

san carlos real estate



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Updated April 1, 2014

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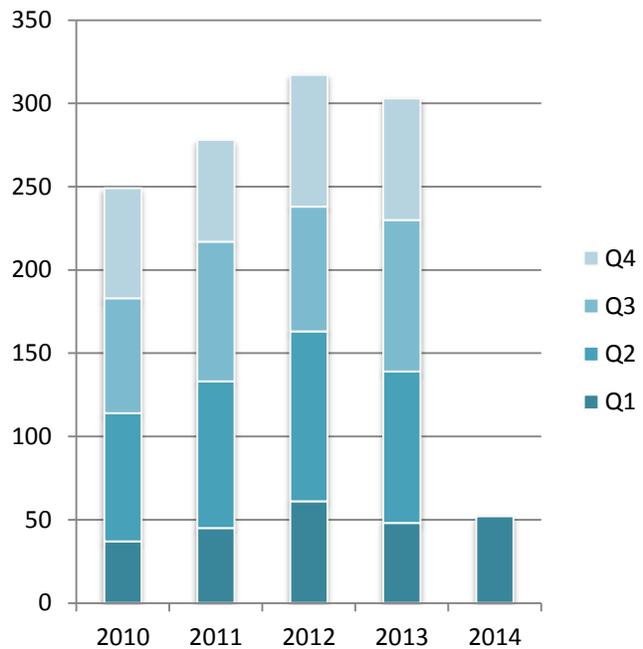
overview

After a record setting pace in 2013, San Carlos appears poised for another record breaking year. Please take a look at the table and graph below for a comparison of Q1's over the last five years.

San Carlos Home Sales, Highlighting Q1 Performance

Period	Units Sold	Total Market Value	
2010	Q1	37	\$34,008,399
	Q2	77	\$76,674,950
	Q3	69	\$68,371,178
	Q4	66	\$60,103,640
2011	Q1	45	\$44,305,250
	Q2	88	\$84,681,727
	Q3	84	\$78,736,558
	Q4	61	\$59,179,675
2012	Q1	61	\$57,344,011
	Q2	102	\$107,522,280
	Q3	75	\$81,990,311
	Q4	79	\$93,428,087
2013	Q1	48	\$59,386,948
	Q2	91	\$116,117,566
	Q3	91	\$113,227,148
	Q4	73	\$92,531,555
2014	Q1	52	\$74,760,500
	Q2		
	Q3		
	Q4		

Number of Units Sold in San Carlos



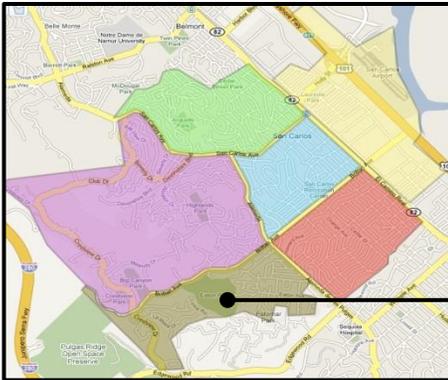
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neighborhood-specific data

There are six different areas (or neighborhoods) in San Carlos, which have numeric designations between 350 and 355. Each of these areas has its own set of characteristics, and the real estate market conditions vary accordingly. See the sections below for current neighborhood-specific data.



→ area 350: **alder manor**

Area 350 is the Alder Manor neighborhood. It encompasses the area west of Alameda de las Pulgas and south of Brittan Avenue. There are a total of 1,097 single-family homes in this area.

