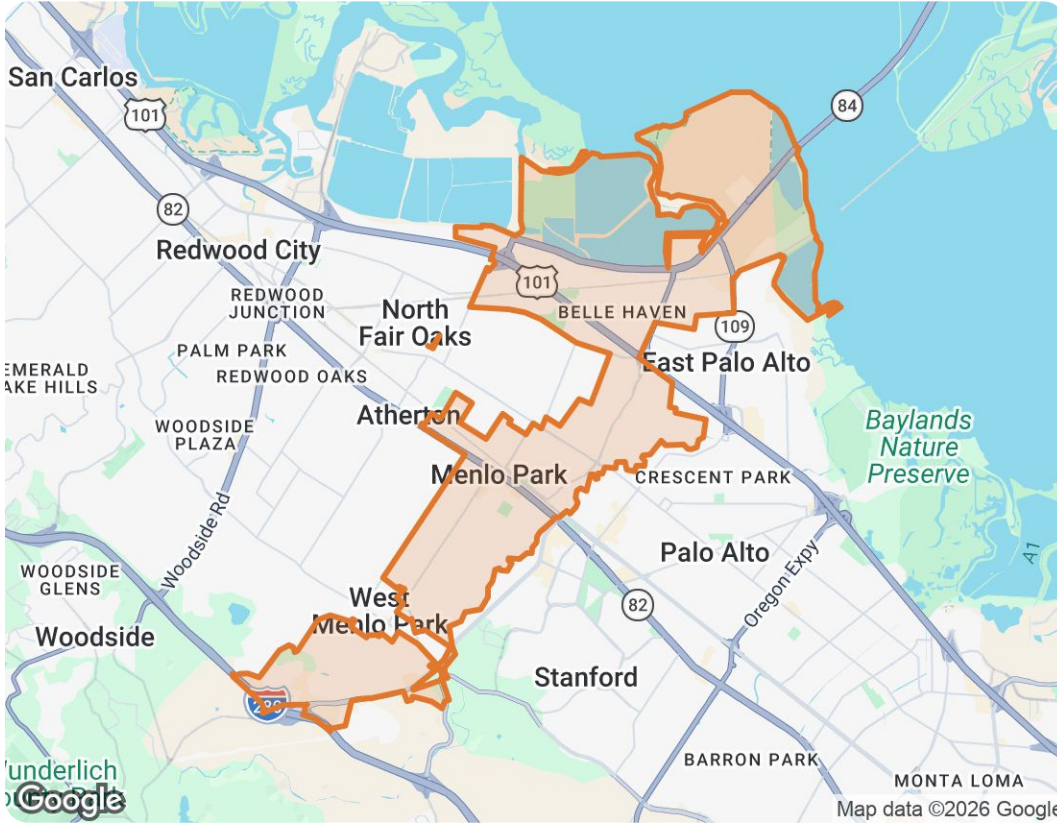


Menlo Park, California



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Market Trends

Market Trends for Menlo Park, California

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

**Seller's
Market**

Balanced
Market

Buyer's
Market

Key Details

<p>Months of Inventory</p> <p style="font-size: 24px; font-weight: bold;">1.24</p> <p style="font-size: 12px;">↓ 15.65% MoM</p>	<p>Sold to List Price %</p> <p style="font-size: 24px; font-weight: bold;">103.7%</p> <p style="font-size: 12px;">↑ 1.34% MoM</p>	<p>Median Days in RPR</p> <p style="font-size: 24px; font-weight: bold;">12</p> <p style="font-size: 12px;">↑ 20% MoM</p>	<p>Median Sold Price</p> <p style="font-size: 24px; font-weight: bold;">\$3,681,000</p> <p style="font-size: 12px;">↑ 15.97% MoM</p>
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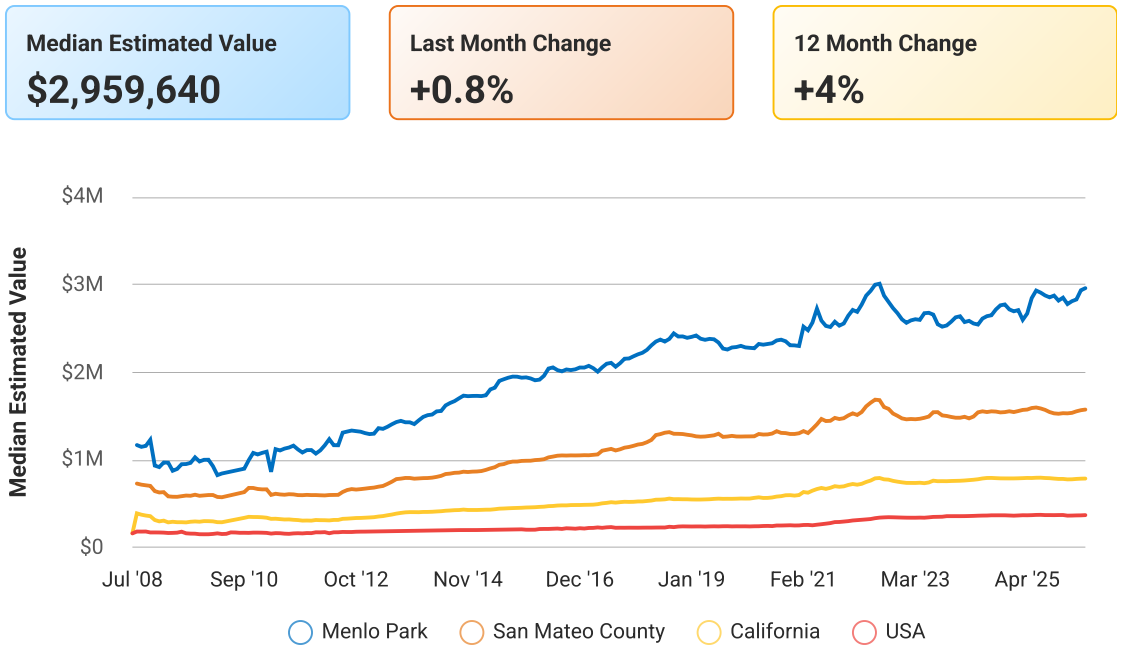
May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Menlo Park, California

