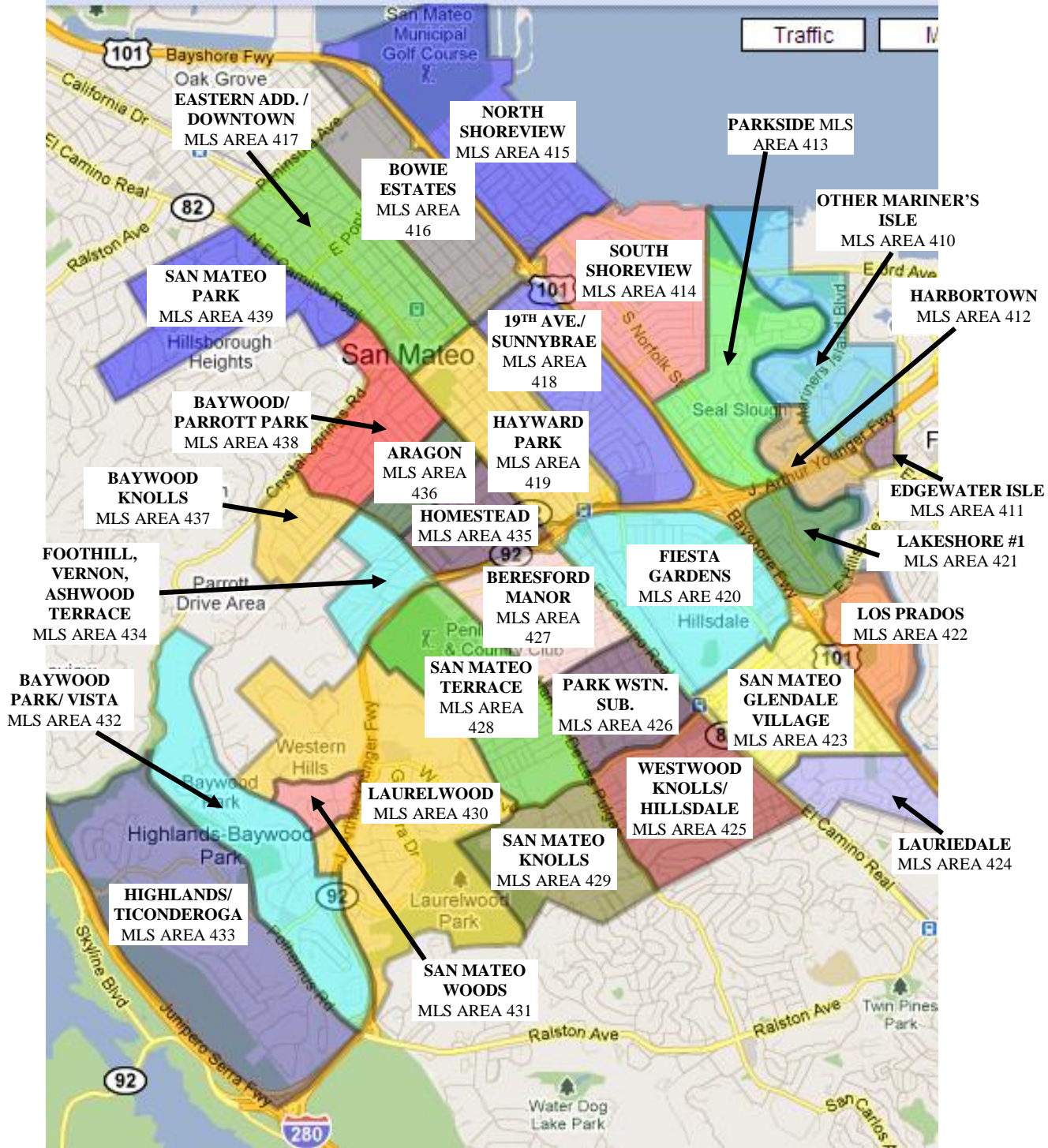


# SAN MATEO MAP



**CHRIS + KELLY**

*McDannell Triggs*

# SAN MATEO SNAPSHOT

## TOWN OVERVIEW

San Mateo is a city in San Mateo County, spanning 16 square miles. It is one of the larger suburbs on the San Francisco Peninsula, located between Burlingame (north), Foster City (east), Belmont (south), and Hillsborough (west). The main downtown area of San Mateo is located on 3<sup>rd</sup> and 4<sup>th</sup> Avenues between El Camino and B Streets. Also, San Mateo enjoys many public parks throughout the city.

San Mateo offers a mild Mediterranean climate, shielded from the Pacific Ocean by the Montara Mountain block of the Santa Cruz Mountains.

There is a gap in the mountains, west of the College of San Mateo, resulting in gusty afternoon winds and some fog in the late afternoon through early morning in the summer months.

Residents are zoned for schools in the San Mateo Foster City School District and San Mateo Union High School District. There are three public high schools: San Mateo, Aragon, and Hillsdale. Some areas (like Baywood and Aragon) feed to Baywood Elementary (the highest API scoring elementary school in San Mateo), which commands high demand from families looking for schools.

