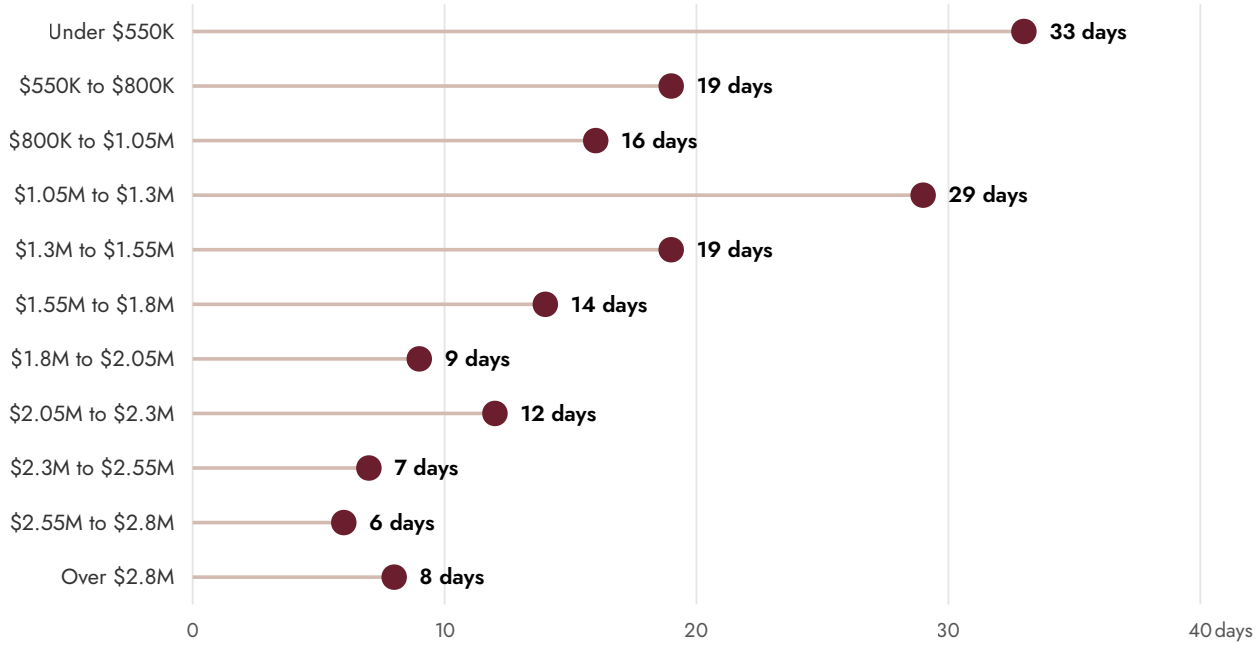
MARKET CONDITIONS BY PRICE RANGE

Competition varies by price point. Under 4 months of inventory is a seller's market, 4 to 6 months is balanced, and over 6 months favors buyers. Homes from $1.55 million to $2.05 million have the tightest supply.

MONTHS OF INVENTORY BY PRICE RANGE



MEDIAN DAYS ON MARKET BY PRICE RANGE



PRICE RANGE DETAIL

PRICE RANGE	ACTIVE LISTINGS NOV 24	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
Under $550,000	2	2.0	1	0	33	Seller's
$550,000 to $800,000	12	4.0	3	2	19	Balanced
$800,000 to $1,050,000	16	3.2	5	2	16	Seller's
$1,050,000 to $1,300,000	14	2.8	5	4	29	Seller's
$1,300,000 to $1,550,000	12	2.0	6	5	19	Seller's
$1,550,000 to $1,800,000	8	0.7	12	6	14	Seller's
$1,800,000 to $2,050,000	7	1.4	5	5	9	Seller's
$2,050,000 to $2,300,000	3	3.0	1	5	12	Seller's
$2,300,000 to $2,550,000	7	1.8	4	6	7	Seller's
$2,550,000 to $2,800,000	5	1.3	4	3	6	Seller's
Over $2,800,000	27	2.7	10	10	8	Seller's
All Price Ranges	113	2.0	56	53	12	Seller's

A dash means there were no October sales in that range to measure.

