



COMPASS

Comparative San Francisco Bay Area Home Values

Highest to Lowest
Median House Sales Prices

12 months house sales reported to NorCal MLS Alliance through mid-December 2025: 11 counties, Napa to Monterey.

Median value is that value at which half the sales occurred for a higher reading and half for less. It is a very general statistic that typically disguises a wide range of values in the underlying individual sales. Not all sales are reported to MLS, and new sales are reported constantly which can change median values.

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Atherton	San Mateo	\$8,888,888	3990	\$2,155
Presidio Heights	San Francisco	\$8,450,000	5014	\$1,772
Pacific Heights	San Francisco	\$7,250,000	4411	\$1,591
Belvedere	Marin	\$5,800,000	3417	\$1,863
Hillsborough	San Mateo	\$5,528,000	4165	\$1,496
Los Altos Hills	Santa Clara	\$5,487,500	3758	\$1,574
Stinson Beach	Marin	\$5,315,000	1940	\$2,631
Los Altos	Santa Clara	\$4,858,000	2520	\$1,894
Sea Cliff	San Francisco	\$4,600,000	3265	\$1,528

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Saratoga	Santa Clara	\$4,300,000	2735	\$1,564
Portola Valley	San Mateo	\$4,215,000	2685	\$1,641
St. Francis Wood	San Francisco	\$3,900,000	3222	\$1,327
Woodside	San Mateo	\$3,850,000	2960	\$1,258
Palo Alto	Santa Clara	\$3,840,000	2022	\$2,012
Marina	San Francisco	\$3,805,000	2897	\$1,450
Tiburon	Marin	\$3,600,000	2846	\$1,252
Cupertino	Santa Clara	\$3,450,000	2056	\$1,668
Ross	Marin	\$3,400,000	2624	\$1,423
Diablo	Contra Costa	\$3,350,000	4608	\$ 841
Menlo Park	San Mateo	\$3,300,000	1975	\$1,649
Los Gatos/Monte Sereno	Santa Clara	\$3,207,500	2429	\$1,385
Burlingame	San Mateo	\$3,000,000	2220	\$1,450
Kentfield	Marin	\$2,900,000	2976	\$1,093
Carmel	Monterey	\$2,737,500	1949	\$1,353
Noe Valley	San Francisco	\$2,717,500	2100	\$1,371
Pebble Beach	Monterey	\$2,710,000	2525	\$1,128
Mountain View	Santa Clara	\$2,700,000	1711	\$1,646
Piedmont	Alameda	\$2,680,000	2653	\$1,027
San Carlos	San Mateo	\$2,650,000	1940	\$1,402

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Sunnyvale	Santa Clara	\$2,650,000	1650	\$1,535
Larkspur	Marin	\$2,575,000	2253	\$1,199
Alamo	Contra Costa	\$2,498,000	3102	\$ 824
Belmont	San Mateo	\$2,427,500	2040	\$1,259
Claremont Hills, Berkeley/Oakland	Alameda	\$2,322,500	2948	\$ 830
Blackhawk (MLS Area)	Contra Costa	\$2,307,500	3279	\$ 746
Almaden Valley, San Jose	Santa Clara	\$2,302,000	2294	\$1,011
Mill Valley	Marin	\$2,293,500	2163	\$1,058
Redwood Shores	San Mateo	\$2,292,500	1920	\$1,209
Sausalito	Marin	\$2,275,000	2229	\$1,063
Redwood City	San Mateo	\$2,229,000	1820	\$1,225
Greenbrae	Marin	\$2,200,000	2290	\$ 988
Foster City	San Mateo	\$2,200,000	1930	\$1,131
Willow Glen, San Jose	Santa Clara	\$2,161,000	1864	\$1,137
Millbrae	San Mateo	\$2,150,000	1806	\$1,202
Campbell	Santa Clara	\$2,138,000	1653	\$1,236
San Mateo (City of)	San Mateo	\$2,100,000	1740	\$1,238
Danville (MLS Area)	Contra Costa	\$2,029,000	2493	\$ 805
Santa Clara (City of)	Santa Clara	\$2,002,000	1493	\$1,331
Lafayette	Contra Costa	\$2,000,000	2435	\$ 862

