

Menlo Park

Single Family Homes
Year over Year Comparison

Homes Sold

Oct 2022: 18
Oct 2021: 45
-60%

Homes Listed

Oct 2022: 25
Oct 2021: 38
-34%

Med. Sales Price

Oct 2022: \$3.30M
Oct 2021: \$3.58M
-8%

Avg. \$ per Sq. Ft.

Oct 2022: \$ 1633
Oct 2021: \$ 1574
+4%

Med. DOM

Oct 2022: 11
Oct 2021: 10
+10%

% LP Rec'd

Oct 2022: 101%
Oct 2021: 104%
-3%

Mo. To Sell

Oct 2022: 1.5
Oct 2021: 0.6
+150%

Market Update

Changes from Last Month

18 homes were sold in Menlo Park in October 2022, which is 33% down from 27 sales the month before.

Median Sale Price showed a 38% increase from \$2,385,000 in September 2022 to \$3,296,000 in October 2022.

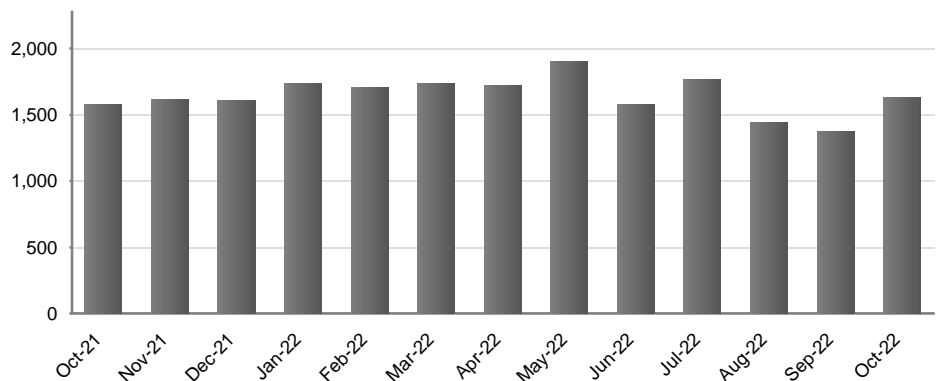
October 2022 Days on Market (DOM) dropped to 11 from 14 in September 2022.

On average, sellers in Menlo Park received 101% of their asking price in October 2022 compared to 99% in September 2022.

October Sales Details

QUARTILE	SOLD	MED SALE PRICE	MED DOM	AVG. \$ SQ.FT.
Top	5	\$5,100,000	25	\$1,657
Second	5	\$3,550,000	9	\$1,756
Third	4	\$2,850,000	8	\$1,567
Bottom	4	\$1,837,500	10	\$1,289

Average Price per Sq. Ft. - Last 12 months



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