OCTOBER 2026 HOME SALES

METRIC	OCT 2026	SEP 2026	CHANGE	OCT 2025	CHANGE
Homes sold	56	40	+40%	58	–3%
Median sale price	$1,649,000	$2,227,500	–26%	$1,912,500	–14%
Median list price	$1,669,500	$1,999,000	–16%	$1,834,500	–9%
Sale to list price ratio	105%	104%	+1 pt	101%	+4 pts
Sold over asking	55%	65%	–10 pts	53%	+2 pts
Median price per sq ft	$1,135	$1,202	–6%	$1,100	+3%
Median days on market	12	12	0 days	12	0 days
Sales volume	$110.1M	$93.6M	+18%	$126.3M	–13%
Homes sold year to date	474	418		449	+6%

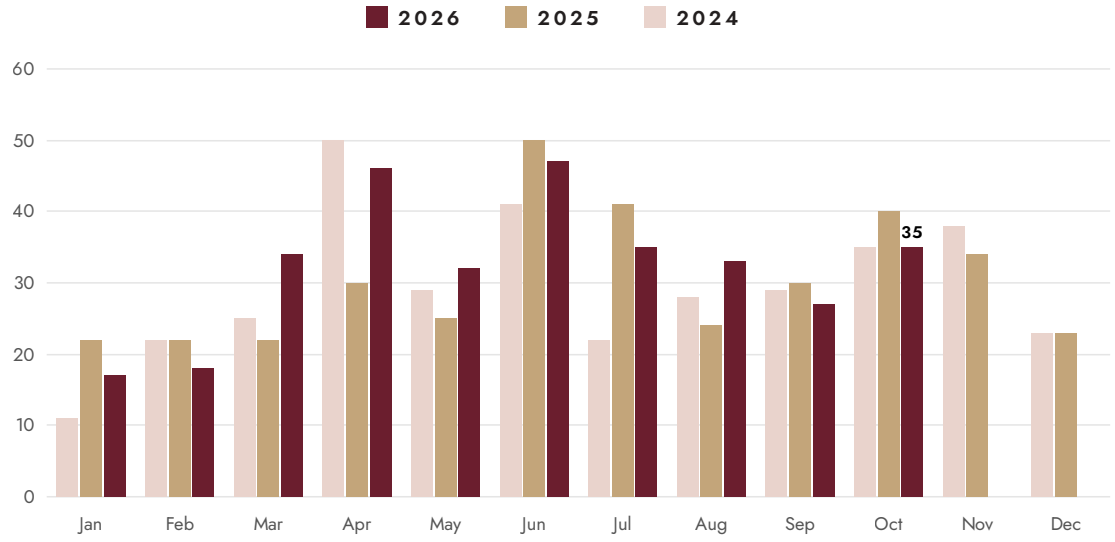
SINGLE FAMILY HOMES

REDWOOD CITY SINGLE FAMILY MARKET

35 single family homes sold in October 2026 at a median price of $2,050,000, 109% of list price, in a median of 10 days. Inventory as of November 24, 2026.

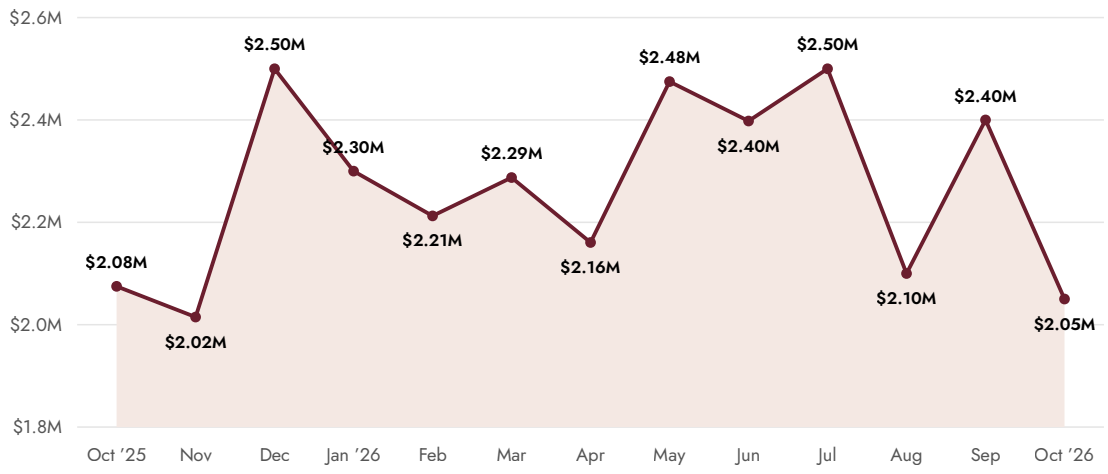
$2,050,000 **MEDIAN SALE PRICE** –1% vs Oct 2025	109% **SALE TO LIST PRICE** 103% a year ago	10 Days **MEDIAN DAYS ON MARKET** October 2026
71% **SOLD OVER ASKING** 68% a year ago	1.5 **MONTHS OF INVENTORY** Seller's market	51 **FOR SALE NOW** As of Nov 24, 2026