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Richmond District	San Francisco	\$1,967,500	1970	\$1,067
St. Helena	Napa	\$1,950,000	2109	\$ 926
Kenwood	Sonoma	\$1,889,500	2666	\$ 757
Orinda	Contra Costa	\$1,850,000	2541	\$ 803
Cambrian, San Jose	Santa Clara	\$1,850,000	1552	\$1,202
Corte Madera	Marin	\$1,825,000	1810	\$1,082
Rockridge, Oakland	Alameda	\$1,810,000	2129	\$ 908
San Anselmo	Marin	\$1,807,500	2099	\$ 873
San Ramon	Contra Costa	\$1,800,000	2349	\$ 753
Evergreen, San Jose	Santa Clara	\$1,800,000	2016	\$ 935
Moraga	Contra Costa	\$1,797,500	2339	\$ 791
Half Moon Bay	San Mateo	\$1,788,000	2400	\$ 863
Fremont	Alameda	\$1,750,000	1649	\$1,076
Pleasanton	Alameda	\$1,735,000	2067	\$ 842
San Francisco (City of)	San Francisco	\$1,700,000	1786	\$1,021
Capitola	Santa Cruz	\$1,700,000	1558	\$1,159
Milpitas	Santa Clara	\$1,680,000	1671	\$1,011
San Jose	Santa Clara	\$1,680,000	1657	\$ 986
Carmel Valley	Monterey	\$1,650,000	2370	\$ 741
Sunset District	San Francisco	\$1,650,000	1600	\$1,064

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
La Selva Beach	Santa Cruz	\$1,637,500	1777	\$1,025
Bernal Heights	San Francisco	\$1,631,000	1572	\$1,135
Dublin	Alameda	\$1,600,000	2179	\$ 771
Berkeley	Alameda	\$1,600,000	1816	\$ 905
Berkeley Hills	Alameda	\$1,600,000	2063	\$ 834
Blossom Valley, San Jose	Santa Clara	\$1,538,000	1649	\$ 913
Walnut Creek	Contra Costa	\$1,523,000	2039	\$ 743
Santa Cruz (City of)	Santa Cruz	\$1,510,000	1741	\$ 957
Morgan Hill	Santa Clara	\$1,507,000	2378	\$ 661
El Granada, Moss Beach, Montara	San Mateo	\$1,500,000	1800	\$ 846
Aptos	Santa Cruz	\$1,499,500	1921	\$ 820
Soquel	Santa Cruz	\$1,499,000	1787	\$ 789
The Sea Ranch	Sonoma	\$1,476,000	1918	\$ 804
Inverness	Marin	\$1,460,000	1536	\$1,055
Union City	Alameda	\$1,450,000	1662	\$ 824
San Rafael	Marin	\$1,427,000	1895	\$ 788
San Bruno	San Mateo	\$1,405,000	1440	\$ 962
Bodega Bay	Sonoma	\$1,405,000	1738	\$ 804
Newark	Alameda	\$1,400,000	1603	\$ 861
Dillon Beach	Marin	\$1,400,000	1623	\$ 848

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Kensington	Contra Costa	\$1,400,000	1769	\$ 847
Calistoga	Napa	\$1,390,000	2030	\$ 695
Alameda (City of)	Alameda	\$1,382,500	1708	\$ 799
Pacific Grove	Monterey	\$1,360,000	1379	\$1,106
Yountville	Napa	\$1,350,000	1577	\$ 926
Scotts Valley	Santa Cruz	\$1,350,000	1950	\$ 695
Penngrove	Sonoma	\$1,350,000	1931	\$ 617
Albany	Alameda	\$1,340,000	1360	\$1,047
Glen Ellen	Sonoma	\$1,327,000	1811	\$ 656
Pacifica	San Mateo	\$1,325,000	1520	\$ 888
Monterey (City of)	Monterey	\$1,300,000	1698	\$ 748
Montclair, Oakland	Alameda	\$1,300,000	2160	\$ 618
Occidental	Sonoma	\$1,284,000	2050	\$ 636
Brisbane	San Mateo	\$1,280,000	1730	\$ 810
Sunol	Alameda	\$1,275,000	1683	\$ 696
South San Francisco	San Mateo	\$1,270,000	1500	\$ 893
Central San Jose	Santa Clara	\$1,265,000	1397	\$ 941
Livermore	Alameda	\$1,250,000	1761	\$ 703
Novato	Marin	\$1,250,000	2113	\$ 608
Castro Valley	Alameda	\$1,232,750	1757	\$ 703

