



# HUGH CORNISH & ASSOCIATES

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Top 1% Internationally  
- Coldwell Banker

Ranked #200 Nationally  
by The Wall Street Journal, 2019

Over \$2 Billion in Sales

## MARKET UPDATE JULY 2019

### MONTHLY SALES DATA for JUNE 2019

#### ATHERTON

Number of Homes Sold: 7  
Average Sale Price: \$8,447,857  
Average Days on Market: 30

#### WOODSIDE

Number of Homes Sold: 6  
Average Sale Price: \$1,888,500  
Average Days on Market: 49

#### MENLO PARK

Number of Homes Sold: 50  
Average Sale Price: \$2,999,481  
Average Days on Market: 27

#### PORTOLA VALLEY

Number of Homes Sold: 5  
Average Sale Price: \$4,499,000  
Average Days on Market: 28

### MORTGAGE RATES as of 7/28/19\*

#### CONFORMING LOANS

15-year fixed rate: 3.250% (APR 3.384%)  
30-year fixed rate: 4.000% (APR 4.077%)  
5/1 ARM: 3.625% (APR 4.249%)

#### JUMBO LOANS

15-year fixed rate: 3.250% (APR 3.285%)  
30-year fixed rate: 3.625% (APR 3.636%)  
7/1 ARM: 2.875% (APR 3.747%)

\*All above rates are with no points to the borrower. Certain loan to value, credit score, and loan amount premiums may apply. Contact: Peter Keller, Wells Fargo Home Mortgage, Home Mortgage Consultant (NMLS# 281019) at PeterKeller@wellsfargo.com or 650.248.4190

Please Note: We care about your security and privacy. Please don't include identifying information like account numbers, birth dates and social security numbers in emails to us. Call us instead for secure email options or send the information by fax or regular US mail. Wells Fargo is an equal housing lender.



[Click here](#) to read the entire 2019 1st Half Review

**OVER \$100 MILLION IN SALES, 2019 YTD**

### 2019 1st HALF REVIEW

#### Atherton

There were 33 sales reported in the Multiple Listing Service during the first half of 2019, 9 of which sold for more than list price. The average sale price of a home in the first half of 2019 was a **record high of \$9,098,440**. This represents an increase of 9% compared to the average of \$8,323,358 in all of 2018. 11 homes sold for more than \$11 million. Median price also increased 7% rising to \$7,100,000 in the first half of this year. Homes took a little longer to sell than they did last year with an average days on market of 54. [Click here](#) to read the entire review.



#### Menlo Park

The average sale price, including single-family, condos, and townhomes, in the first half of 2019 was a **record high of \$2,652,474**. This represents an increase of 1.5% compared to all of 2018. The median price declined 2% to \$2,255,000 in the first half of this year, compared to \$2,300,000 in all of 2018. There were 216 homes sold in the first half of 2019, 113 of which sold for more than list price. On average, homes sold for 102% of list price. The number of sales in the second quarter, 149, was the highest quarterly number reached since the second quarter of 2011. [Click here](#) to read the entire review.



#### Portola Valley

The average sale price of a home in Portola Valley in the first half of 2019 was a **record high of \$3,887,231**. This represents a 12% increase compared to 2018. Median price declined 2% dropping to \$3,275,000 in the first half of this year. There were 26 reported sales in the first half of 2019, 6 of which sold for more than list price. The average days on market was 47 days and the median days on market was 19. [Click here](#) to read the entire review.



#### Woodside

The average sale price of a home in Woodside in the first half of 2019 was **down 20% to \$3,643,725** following the record high in 2018. The median price declined 16% to \$2,932,500 in the first half of this year. There were 32 sales in the first half of 2019, 5 of which sold for more than list price. The average days on market in the first half of 2019 was 47 days and the median days on market was 23. [Click here](#) to read the entire review.