May 2026 Active Listings

Menlo Park, California

Single Family + Condo/Townhouse/Apt.

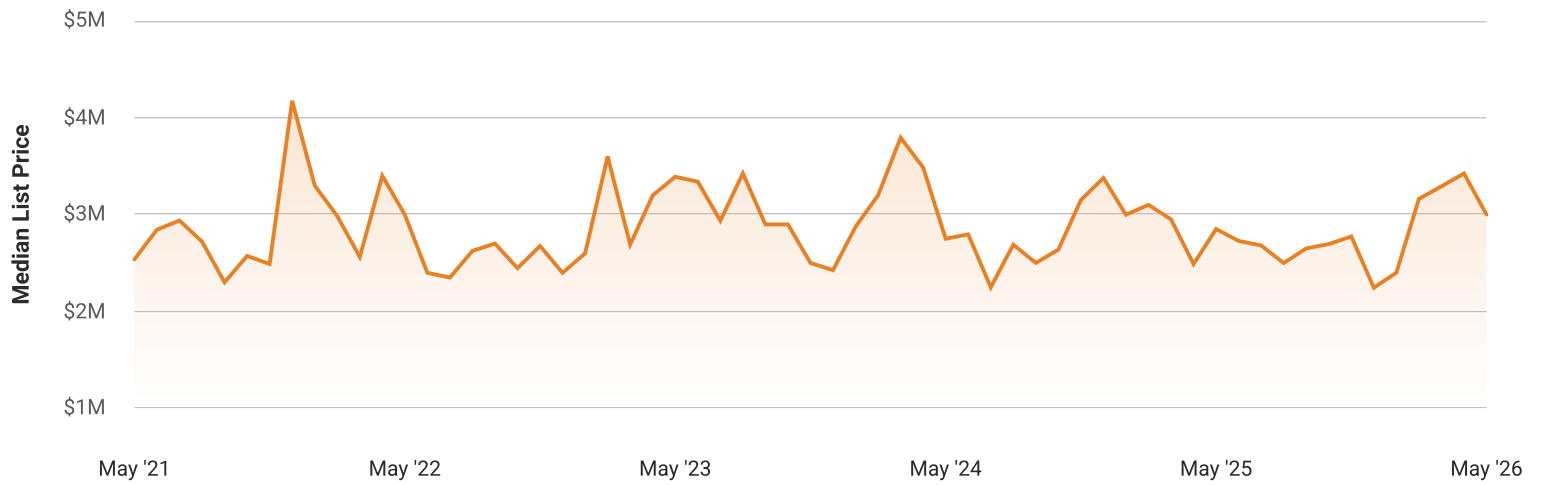
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$2,998,999

↓ 12.4% Month over Month



Menlo Park, California

May 2026 Sold Listings

Menlo Park, California

Single Family + Condo/Townhouse/Apt.