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Daly City	San Mateo	\$1,210,000	1540	\$ 791
El Cerrito	Contra Costa	\$1,209,000	1661	\$ 754
Sebastopol	Sonoma	\$1,200,000	1923	\$ 670
Fairfax	Marin	\$1,155,000	1707	\$ 751
Gilroy	Santa Clara	\$1,150,000	2280	\$ 530
South San Jose	Santa Clara	\$1,150,000	1451	\$ 783
Pleasant Hill	Contra Costa	\$1,140,000	1649	\$ 676
Clayton	Contra Costa	\$1,130,000	2177	\$ 518
Sonoma (City of)	Sonoma	\$1,102,500	1710	\$ 636
Healdsburg	Sonoma	\$1,100,000	1609	\$ 716
East Palo Alto	San Mateo	\$1,087,500	1260	\$ 823
Pt. Richmond	Contra Costa	\$1,065,000	1842	\$ 578
Ben Lomond	Santa Cruz	\$1,017,500	1837	\$ 613
Petaluma	Sonoma	\$ 965,000	1810	\$ 567
Napa (City of)	Napa	\$ 935,000	1762	\$ 579
Bethel Island	Contra Costa	\$ 925,000	2136	\$ 443
Hayward	Alameda	\$ 920,000	1435	\$ 638
Bayview	San Francisco	\$ 917,500	1560	\$ 622
Marina	Monterey	\$ 900,000	1849	\$ 536
Oakland	Alameda	\$ 900,000	1538	\$ 576

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Felton	Santa Cruz	\$ 900,000	1227	\$ 654
Benicia	Solano	\$ 895,000	1902	\$ 468
Hercules	Contra Costa	\$ 865,000	2044	\$ 423
San Leandro	Alameda	\$ 860,000	1405	\$ 613
San Lorenzo	Alameda	\$ 840,000	1347	\$ 646
Castroville	Monterey	\$ 833,000	1498	\$ 542
Concord	Contra Costa	\$ 825,500	1548	\$ 535
Windsor	Sonoma	\$ 825,000	1816	\$ 476
Seaside	Monterey	\$ 820,000	1173	\$ 680
Martinez	Contra Costa	\$ 815,000	1610	\$ 515
Brentwood	Contra Costa	\$ 805,000	2222	\$ 361
Watsonville	Santa Cruz	\$ 803,500	1458	\$ 577
Discovery Bay	Contra Costa	\$ 800,000	2455	\$ 349
Cotati	Sonoma	\$ 793,000	1407	\$ 517
Salinas	Monterey	\$ 790,000	1633	\$ 502
Santa Rosa	Sonoma	\$ 765,000	1698	\$ 471
Rohnert Park	Sonoma	\$ 759,000	1836	\$ 416
Pinole	Contra Costa	\$ 743,500	1480	\$ 495
American Canyon	Napa	\$ 735,000	2003	\$ 354
El Sobrante	Contra Costa	\$ 700,000	1553	\$ 470

MARKET	COUNTY	MEDIAN HOUSE SALES PRICE	MEDIAN SIZE (SQ.FT.)	MEDIAN HOUSE \$/SQ.FT. VALUE
Boulder Creek	Santa Cruz	\$ 699,000	1487	\$ 514
Rodeo	Contra Costa	\$ 685,000	1459	\$ 438
Oakley	Contra Costa	\$ 682,000	2018	\$ 346
Richmond	Contra Costa	\$ 660,000	1299	\$ 493
Soledad	Monterey	\$ 650,000	1730	\$ 384
Cloverdale	Sonoma	\$ 635,000	1640	\$ 397
Vacaville	Solano	\$ 630,000	1787	\$ 353
Fairfield	Solano	\$ 624,000	1860	\$ 337
Dixon	Solano	\$ 624,000	1901	\$ 326
Antioch	Contra Costa	\$ 610,000	1795	\$ 330
San Pablo	Contra Costa	\$ 605,000	1236	\$ 492
Pittsburg	Contra Costa	\$ 590,000	1497	\$ 375
Russian River Region	Sonoma	\$ 585,000	1190	\$ 479
Bay Point	Contra Costa	\$ 560,000	1400	\$ 394
Suisun City	Solano	\$ 555,000	1678	\$ 331
King City	Monterey	\$ 550,000	1550	\$ 349
Vallejo	Solano	\$ 535,000	1519	\$ 353

Bay Area Median House Values by County

2025 Sales By Bedroom/Bath Count*

How these values apply to any particular home is unknown without a specific comparative market analysis.