## 2015 MARKET STATS

AVERAGE SALES PRICE (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '14-'15
19th Avenue Park / Sunnybrae (418)	\$ 634,328	\$ 790,565	\$ 942,703	\$ 1,084,354	15%
Aragon (436)	\$ 1,313,778	\$ 1,690,654	\$ 1,866,250	\$ 2,025,000	9%
Baywood Knolls (437)	\$ 1,265,900	\$ 1,697,100	\$ 2,050,956	\$ 2,291,429	12%
Baywood Park Etc. (432)	\$ 1,079,998	\$ 1,405,339	\$ 1,569,840	\$ 1,764,097	12%
Baywood/Parrott Park (438)	\$ 1,605,597	\$ 1,734,563	\$ 1,871,592	\$ 2,222,271	19%
Beresford Manor Etc. (427)	\$ 862,869	\$ 1,092,018	\$ 1,131,316	\$ 1,413,188	25%
Bowie Estate Etc. (416)	\$ 557,007	\$ 670,204	\$ 788,933	\$ 902,948	14%
Eastern Addition/Downtown Area (417)	\$ 657,881	\$ 892,500	\$ 939,626	\$ 1,019,706	9%
Fiesta Gardens Etc. (420)	\$ 719,538	\$ 813,750	\$ 887,176	\$ 1,137,438	28%
Foothill Terrace Etc. (434)	\$ 1,212,442	\$ 1,449,765	\$ 1,828,714	\$ 1,877,368	3%
Hayward Park (419)	\$ 812,267	\$ 838,264	\$ 1,099,409	\$ 1,301,533	18%
Homestead / Husing Subdivision (435)	\$ 923,092	\$ 1,115,857	\$ 1,213,797	\$ 1,367,188	13%
Lakeshore #1 (421)	\$ 518,625	\$ 656,018	\$ 737,875	\$ 905,200	23%
Laurelwood Etc. (430)	\$ 997,455	\$ 1,188,692	\$ 1,385,302	\$ 1,505,261	9%
Lauriedale (424)	\$ 905,285	\$ 1,056,400	\$ 1,203,818	\$ 1,460,000	21%
Los Prados (422)	\$ 990,191	\$ 973,000	\$ 1,139,500	\$ 1,338,000	17%
North Shoreview / Dore Cavanaugh (415)	\$ 483,595	\$ 620,331	\$ 729,280	\$ 855,094	17%
Other Mainer's Isle (410)	\$ 786,777	\$ 922,893	\$ 989,015	\$ 994,459	1%
Park Western Subdivision/Hillsdale (426)	\$ 872,838	\$ 1,101,233	\$ 1,286,040	\$ 1,428,722	11%
Parkside (413)	\$ 530,200	\$ 662,244	\$ 828,397	\$ 979,219	18%
San Mateo Knolls/Laurel Creek Fams (429)	\$ 873,474	\$ 1,115,211	\$ 1,221,296	\$ 1,528,900	25%
San Mateo Park / El Cerrito Park (439)	\$ 1,889,786	\$ 1,987,024	\$ 2,170,346	\$ 2,730,148	26%
San Mateo Terrace Etc. (428)	\$ 919,321	\$ 1,058,967	\$ 1,305,875	\$ 1,358,400	4%
San Mateo Village/Glendale Village (423)	\$ 635,675	\$ 796,774	\$ 888,261	\$ 1,064,800	20%
San Mateo Woods / Bayridge (431)	N/A	N/A	\$ 1,550,000	\$ 1,838,000	19%
South Shoreview (414)	\$ 506,973	\$ 635,435	\$ 736,398	\$ 828,249	12%
The Highlands / Ticonderoga (433)	\$ 1,078,323	\$ 1,294,778	\$ 1,482,637	\$ 1,800,756	21%
Westwood Knolls Etc. (425)	\$ 860,447	\$ 1,068,935	\$ 1,059,529	\$ 1,360,275	28%
<b>Summary</b>	<b>\$ 862,475</b>	<b>\$ 1,044,686</b>	<b>\$ 1,196,069</b>	<b>\$ 1,412,884</b>	<b>18%</b>

CLOSED SALES (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '14-'15
19th Avenue Park / Sunnybrae (418)	32	52	56	24	-57%
Aragon (436)	24	13	14	19	36%
Baywood Knolls (437)	15	10	9	14	56%
Baywood Park Etc. (432)	27	23	25	30	20%
Baywood/Parrott Park (438)	27	24	22	24	9%
Beresford Manor Etc. (427)	21	28	19	24	26%
Bowie Estate Etc. (416)	16	26	23	22	-4%
Eastern Addition/Downtown Area (417)	27	32	24	27	13%
Fiesta Gardens Etc. (420)	21	14	17	16	-6%
Foothill Terrace Etc. (434)	14	10	7	19	171%
Hayward Park (419)	21	16	19	15	-21%
Homestead / Husing Subdivision (435)	19	7	9	16	78%
Lakeshore #1 (421)	8	9	4	5	25%
Laurelwood Etc. (430)	34	39	29	34	17%
Lauriedale (424)	7	5	11	1	-91%
Los Prados (422)	3	4	6	5	-17%
North Shoreview / Dore Cavanaugh (415)	43	31	25	38	52%
Other Mainer's Isle (410)	11	7	10	15	50%
Park Western Subdivision/Hillsdale (426)	22	21	24	18	-25%
Parkside (413)	34	30	32	32	0%
San Mateo Knolls/Laurel Creek Fams (429)	17	19	14	20	43%
San Mateo Park / El Cerrito Park (439)	33	44	40	33	-18%
San Mateo Terrace Etc. (428)	28	34	24	15	-38%
San Mateo Village/Glendale Village (423)	54	52	35	41	17%
San Mateo Woods / Bayridge (431)	0	0	1	20	1900%
South Shoreview (414)	69	54	47	38	-19%
The Highlands / Ticonderoga (433)	22	14	20	25	25%
Westwood Knolls Etc. (425)	35	39	34	42	24%
<b>Summary</b>	<b>684</b>	<b>657</b>	<b>600</b>	<b>616</b>	<b>3%</b>