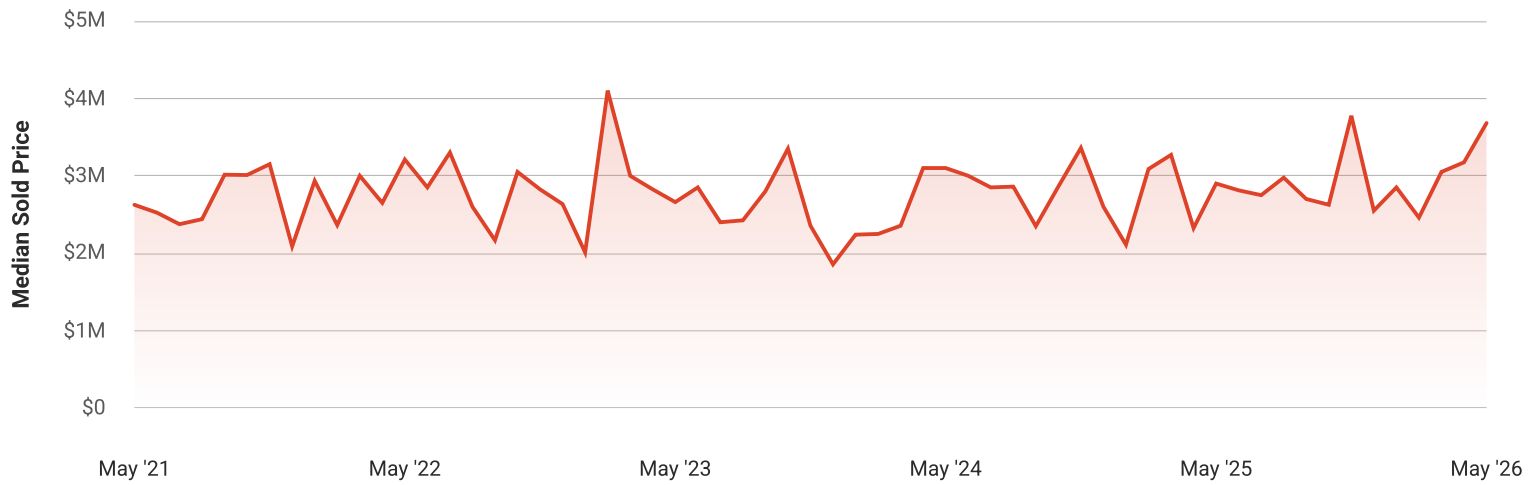
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$3,681,000

↑ 16% Month over Month



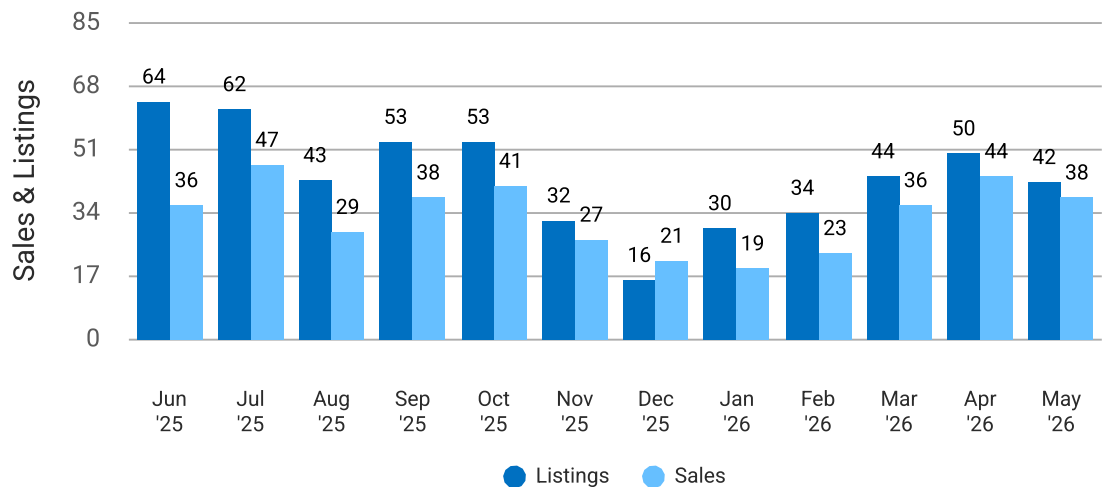
Total Sales and Active Listings in Menlo Park, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Menlo Park, California