	4 Bedroom, 3 Bath Houses			5+ Bedroom, 4+ Bath Houses, 3000+ sq.ft.		
County In alphabetical order	Median Sales Price	Median Square Footage	Median Dollar per Square Foot	Median Sales Price	Median Sq.Ft./ Median Lot Size	Median Dollar per Square Foot
Alameda County	\$1,626,500	2195 sq.ft.	\$739/sq.ft.	\$2,750,000	3869 sq.ft. .25 acre	\$694/sq.ft.
Contra Costa	\$1,075,000	2338 sq.ft.	\$478/sq.ft.	\$2,650,000	3983 sq.ft. .37 acre	\$642/sq.ft.
Marin County	\$1,905,000	2502 sq.ft.	\$793/sq.ft.	\$3,772,500	4145 sq.ft. .45 acre	\$939/sq.ft.
Monterey County	\$1,092,500	2298 sq.ft.	\$471/sq.ft.	\$3,850,000	5001 sq.ft. 1.6 acres	\$719/sq.ft.
Napa County	\$1,110,000	2307 sq.ft.	\$511/sq.ft.	\$4,000,000	4456 sq.ft. .54 acre	\$941/sq.ft.
San Francisco	\$2,200,000	2276 sq.ft.	\$974/sq.ft.	\$5,500,000	4270 sq.ft. .07 acre	\$1232/sq.ft.
San Mateo County	\$2,622,500	2310 sq.ft.	\$1103/sq.ft.	\$6,050,000	4545 sq.ft. .51 acre	\$1375/sq.ft.
Santa Clara County	\$2,210,000	2204 sq.ft.	\$1023/sq.ft.	\$4,620,000	3991 sq.ft. .31 acre	\$1158/sq.ft.
Santa Cruz County	\$1,550,000	2182 sq.ft.	\$677/sq.ft.	\$2,275,000	4122 sq.ft. 1.13 acres	\$616/sq.ft.
Solano County	\$700,500	2216 sq.ft.	\$317/sq.ft.	\$966,000	3680 sq.ft. .21 acre	\$279/sq.ft.
Sonoma County	\$920,000	2268 sq.ft.	\$423/sq.ft.	\$2,055,000	3964 sq.ft. .79 acre	\$513/sq.ft.

*Sales reported to NorCal MLS Alliance in 2025 through mid-December 2025. Counties contain submarkets of widely varying values. "Fixer-uppers" excluded. Median values fluctuate for reasons besides changes in fair market value. Counties with low sales volumes, such as Napa, can see large fluctuations in values. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate, and data constantly changes as new sales occur. Not all sales are reported to MLS.

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Bay Area Median House Values by County

2025 Sales By Bedroom/Bath Count*

Median value is that value at which half the sales occurred for more and half for less. It is a very general statistic.

County In alphabetical order	2 Bedroom, 1-2 Bath Houses			3 Bedroom, 2 Bath Houses		
	Median Sales Price	Median Square Footage	Median Dollar per Square Foot	Median Sales Price	Median Square Footage	Median Dollar per Square Foot
Alameda County	\$785,000	1067 sq.ft.	\$735/sq.ft.	\$1,125,000	1428 sq.ft.	\$784/sq.ft.
Contra Costa	\$575,000	1019 sq.ft.	\$561/sq.ft.	\$725,000	1444 sq.ft.	\$528/sq.ft.
Marin County	\$1,225,000	1226 sq.ft.	\$976/sq.ft.	\$1,370,000	1600 sq.ft.	\$859/sq.ft.
Monterey County	\$780,000	1016 sq.ft.	\$763/sq.ft.	\$825,000	1467 sq.ft.	\$573/sq.ft.
Napa County	\$787,000	1060 sq.ft.	\$775/sq.ft.	\$820,000	1447 sq.ft.	\$597/sq.ft.
San Francisco	\$1,318,000	1188 sq.ft.	\$1083/sq.ft.	\$1,587,000	1575 sq.ft.	\$1005/sq.ft.
San Mateo County	\$1,380,000	1080 sq.ft.	\$1292/sq.ft.	\$1,700,000	1510 sq.ft.	\$1153/sq.ft.
Santa Clara County	\$1,250,000	1058 sq.ft.	\$1197/sq.ft.	\$1,725,000	1383 sq.ft.	\$1249/sq.ft.
Santa Cruz County	\$855,000	1039 sq.ft.	\$792/sq.ft.	\$1,255,000	1600 sq.ft.	\$758/sq.ft.
Solano County	\$445,000	1216 sq.ft.	\$350/sq.ft.	\$549,000	1429 sq.ft.	\$388/sq.ft.
Sonoma County	\$695,000	1203 sq.ft.	\$577/sq.ft.	\$799,000	1518 sq.ft.	\$532/sq.ft.

