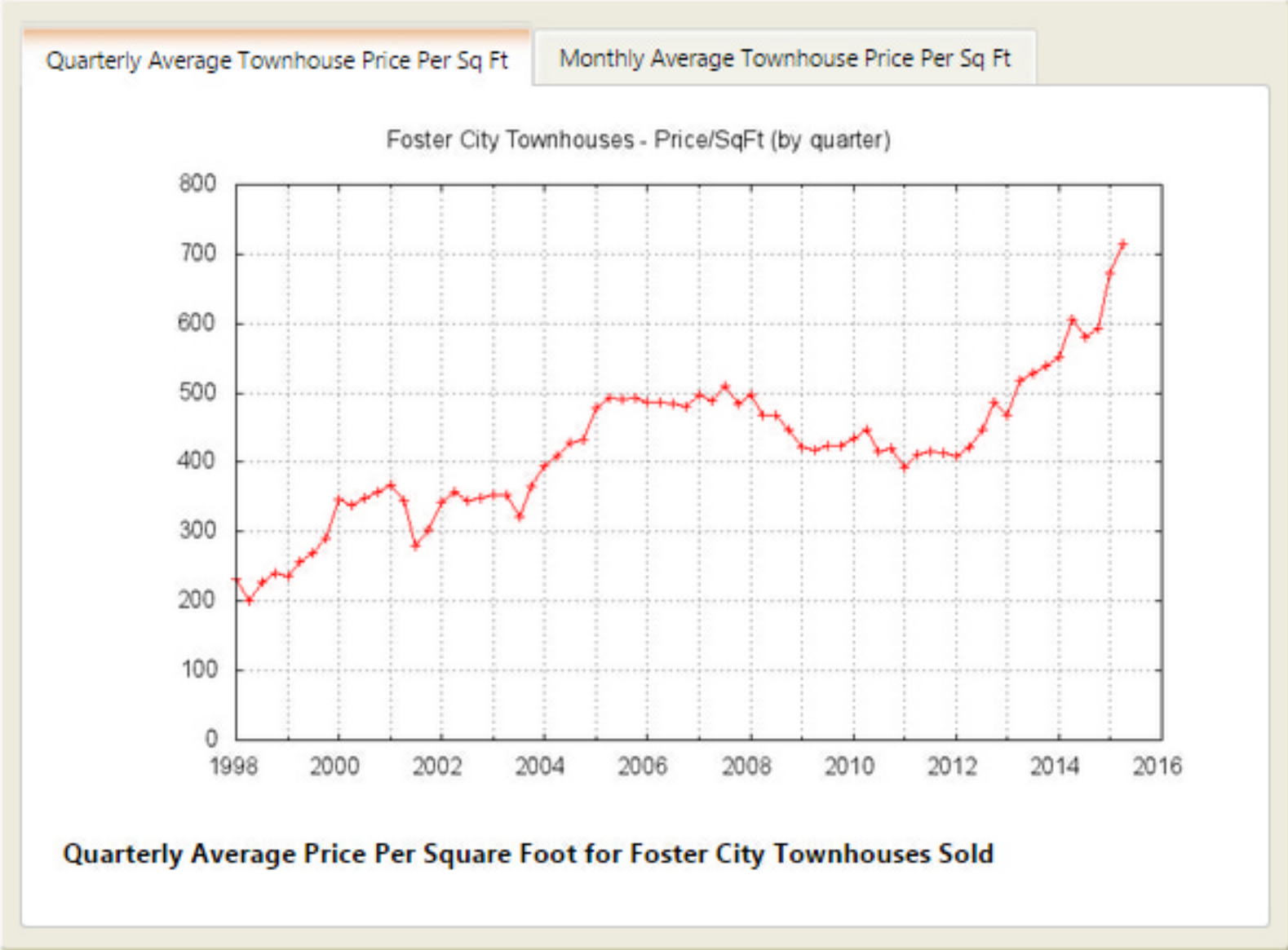


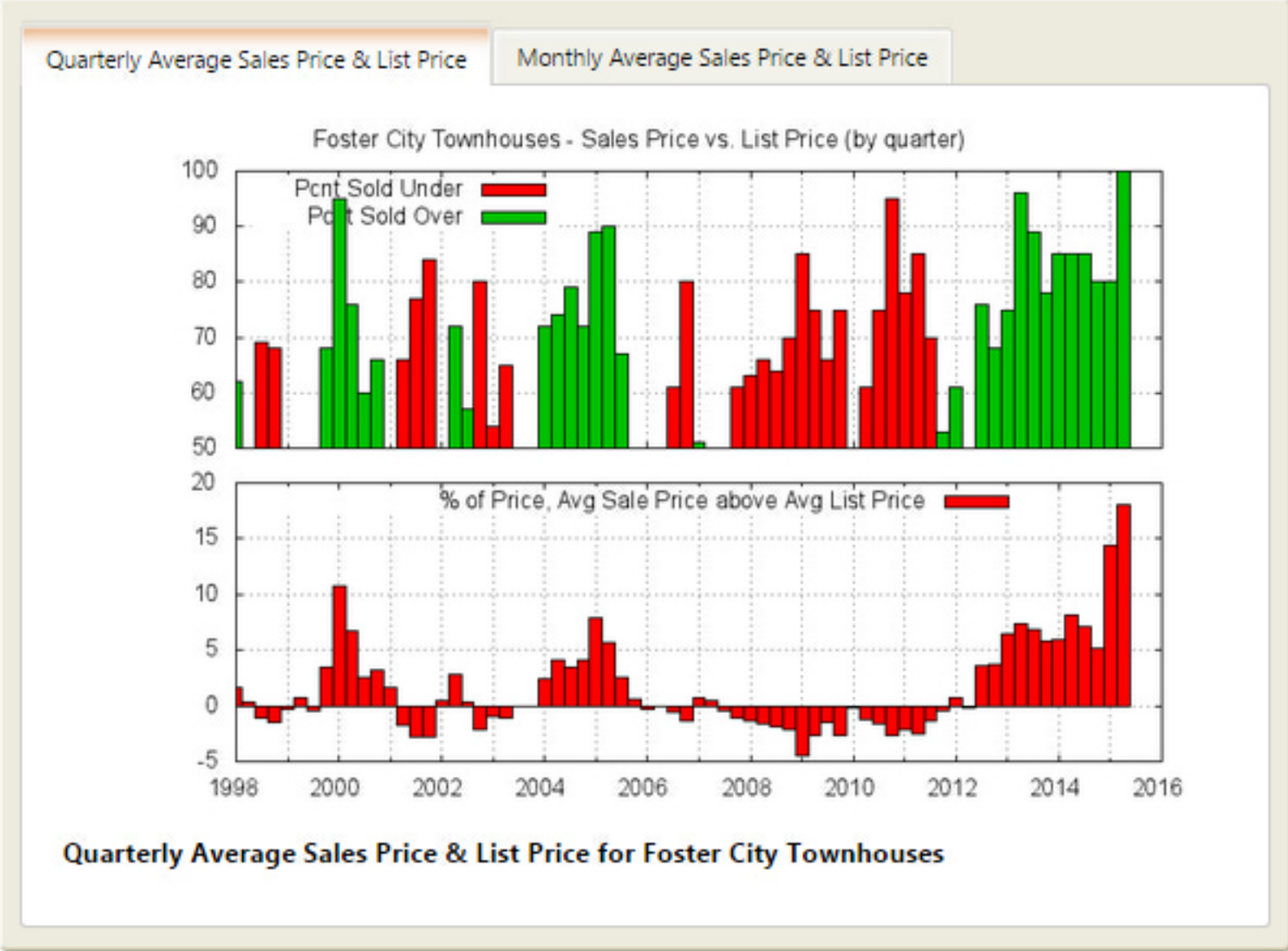
Price Per Square Foot for Foster City Townhouses Sold

The average sales price of townhouses is typically affected by the average size of the townhouses sold. If a new development comes up for sale, the average size can be affected which in turn affects the average sales price. This same development may affect statistics a second time about five years later if many of the first purchasers decide to sell and move to a bigger home. Looking at price per square foot gives a partial adjustment for changes in the typical townhouse sold.



Sales Price and List Price for Foster City Townhouses Sold

Foster City townhouse buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show this relationship using color coding which generally highlights changes in the market. More townhouses being sold over list price is a very good indicator of rising townhouse prices. More townhouses being sold under list price is a very good indicator of falling townhouse prices. Comparing Foster City townhouse prices to Foster City house prices can give you more insight into whether there is a general change in Foster City home prices or if something unique to townhouses is happening.



Number of Foster City Townhouses Sold

A quick estimate of how active the Foster City townhouse real estate market can be found by looking at the number of townhouses sold. Locally there is a strong seasonal change in the number of homes sold. The lowest number of homes sold typically occurs around December & January. The highest number of homes sold typically occurs around May. This seasonal variation is often altered for townhouse sales by a large new development beginning to sell their townhouses. Price changes do not track the seasonal change in the number of townhouses sold.