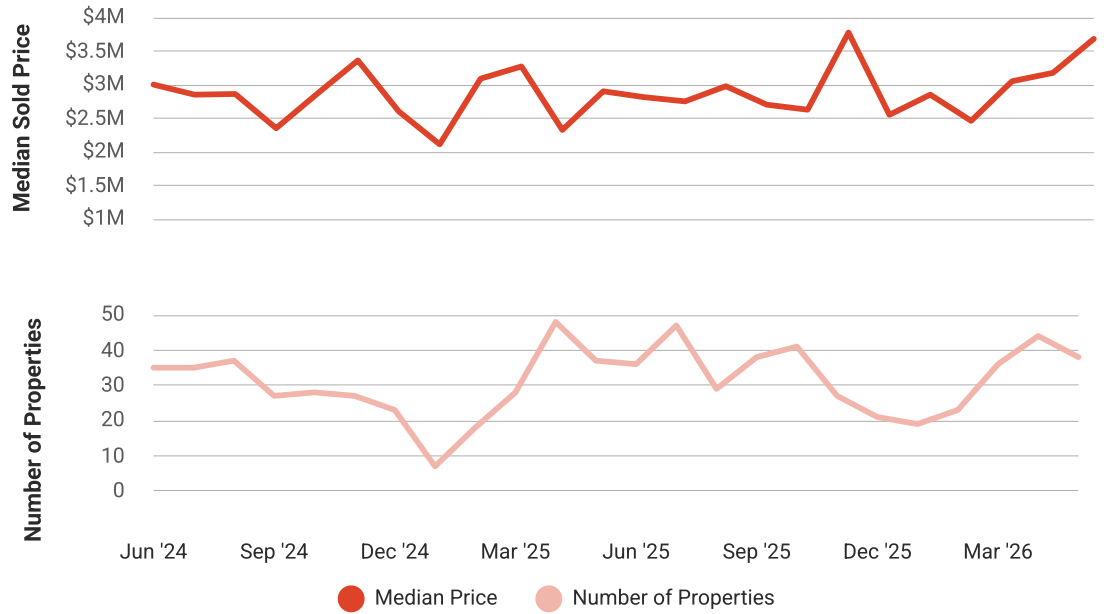
Median Sold Price vs Sold Listings in Menlo Park, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



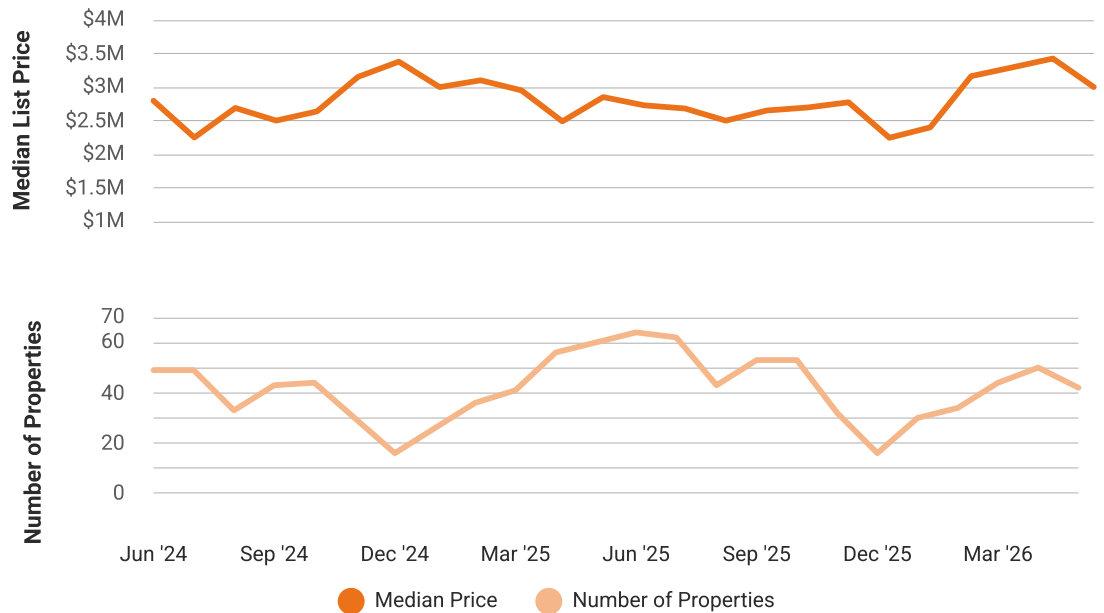
Median List Price vs Active Listings in Menlo Park, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$2,959,640	\$2,935,420 +0.83%	\$2,810,910 +5.29%	\$2,845,650 +4.01%	\$2,544,390 +16.32%	\$2,673,810 +10.69%
Median Sold Price Last Updated: 5/31/2026	\$3,681,000	\$3,174,000 +15.97%	\$2,460,000 +49.63%	\$2,900,000 +26.93%	\$3,100,000 +18.74%	\$2,660,000 +38.38%
Median List Price Last Updated: 5/31/2026	\$2,998,999	\$3,424,000 -12.41%	\$3,161,500 -5.14%	\$2,850,000 +5.23%	\$2,750,000 +9.05%	\$3,390,000 -11.53%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
 Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

