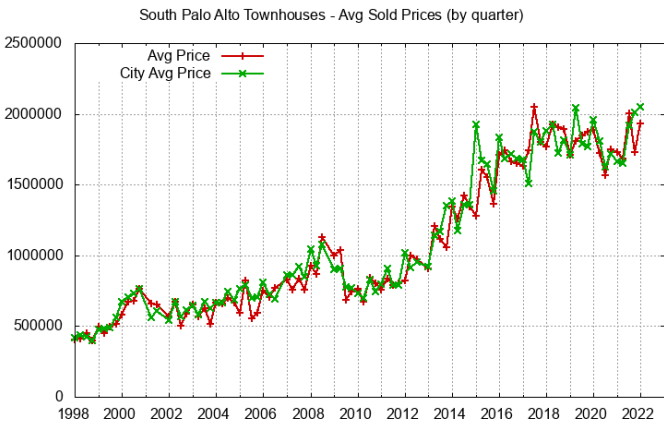


Home Values - South Palo Alto Townhomes

Average and Median Home Price of South Palo Alto Townhomes Sold

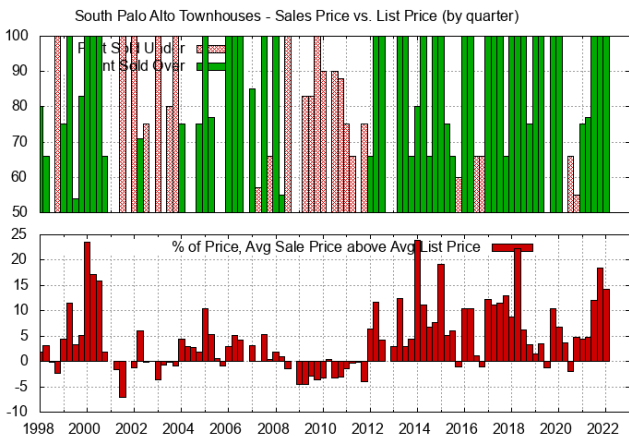
When trying to understand South Palo Alto neighborhood values for townhouses the first and most often real estate trend looked at is either average or median townhouse sales price. The average price can be pushed up by a particularly expensive townhouse being sold. Much less often an especially low price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



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

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

South Palo Alto 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 trends for 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 South Palo Alto townhome 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 townhomes is happening.



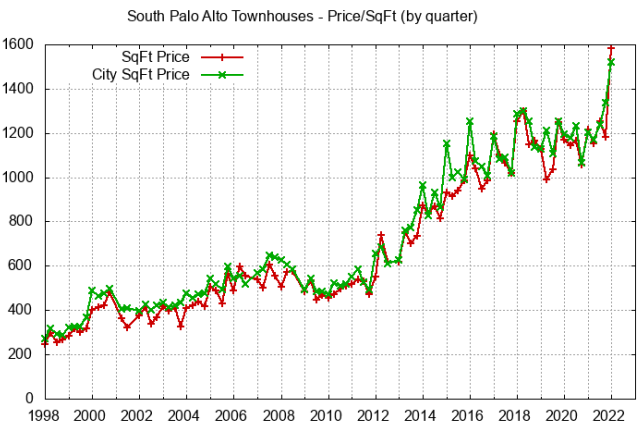
Quarterly Average Sales Price & List Price for South Palo Alto Townhomes Sold

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

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

Price Per Square Foot for South Palo Alto Townhomes Sold

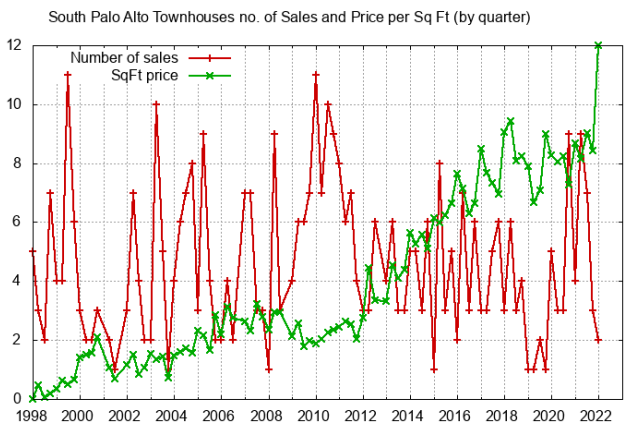
The average sales price of townhouses is typically affected by the average size of the townhouses sold. If a new development comes up for sale, the average size can be affected which in turn affects the average sales price. This same development may affect trends a second time about five years later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



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

Number of South Palo Alto Townhomes Sold

A quick estimate of how active the South Palo Alto townhome real estate market is, 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 trend 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.



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

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