2014 Q1 Sales Data

Number of Homes Sold: 7

Turnover Rate: 0.63%

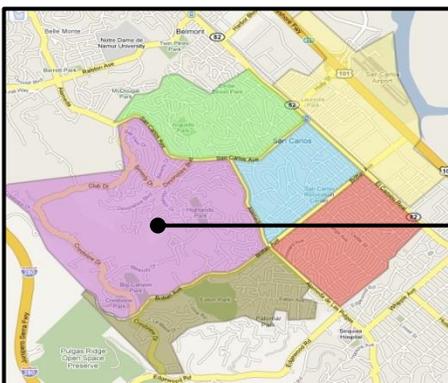
Total Market Value: \$12,955,000

Average Sales Price: \$1,850,714

Average Price/Sq. Ft.: \$686

Average Days on Market: 47

Price Range: \$1,210,000 - \$2,575,000



→ area 351: **beverly terrace**

Area 351 is the Beverly Terrace neighborhood. It encompasses the area west of Alameda de las Pulgas, between San Carlos Avenue and Brittan Avenue. There are a total of 2,322 single-family homes in this area.

2014 Q1 Sales Data

Number of Homes Sold: 16

Turnover Rate: 0.68%

Total Market Value: \$21,416,000

Average Sales Price: \$1,338,500

Average Price/Sq. Ft.: \$758

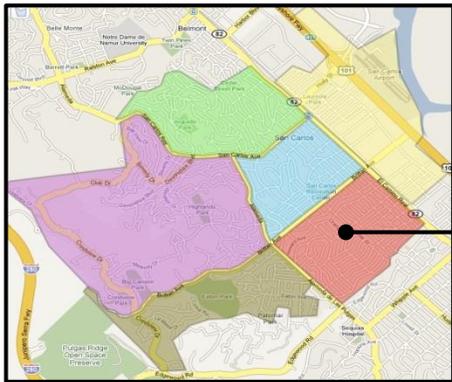
Average Days on Market: 13

Price Range: \$708,000 - \$1,830,000

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neighborhood-specific data

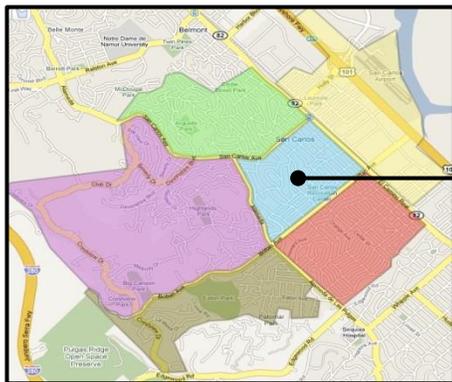


→ area 352: el sereno “white oaks”

Area 352 is named El Sereno, but it is better known as “White Oaks” - popularly referring to the combination of the Oak Park and White Oaks neighborhoods. It encompasses the area south of Brittan Avenue, between El Camino Real and Alameda de las Pulgas. There are a total of 2,172 single-family homes in this area.

2014 Q1 Sales Data

Number of Homes Sold: 12
Turnover Rate: 0.55%
Total Market Value: \$17,985,500
Average Sales Price: \$1,498,792
Average Price/Sq. Ft.: \$999
Average Days on Market: 7
Price Range: \$1,000,000 - \$2,000,000



→ area 353: howard park

Area 353 is known as Howard Park. It encompasses the area west of El Camino Real and east of Alameda de las Pulgas, between San Carlos Avenue and Brittan Avenue. There are a total of 983 single-family homes in this area.

2014 Q1 Sales Data

Number of Homes Sold: 7
Turnover Rate: 0.71%
Total Market Value: \$9,383,000
Average Sales Price: \$1,340,429
Average Price/Sq. Ft.: \$806
Average Days on Market: 7
Price Range: \$961,000 - \$1,800,000

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neighborhood-specific data



→ area 354: clearfield park

Area 354 is known as Clearfield Park. It encompasses the area of San Carlos that is east of El Camino Real. There are a total 478 single-family homes in this area.