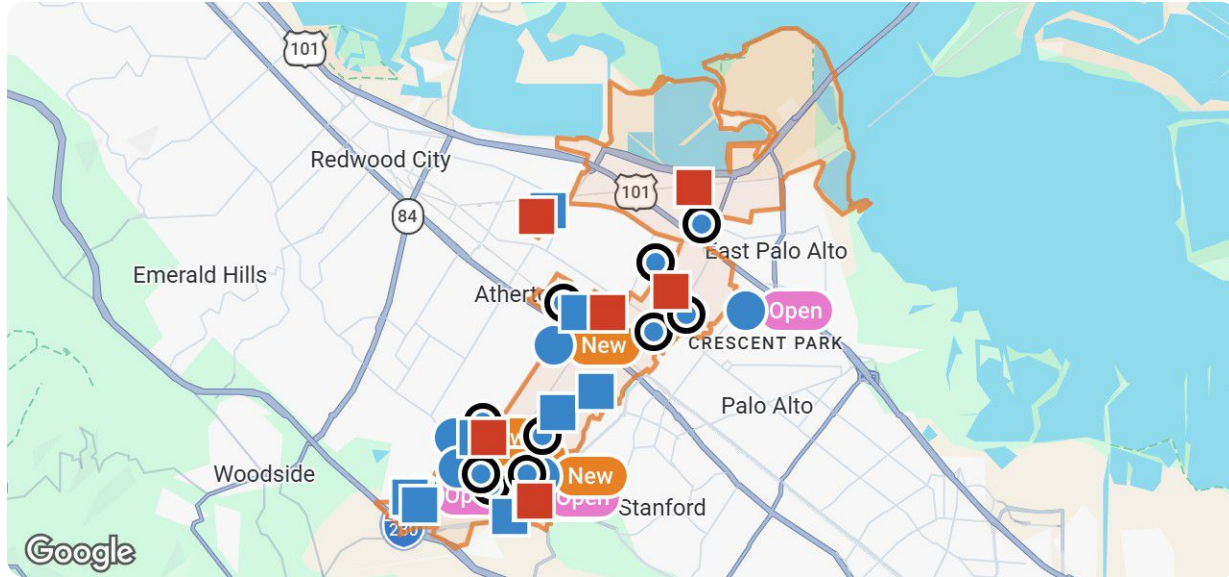
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months

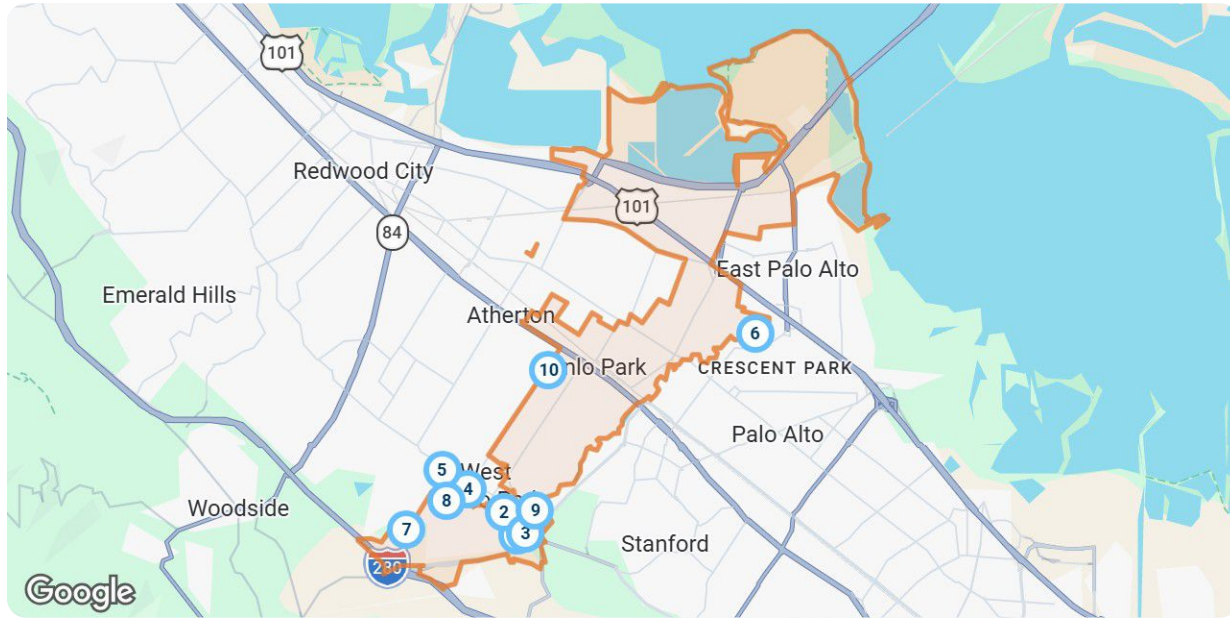


	New	Pending	Closed	Distressed
Number of Properties	10	10	10	2
Lowest Listing Price / Est.Value	\$699,000	\$699,000	\$1,715,000	\$2,960,220
Median Listing Price / Est.Value	\$3,219,000	\$3,174,000	\$2,799,750	\$3,630,610
Highest Listing Price / Est.Value	\$11,495,000	\$9,895,000	\$11,125,000	\$4,301,000
Average Price / sqft	\$1,376	\$1,453	\$1,738	\$1,419
Median Price / sqft	\$1,149	\$1,508	\$1,558	\$1,419
Average Days in RPR	7	21	20	-
Median Days in RPR	7	14	16	-
Total Volume	\$39,505,000	\$37,993,000	\$37,384,250	\$7,261,220
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New