SINGLE FAMILY HOMES SOLD PER MONTH: 2024 TO 2026

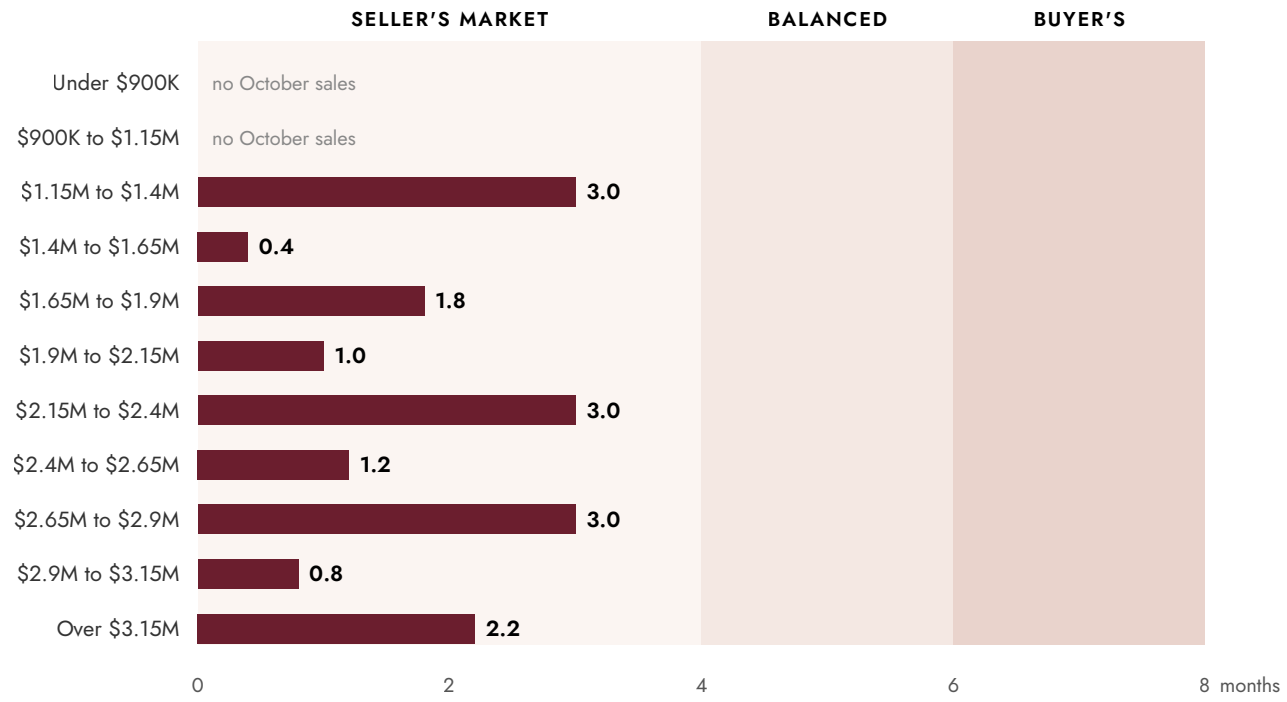


324 single family homes sold in 2026 through October, versus 306 in the same period of 2025.