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Bay Area Median Condo & Townhouse Values 2025 Sales By Property Type & Bedroom/Bath Count*

How these values apply to any particular home is unknown without a specific comparative market analysis.

	2 Bedroom, 2 Bath Condos			3 Bedroom, 2-3 Bath Townhouses		
County In alphabetical order	Median Sales Price	Median Square Footage	Median Dollar per Square Foot	Median Sales Price	Median Square Footage	Median Dollar per Square Foot
Alameda County	\$600,000	1078 sq.ft.	\$558/sq.ft.	\$887,000	1519 sq.ft.	\$608/sq.ft.
Contra Costa	\$549,500	1134 sq.ft.	\$497/sq.ft.	\$789,000	1555 sq.ft.	\$524/sq.ft.
Marin County	\$705,000	1118 sq.ft.	\$661/sq.ft.	\$891,000	1598 sq.ft.	\$561/sq.ft.
Monterey County	\$840,000	1229 sq.ft.	\$642/sq.ft.	\$1,010,000	1733 sq.ft.	\$580/sq.ft.
Napa County	\$967,500	1052 sq.ft.	\$929/sq.ft.	Too few sales		
San Francisco	\$1,258,000	1191 sq.ft.	\$1051/sq.ft.	Too few sales		
San Mateo County	\$865,500	1185 sq.ft.	\$742/sq.ft.	\$1,485,000	1625 sq.ft.	\$887/sq.ft.
Santa Clara County	\$780,000	1140 sq.ft.	\$694/sq.ft.	\$1,334,000	1571 sq.ft.	\$841/sq.ft.
Santa Cruz County	\$772,500	1141 sq.ft.	\$652/sq.ft.	\$976,000	1531 sq.ft.	\$635/sq.ft.
Solano County	\$360,000	1036 sq.ft.	\$340/sq.ft.	\$500,000	1480 sq.ft.	\$319/sq.ft.
Sonoma County	\$417,000	1065 sq.ft.	\$398/sq.ft.	\$535,000	1324 sq.ft.	\$386/sq.ft.

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Based on sales reported to NorCal MLS Alliance in the 12 months through mid-December 2025. Not all sales are reported to MLS. Statistics are generalities, essentially summaries of widely disparate data generated by dozens, hundreds or thousands of unique individual sales occurring within a specific period. They are best seen not as precise measurements, but as broad, comparative indicators, with reasonable margins of error. Median values often vary from one period to another for reasons unrelated to changes in fair market value *and can change constantly as new sales are reported*. Data from sources deemed reliable but may contain errors and subject to revision. All numbers to be considered approximate.

Median Sales Price is that price at which half the properties sold for more and half for less. It may be affected by political, economic or environmental events; demographic shifts; changes in inventory and buying trends; seasonality; as well as by changes in fair market value. The median sales price for an area will typically conceal an enormous variety of sales prices in the underlying individual sales.

Dollar per Square Foot is based upon the home's interior living space and does not include garages, storage rooms, unfinished attics and basements, rooms built without permit, patios, decks or lot size - though all these can add value. Square footage figures are usually derived from appraisals or tax records but are sometimes

unreliable or unreported altogether. All things being equal, a larger house will sell for a higher price but a *lower* dollar per square foot value. But all things are rarely equal, especially between different communities.

In some markets, lot size and acreage are significant components of home value.

Many aspects of value cannot be adequately reflected in median statistics: architectural style and curb appeal, age, condition, quality of construction, amenities, views, yards, gardens, lot size, “bonus” rooms, additional parking, quality of location *within* the neighborhood, and so on. Analysis made in good faith from sources deemed reliable, but all numbers are approximate, may contain errors and subject to revision. Some markets saw relatively few sales in the period measured, which can affect the reliability of the statistics. How the values herein apply to any particular property is unknown without a specific comparative market analysis.

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