2014 Q1 Sales Data

Number of Homes Sold: 3

Turnover Rate: 0.62%

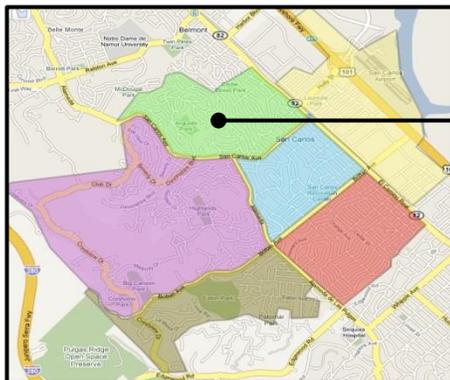
Total Market Value: \$2,390,000

Average Sales Price: \$796,667

Average Price/Sq. Ft.: \$774

Average Days on Market: 13

Price Range: \$775,000 - \$829,000



→ area 355: cordes

Area 355 is known as Cordes. It encompasses the area west of El Camino Real and north of San Carlos Avenue. There is a total of 1,431 single-family homes in this area.

2014 Q1 Sales Data

Number of Homes Sold: 7

Turnover Rate: 0.48%

Total Market Value: \$10,631,000

Average Sales Price: \$1,518,714

Average Price/Sq. Ft.: \$829

Average Days on Market: 14

Price Range: \$985,000 - \$2,500,000

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neighborhood rankings

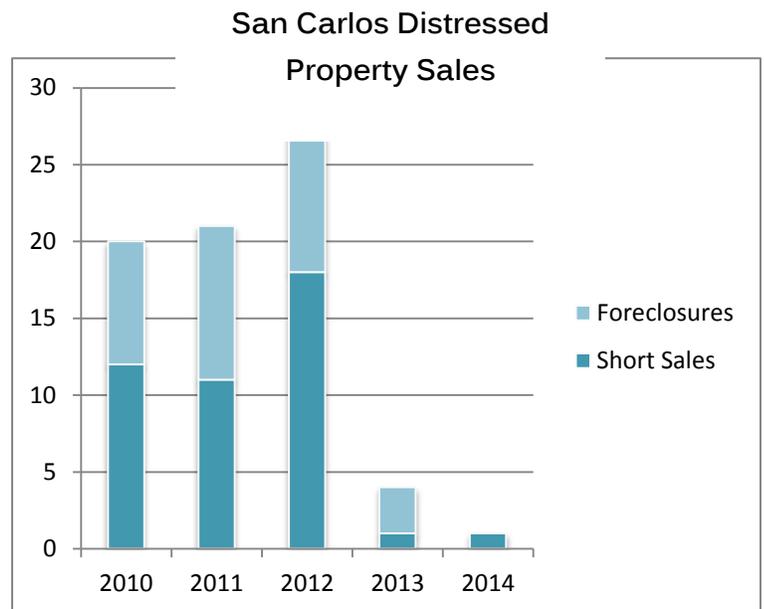
Turnover Rate:	<ol style="list-style-type: none">1. Howard Park (0.71%)2. Beverly Terrace (0.68%)3. Alder Manor (0.63%)4. Clearfield Park (0.62%)5. El Sereno – “White Oaks” (0.55%)6. Cordes (0.48%)
Total Market Value:	<ol style="list-style-type: none">1. Beverly Terrace (\$21,416,000)2. El Sereno – “White Oaks” (\$17,985,500)3. Alder Manor (\$12,955,000)4. Cordes (\$10,631,000)5. Howard Park (\$9,383,000)6. Clearfield Park (\$2,390,000)
Average Sales Price:	<ol style="list-style-type: none">1. Alder Manor (\$1,850,714)2. Cordes (\$1,518,714)3. El Sereno – “White Oaks” (\$1,498,792)4. Howard Park (\$1,340,429)5. Beverly Terrace (\$1,338,500)6. Clearfield Park (\$796,667)
Average Price/Sq. Ft.:	<ol style="list-style-type: none">1. El Sereno – “White Oaks” (\$999)2. Cordes (\$829)3. Howard Park (\$806)4. Clearfield Park (\$774)5. Beverly Terrace (\$758)6. Alder Manor (\$686)
Highest Sale:	Alder Manor (\$2,575,000)
Lowest Sale:	Beverly Terrace (\$708,000)

short sales and foreclosures

Because of the strength of the San Carlos market, average selling prices are considerably above previous highs that took place prior to the 2009 recession. Consequently, short sales are far and few between. Foreclosures, while more common than short sales, have been greatly reduced as well. Please take a look at the information below to track the number of short sales and foreclosures in San Carlos.

