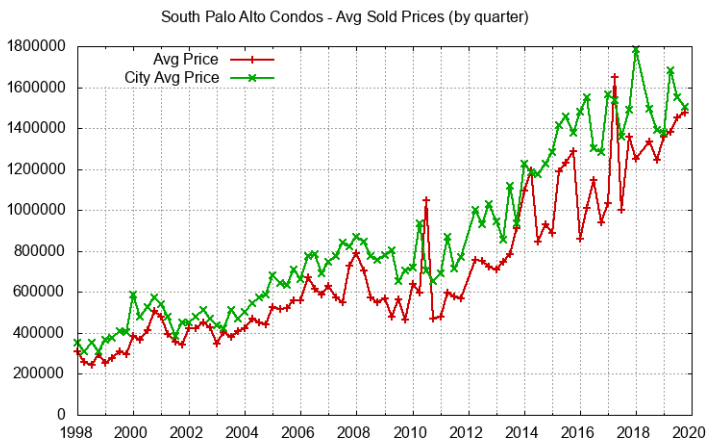


Home Values - South Palo Alto Condos

Average and Median Home Price of South Palo Alto Condos Sold

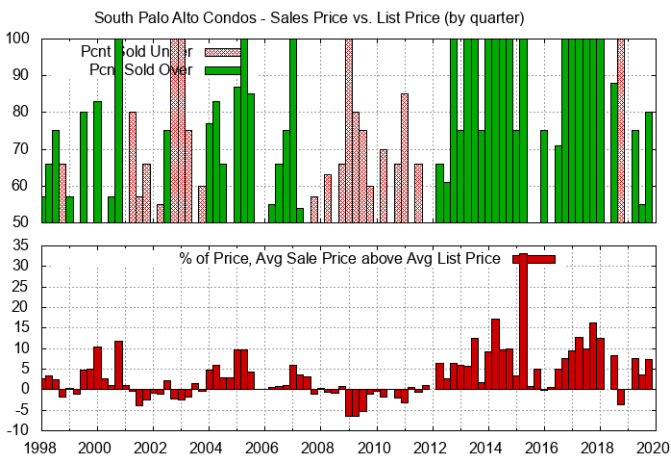
When trying to understand South Palo Alto neighborhood home values for condos the first and most often real estate trend looked at is either average or median condo sales price. The average price can be pushed up by a particularly expensive condo being sold. Much less often an especially low price for several condos 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 condominium development is offered for sale, the number of units offered can shift both average and median prices.



Quarterly Average Price of Palo Alto & South Palo Alto Condos Sold

Sales Price vs. List Price for South Palo Alto Condos Sold

South Palo Alto condo 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 trends for this relationship using color coding which generally highlights changes in the market. More condos being sold over list price is a very good indicator of rising condo prices. More condos being sold under list price is a very good indicator of falling condo prices. Comparing South Palo Alto condo prices to South Palo Alto house prices can give you more insight into whether there is a general change in South Palo Alto home prices or if something unique to condos is happening.



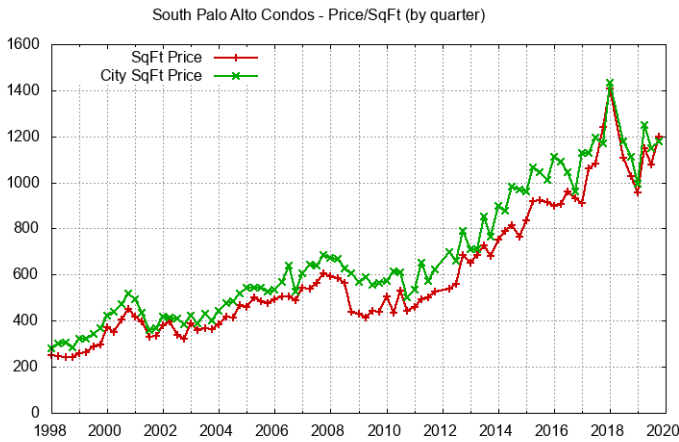
Quarterly Average Sales Price & List Price for South Palo Alto Condos Sold

Jump to [an extensive view of South Palo Alto real estate trends for condos and South Palo Alto home prices.](#)

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

Price Per Square Foot for South Palo Alto Condos Sold

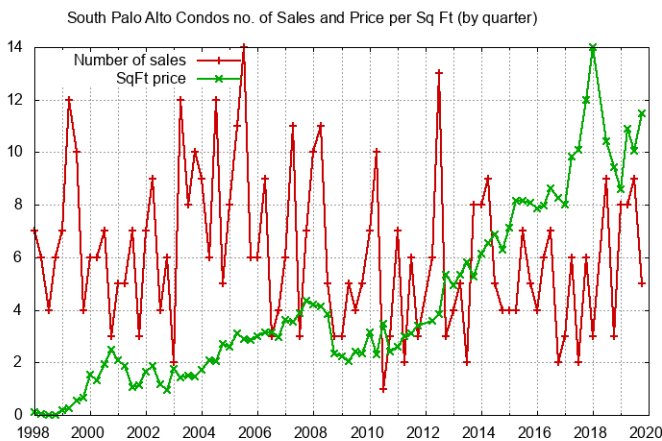
The average sales price of condos is typically affected by the average size of the condos sold. If a new development comes up for sale, the average size can be affected which in turn affects the average sales price. This same development may affect trends a second time about five years later if many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



Quarterly Average Price Per Square Foot for Palo Alto & South Palo Alto Condos Sold

Number of South Palo Alto Condos Sold

A quick estimate of how active the South Palo Alto condo real estate market is, can be found by looking at the number of condos 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 trend is often altered for condo sales by a large new development beginning to sell their condos. Price changes do not track the seasonal change in the number of condos sold.



Quarterly Number & Price Per SqFt of South Palo Alto Condos Sold

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