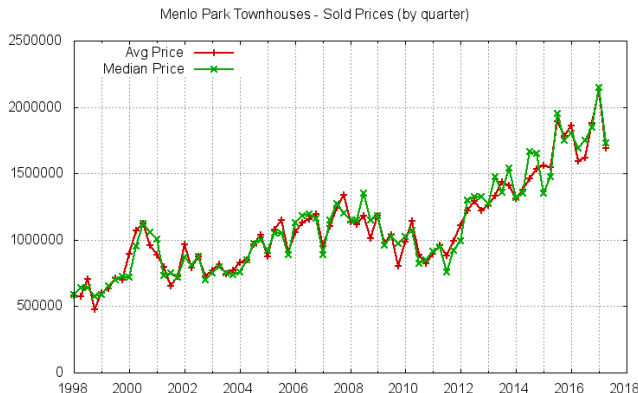


Home Values - Menlo Park Townhomes

Average and Median Home Price of Menlo Park Townhomes Sold

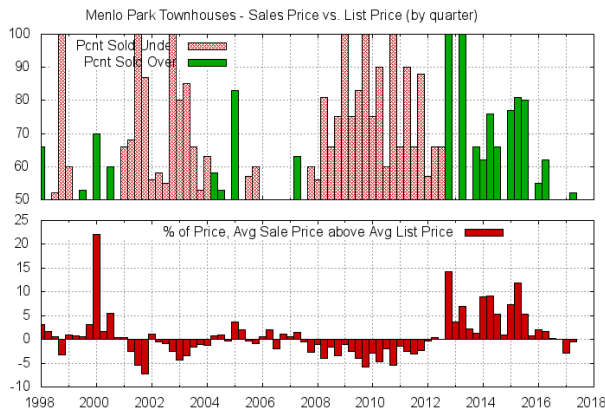
When trying to understand Menlo Park home values for townhomes the first and most often real estate trend looked at is either average or median townhome sales price. The average price can be pushed up by a particularly expensive townhome being sold. Much less often an especially low price for several townhomes can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices. When a townhome development is offered for sale, the number of units offered can shift both average and median prices.



Quarterly Average and Median Price of Menlo Park Townhomes Sold

Sales Price vs. List Price for Menlo Park Townhomes Sold

Menlo Park townhome 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 townhomes being sold over list price is a very good indicator of rising townhome prices. More townhomes being sold under list price is a very good indicator of falling townhome prices. Comparing Menlo Park townhome prices to Menlo Park house prices can give you more insight into whether there is a general change in Menlo Park home prices or if something unique to townhomes is happening.



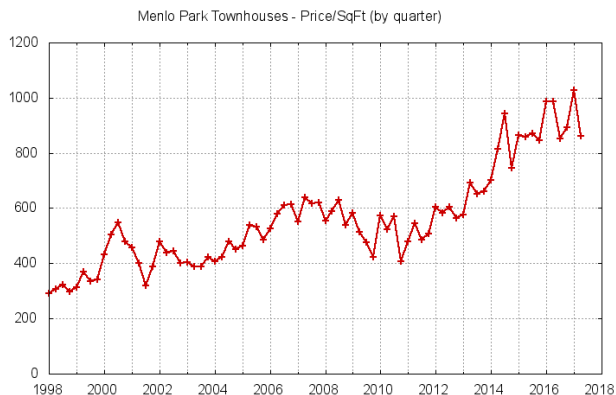
Quarterly Average Sales Price & List Price for Menlo Park Townhomes Sold

[Jump to an extensive view of Menlo Park real estate trends for townhomes and Menlo Park home prices.](#)

[Jump to Silicon Valley Real Estate Market Trends](#)

Price Per Square Foot for Menlo Park Townhomes Sold

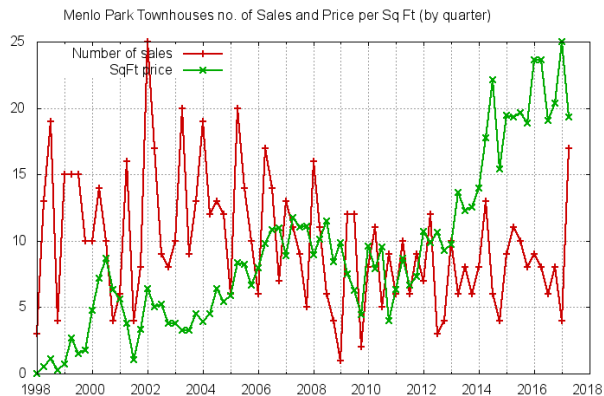
The average sales price of townhomes is typically affected by the average size of the townhomes sold. If a new development comes up for sale, the average size can be affected which in turn affects the average sales price. This same development may affect trends a second time about five years later if 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 townhome sold.



Quarterly Average Price Per Square Foot for Menlo Park Townhomes Sold

Number of Menlo Park Townhomes Sold

A quick estimate of how active the Menlo Park townhome real estate market can be found by looking at the number of townhomes 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 townhome sales by a large new development beginning to sell their townhomes. Price changes do not track the seasonal change in the number of townhomes sold.



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