Distressed property commonly refers to homes that fall into one of two categories: pre-foreclosure (where a "short sale" may be attempted) and foreclosure (also called bank-owned or REO, where the bank or lien-holder has taken possession of the property). A short sale is simply a real estate transaction where the lien-holder(s) of the property must grant approval and accepts a payoff that is less than what is owed on the note(s).

Year	Short Sales	Foreclosures
2010	12	8
2011	11	10
2012	18	10
2013	1	3
2014	1	0



Short sales and foreclosures are often thought to be below market-value in price. While this is true in many parts of the U.S., it is much less so here in San Carlos. The average price per square foot of all regular sales this year is \$821, with one short sale ringing in at \$983.

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about bob bredel

As a residential suburb to both San Francisco and Silicon Valley, San Carlos real estate is among the most unique markets in the United States. My education, skills and background as a real estate agent are also unique, and they are perfectly matched for this particular market. I utilize my experience gained as an attorney to help my clients avoid many of the common pitfalls that I have seen harm buyers and sellers in this area. As a San Carlos native, I also use my intrinsic and seasoned knowledge of this area to offer my clients an unparalleled advantage in this marketplace.

I am proud to be a part of Today Sotheby's International Realty because it is routinely the number-one producing brokerage in all of San Mateo County. Additionally, the esteem and brand association with the Sotheby's name that I am able to offer my clients is simply unrivaled.

Listed below are some of my professional highlights:

- \$66.5 million in total sales volume for 2013
- \$40 million in total sales volume for San Carlos in 2013
- Graduated from Santa Clara University School of Law, JD
- Joined Wilson Sonsini Goodrich & Rosati as an associate attorney
- Co-founded Bredel Sayer & Czarkowski LLP in Los Altos
- Joined the number-one producing real estate office in San Mateo County
- Founder and author of www.SanCarlosBlog.com
- Founder and sponsor of the annual San Carlos Treasure Hunters event
- Platinum donor of the San Carlos Educational Foundation's Spring Fling, 2008-2013

I am passionate about the services I provide, and I take a great amount of pride in my ability to effectively and aggressively represent buyers and sellers in this challenging and dynamic market. Please do not hesitate to contact me should you be interested in further reviewing my qualifications to act as your representation.