Source: Listings



Legend

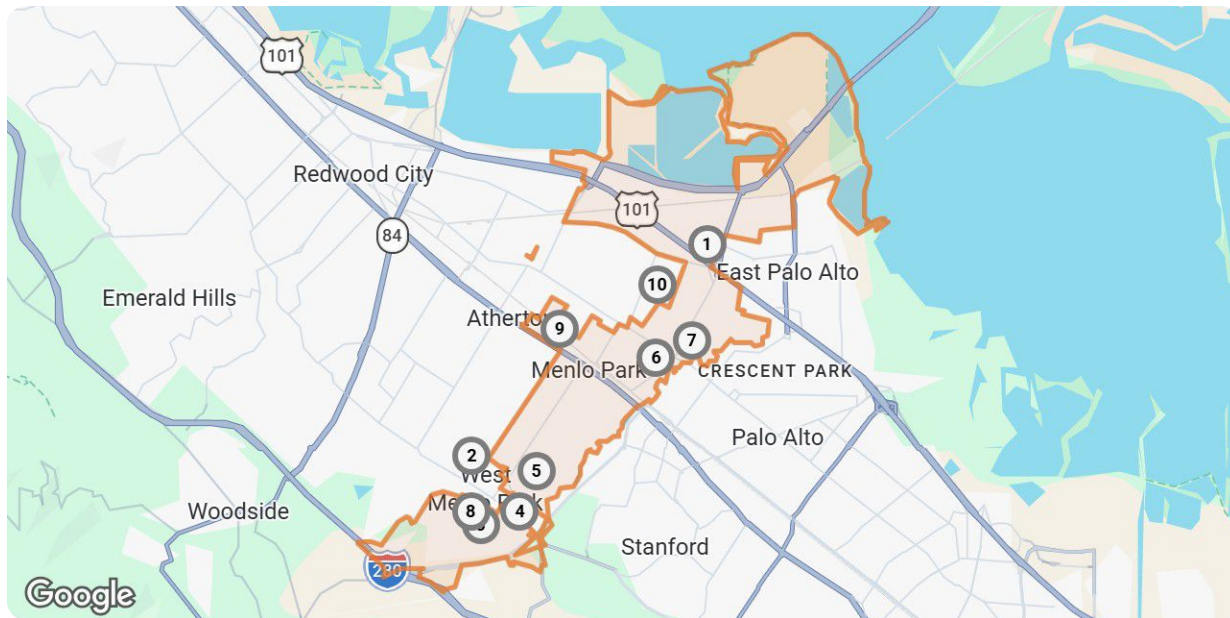
- Active For Sale
- Active Under Contract

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>2061 Sterling Ave Menlo Park, CA 94025 MLS ID: 82049912 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,652	6,000 sqft	2019	6/5/2026 1 day	\$4,745,000 \$1,789/sq ft
2	 <p>675 Sharon Park Dr, Apt 208 Menlo Park, CA 94025 MLS ID: 82049797 ● Active / For Sale</p> <p><i>Listing Courtesy of KW Advisors</i></p>	Condo/Townhouse/Apt.	1/1	739	5.34 acres	1968	6/4/2026 2 days	\$699,000 \$946/sq ft
3	 <p>825 Woodland Ave Menlo Park, CA 94025 MLS ID: 82049225 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	1,610	5,843 sqft	2006	6/4/2026 2 days	\$3,750,000 \$2,329/sq ft
4	 <p>1445 Valparaiso Ave Menlo Park, CA 94025 MLS ID: 82049285 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/3	2,750	0.27 acres	1950	6/1/2026 5 days	\$5,295,000 \$1,925/sq ft
5	 <p>2315 Warner Range Ave Menlo Park, CA 94025 MLS ID: 82049145 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	6/7	6,402	0.28 acres	2022	6/1/2026 5 days	\$11,495,000 \$1,796/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>165 E Okeefe St Menlo Park, CA 94025 MLS ID: 82049048 ● Active / For Sale</p> <p><i>Listing Courtesy of KW Advisors</i></p>	Condo/Townhouse e/Apt.	2/2	1,182	0.99 acres	1983	5/29/2026 8 days	\$788,000 \$667/sq ft
7	 <p>630 San Benito Ave Menlo Park, CA 94025 MLS ID: 82033655 ● Active / For Sale</p> <p><i>Listing Courtesy of Redfin</i></p>	Single Family	4/3	2,400	5,350 sqft	1947	5/29/2026 8 days	\$2,688,000 \$1,120/sq ft
8	 <p>1430 Chilco St Menlo Park, CA 94025 MLS ID: 82048792 ● Active / For Sale</p> <p><i>Listing Courtesy of Vision Real Estate</i></p>	Single Family	4/1	1,230	5,000 sqft	1949	5/27/2026 10 days	\$1,100,000 \$894/sq ft
9	 <p>202 Felton Dr Menlo Park, CA 94025 MLS ID: 82048381 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	5/6	5,590	0.26 acres	2003	5/23/2026 14 days	\$6,295,000 \$1,126/sq ft
10	 <p>524 Sand Hill Cir Menlo Park, CA 94025 MLS ID: 82048016 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Condo/Townhouse e/Apt.	3/3	2,260	1,950 sqft	1974	5/25/2026 12 days	\$2,650,000 \$1,173/sq ft