SINGLE FAMILY MEDIAN SALE PRICE: LAST 13 MONTHS



SINGLE FAMILY MONTHS OF INVENTORY BY PRICE RANGE



Single family homes from $1.4 million to $2.15 million have the tightest supply.

PRICE RANGE	ACTIVE LISTINGS NOV 24	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
Under $900K	2	—	0	0	—	—
$900K to $1.15M	2	—	0	0	—	—
$1.15M to $1.4M	6	3.0	2	2	24	Seller's
$1.4M to $1.65M	4	0.4	9	4	10	Seller's
$1.65M to $1.9M	7	1.8	4	2	19	Seller's
$1.9M to $2.15M	3	1.0	3	3	9	Seller's
$2.15M to $2.4M	3	3.0	1	4	7	Seller's
$2.4M to $2.65M	6	1.2	5	5	6	Seller's
$2.65M to $2.9M	3	3.0	1	2	5	Seller's
$2.9M to $3.15M	4	0.8	5	3	10	Seller's
Over $3.15M	11	2.2	5	6	8	Seller's
All Price Ranges	51	1.5	35	35	10	Seller's

CONDOS AND TOWNHOMES

A DIFFERENT MARKET

In Redwood City, condos are a seller's market and townhomes are a seller's market. With only a few sales a month, monthly figures can swing widely, so read the trend rather than any single month.

CONDOS

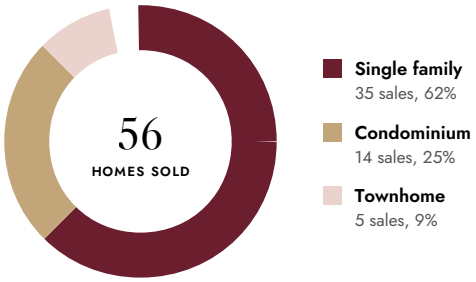
$887,500 **MEDIAN PRICE OCT** 14 sales	99% **SALE TO LIST**
2.2 **MONTHS OF INVENTORY** Seller's market	31 **FOR SALE NOW** Median 74 days listed
74 **SOLD IN 2026** 67 a year ago	

TOWNHOMES

$1,649,000 **MEDIAN PRICE OCT** 5 sales	100% **SALE TO LIST**
2.2 **MONTHS OF INVENTORY** Seller's market	11 **FOR SALE NOW** Median 66 days listed
47 **SOLD IN 2026** 41 a year ago	

PROPERTY TYPES

REDWOOD CITY BY PROPERTY TYPE



Single family homes made up 35 of the 56 Redwood City sales in October 2026. A year earlier, 40 single family homes sold at a median of $2,075,000 and 103% of list.

PROPERTY TYPE	SOLD OCT 2026	MEDIAN SALE PRICE	SALE TO LIST	MEDIAN DAYS ON MARKET	MONTHS OF INVENTORY	FOR SALE NOV 24
Single family	35	$2,050,000	109%	10	1.5	51
Condominium	14	$887,500	99%	24	2.2	31
Townhome	5	$1,649,000	100%	11	2.2	11

HOMES FOR SALE RIGHT NOW

113 ACTIVE LISTINGS	47 UNDER CONTRACT	2.0 MONTHS OF INVENTORY
$1,584,500 MEDIAN LIST PRICE	$350K to $8.5M LIST PRICE RANGE	67 Days MEDIAN DAYS LISTED Current active listings

As of November 24, 2026.



About this report. Prepared by Maria Afzal, a Bay Area real estate agent with Christie's International Real Estate Sereno, based at 467 1st Street in downtown Los Altos (CA DRE# 02026802). Call (650) 561-6073 or email maria@mariaafzal.com.

Source: MLS data compiled by LiveBy. Sales cover residential properties that closed in Redwood City, CA in October 2026; inventory as of November 24, 2026. Information is deemed reliable but not guaranteed.

WHAT IS YOUR REDWOOD CITY HOME WORTH?

Request a complimentary valuation at **mariaafzal.com/home-valuation**

LIVE REPORT AND UPDATES