bob bredel's san carlos production

2013 Transactions

Seller:	60 Wessex Way	\$1,650,000	Seller:	2055 Belle Ave	\$1,305,000	Buyer:	1829 Eaton Avenue	\$1,120,000
Buyer:	1148 Elm Street	\$1,625,000	Buyer:	338 Hill Way	\$1,300,000	Buyer:	17 Del Rey Court	\$1,118,000
Buyer:	147 Leslie Drive	\$1,622,000	Seller:	2079 Eucalyptus Avenue	\$1,300,000	Seller:	265 Edgehill Drive	\$1,115,000
Buyer:	901 Bauer Drive	\$1,555,000	Buyer:	170 Belvedere Ave	\$1,260,000	Buyer:	30 Hidden Valley Drive	\$1,088,000
Seller:	2015 Birch Avenue	\$1,550,000	Buyer:	1029 Elm Street	\$1,250,000	Seller:	104 Windsor Drive	\$1,077,000
Buyer:	3142 La Mesa Drive	\$1,535,000	Seller:	333 Molton Avenue	\$1,220,000	Dual:	2065 Greenwood Avenue	\$1,050,000
Seller:	1500 Saint Francis Way	\$1,525,000	Seller:	945 Rosewood Avenue	\$1,190,000	Buyer:	827 Sunset Drive	\$1,040,000
Buyer:	121 Beverly Drive	\$1,450,000	Seller:	316 Chesham Avenue	\$1,150,000	Seller:	141 Palm Avenue	\$1,025,000
Seller:	10 Valley Road	\$1,350,000	Seller:	2740 Milano Way	\$1,125,000	Buyer:	908 Rosewood Avenue	\$1,025,000
Buyer:	355 Hill Way	\$1,450,000	Seller:	168 Madera Avenue	\$1,125,000	Seller:	948 Rosewood Avenue	\$1,020,000
Seller:	226 Sycamore Street	\$1,400,000	Buyer:	790 Orange Ave	\$1,010,000	Seller:	1311 Geneva Avenue	\$1,015,000
Buyer:	108 Glasgow Lane	\$1,350,000	Buyer:	778 Cordilleras Avenue	\$1,050,000	Buyer:	1311 Geneva Avenue	\$1,015,000
Seller:	1518 Eaton Avenue	\$1,345,000	Buyer:	2065 Eaton Avenue	\$945,000	Buyer:	2072 Arroyo Avenue	\$1,000,000
Seller:	167 Oakview Drive	\$1,340,000	Seller:	837 Elm Street	\$945,000	Buyer:	182 Fairmont Avenue	\$957,500
Buyer:	2270 Carmelita Drive	\$1,310,000	Seller:	140 Pearl Avenue	\$895,000	Seller:	938 Lupin Way	\$953,000
Buyer:	1924 Eaton Avenue	\$1,300,000	Buyer:	635 Cedar Street	\$880,000	Buyer:	1055 Hewitt Drive	\$950,100
Buyer:	541 Emerald Avenue	\$1,268,000	Seller:	1035 McCue Ave	\$833,000	Buyer:	115 Northam Avenue	\$950,000
Seller:	1311 Geneva Avenue	\$1,260,000	Seller:	128 Beverly Drive	\$830,000	Buyer:	749 Dartmouth Avenue	\$940,000
Seller:	3178 La Mesa Drive	\$1,250,000	Seller:	1026 Alameda de las Pulgas	\$625,000	Buyer:	1374 Geneva Avenue	\$935,000
Seller:	1919 Howard Avenue	\$1,232,000	Previous Years' Sales					
Buyer:	2421 San Carlos Avenue	\$1,170,000	Buyer:	2105 Eaton Avenue	\$2,150,000	Buyer:	812 Cordilleras Avenue	\$900,000
Buyer:	148 Vine Street	\$1,150,000	Buyer:	Belvedere Avenue	\$1,970,000	Buyer:	2517 Carmelita Avenue	\$899,000
Buyer:	2801 San Simeon Way	\$1,106,000	Seller:	164 Normandy Court	\$1,800,000	Buyer:	140 Sunnysdale Avenue	\$890,570
Buyer:	74 Vine Street	\$1,100,000	Seller:	1 Coleman Court	\$1,698,000	Seller:	347 Elm Street	\$875,000
Seller:	248 Devonshire Blvd.	\$1,090,000	Seller:	181 Coventry Court	\$1,600,000	Seller:	14 Primrose Lane	\$870,000
Buyer:	1925 Howard Avenue	\$1,068,000	Seller:	400 Alameda de las Pulgas	\$1,600,000	Buyer:	24 Arroyo View Circle	\$869,988
Seller:	941 Elm Street	\$1,065,000	Seller:	104 Exeter Avenue	\$1,525,000	Buyer:	316 Chesham Avenue	\$860,000
Seller:	2724 Clifford Avenue	\$1,050,000	Buyer:	2622 Howard Avenue	\$1,515,000	Seller:	2071 Belle Avenue	\$851,000
Buyer:	2009 Brittan Avenue	\$1,025,000	Buyer:	295 Hyde Park	\$1,500,000	Seller:	131 Ruby Avenue	\$840,000
Buyer:	2079 Arroyo Avenue	\$1,012,000	Buyer:	3118 La Mesa Drive	\$1,499,000	Buyer:	143 Ruby Avenue	\$830,000
Seller:	1335 Howard Avenue	\$1,003,000	Seller:	1375 Orange Avenue	\$1,460,000	Dual:	2056 Arroyo Avenue	\$825,075
Buyer:	1071 Lupin Way	\$990,000	Seller:	434 Hill Way	\$1,410,000	Seller:	30 Arundel Road	\$821,000
Seller:	1353 Geneva Avenue	\$988,000	Buyer:	1047 Hewitt Drive	\$1,410,000	Seller:	113 Rockridge Road	\$820,000
Buyer:	109 Ruby Avenue	\$977,000	Seller:	400 Alameda de las Pulgas	\$1,406,000	Seller:	827 Sunset Drive	\$820,000
Buyer:	434 Emerald Avenue	\$975,000	Buyer:	1797 Elizabeth Street	\$1,380,000	Buyer:	2056 Arroyo Avenue	\$799,000
Seller:	436 Laurel Street	\$830,000	Buyer:	1385 Cedar Street	\$1,370,000	Seller:	143 Ruby Avenue	\$799,000
Seller:	1035 Riverton Drive	\$750,000	Seller:	928 Heather Drive	\$1,370,000	Buyer:	1421 Hull Drive	\$749,000
			Buyer:	2232 Howard Avenue	\$1,350,000	Buyer:	1340 Elm Street	\$740,200
			Buyer:	160 Sycamore Avenue	\$1,350,000	Seller:	218 Alberta Avenue	\$725,000
			Buyer:	1376 Cedar Street	\$1,240,000	Seller:	2000 San Carlos Avenue	\$720,000
			Seller:	324 Oakview Drive	\$1,235,000	Seller:	1262 Magnolia Avenue	\$700,000
			Seller:	417 Hillcrest Road	\$1,230,000	Seller:	1962 San Carlos Avenue	\$671,000
			Buyer:	1927 Eaton Ave.	\$1,230,000	Dual:	2716 San Carlos Avenue	\$662,000
			Buyer:	1025 Hewitt Drive	\$1,215,000	Dual:	20 Alameda de las Pulgas	\$625,000
			Dual:	1924 St. Francis Way	\$1,202,000	Buyer:	1047 McCue Avenue	\$610,000
			Buyer:	3015 Brittan Avenue	\$1,185,000	Seller:	401 Old County Road	\$545,000
			Dual:	1924 St. Francis Way	\$1,175,000	Seller:	977 Holly Street	\$489,000
			Buyer:	1526 Chestnut Street	\$1,152,000	Seller:	1005 Hall Street	\$486,525
			Dual:	2036 Alma Street	\$1,125,000	Buyer:	3299 La Mesa Drive #2	\$483,250
						Seller:	1701 San Carlos Avenue #5	\$455,000