Pending











Source: Listings



Legend

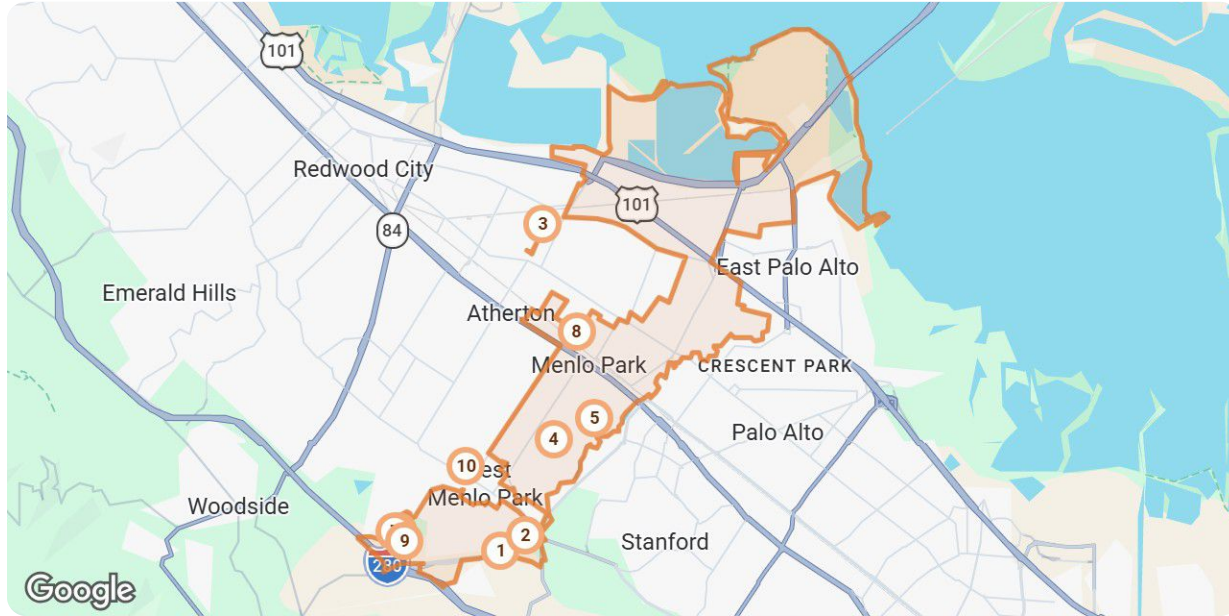
● Pending



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>350 August Cir Menlo Park, CA 94025 MLS ID: 82048861 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/3	3,050	0.31 acres 1957	5/28/2026	\$5,995,000 \$1,966/sq ft	6/4/2026 7 days
2	 <p>206 Sand Hill Cir Menlo Park, CA 94025 MLS ID: 82048253 Pending / For Sale</p> <p><i>Listing Courtesy of Parc Agency Corporation</i></p>	Condo/Townhouse/Apt.	3/3	2,170	1,820 sqft 1972	5/22/2026	\$2,588,000 \$1,193/sq ft	6/4/2026 13 days
3	 <p>675 Sharon Park Dr, Apt 115 Menlo Park, CA 94025 MLS ID: 82048152 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	1/1	739	5.34 acres 1968	5/21/2026	\$699,000 \$946/sq ft	6/4/2026 14 days
4	 <p>1335 N Lemon Ave Menlo Park, CA 94025 MLS ID: 82044706 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/7	5,520	10,250 sqft 2019	4/27/2026	\$9,895,000 \$1,793/sq ft	6/3/2026 37 days
5	 <p>2010 Oakley Ave Menlo Park, CA 94025 MLS ID: 82049286 Pending / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	3/2	1,510	6,000 sqft 1962	6/1/2026	\$2,875,000 \$1,904/sq ft	6/3/2026 2 days
6	 <p>161 Stone Pine Ln Menlo Park, CA 94025 MLS ID: 82048025 Pending / For Sale</p> <p><i>Listing Courtesy of eXp Realty of California Inc</i></p>	Single Family	3/3	2,625	1,898 sqft 1964	5/25/2026	\$2,998,000 \$1,142/sq ft	6/3/2026 9 days
7	 <p>2161 Valparaiso Ave Menlo Park, CA 94025 MLS ID: 82042616 Pending / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	4/4	2,500	6,000 sqft 2009	4/11/2026	\$3,995,000 \$1,598/sq ft	6/3/2026 53 days
8	 <p>425 Claremont Way Menlo Park, CA 94025 MLS ID: 82045706 Pending / For Sale</p> <p><i>Listing Courtesy of Deleon Realty</i></p>	Single Family	4/4	2,850	0.31 acres 1956	5/4/2026	\$4,500,000 \$1,579/sq ft	6/2/2026 29 days
9	 <p>1348 Sevier Ave Menlo Park, CA 94025 MLS ID: 82047829 Pending / For Sale</p> <p><i>Listing Courtesy of Keller Williams Thrive</i></p>	Single Family	3/1	1,130	5,750 sqft 1946	5/19/2026	\$1,098,000 \$972/sq ft	6/2/2026 14 days
10	 <p>2395 Branner Dr Menlo Park, CA 94025 MLS ID: 82044732 Pending / For Sale</p> <p><i>Listing Courtesy of Pacific Trust Real Estate</i></p>	Single Family	4/2	2,330	0.31 acres 1963	4/27/2026	\$3,350,000 \$1,438/sq ft	6/1/2026 35 days