2012 Transactions

Buyer:	2084 Alma Street	\$2,125,000
Buyer:	1819 Eaton Avenue	\$1,850,000
Seller:	111 Beverly Drive	\$1,660,000
Buyer:	206 Devonshire Blvd.	\$1,649,000
Seller:	138 Eaton Villa Place	\$1,625,000
Seller:	1920 Birch Avenue	\$1,557,000
Buyer:	261 Devonshire Blvd.	\$1,550,000
Seller:	1047 Hewitt Drive	\$1,505,000
Seller:	1050 Drake Court	\$1,500,000
Buyer:	140 Molton Avenue	\$1,410,000
Buyer:	885 Bauer Drive	\$1,325,000

As a specialist of San Carlos, roughly ninety percent of the transactions I represent are properties within this community. For the past several years, I am proud to be among the top-selling agents in San Carlos and of my brokerage, which is the one of the top producing real estate firm in all of San Mateo County.

Listed above are my last 144 San Carlos transactions. Please let me know if you would like any more information regarding these sales.

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contact

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You can find more San Carlos real estate information by visiting www.SanCarlosBlog.com.

I began writing my professional blog in 2007 to facilitate community dialogue and help bring transparency to the San Carlos real estate market. Since then, the blog has drawn over 5,500 unique visitors.

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