Closed

Source: Public Records and Listings



Legend

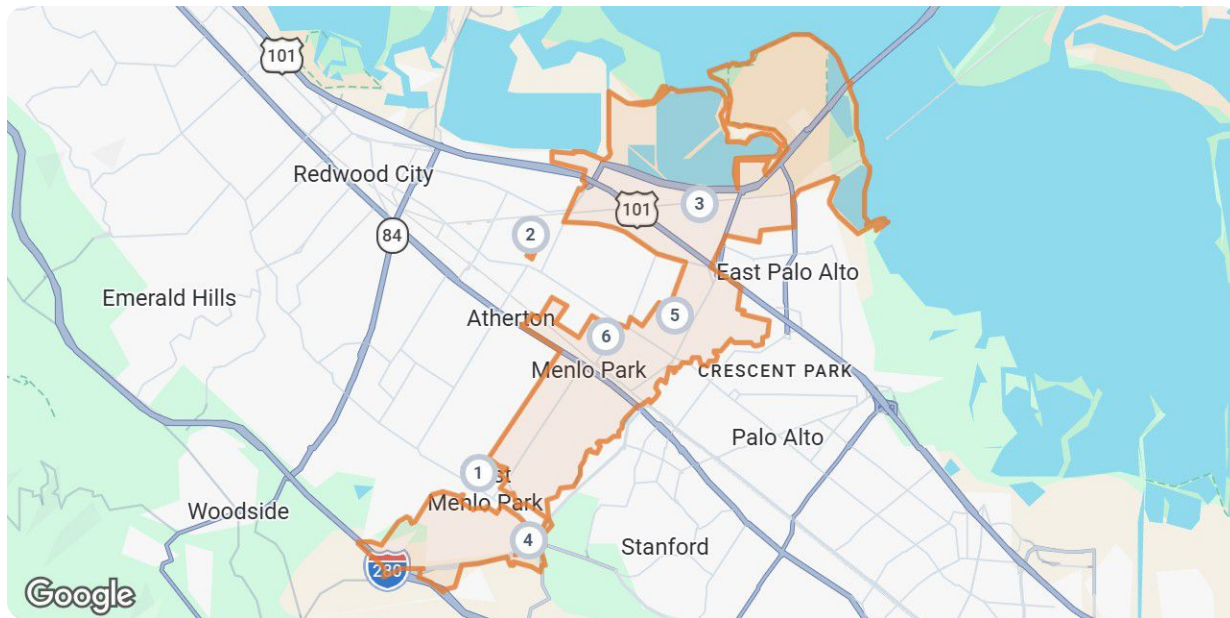
● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>7 Artisan Way Menlo Park, CA 94025 MLS ID: 82046546 ■ Closed / For Sale <i>Courtesy of SFBay Realty</i></p>	Condo/Townhouse/Apt.	3/3	1,343	1.24 acres / 2014	6/5/2026 / 17 days	\$1,800,000 / \$1,340/sq ft	↑ 0.06%
2	 <p>1155 Merrill St, Apt 101 Menlo Park, CA 94025 MLS ID: 82043475 ■ Closed / For Sale <i>Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	3/2	1,450	1.31 acres / 2002	6/5/2026 / 21 days	\$1,715,000 / \$1,183/sq ft	↑ 1.18%
3	 <p>212 Gilbert Ave Menlo Park, CA 94025 MLS ID: 82044330 ■ Closed / For Sale <i>Courtesy of Clutch Property</i></p>	Single Family	3/3	790	4,000 sqft / 1925	6/4/2026 / 15 days	\$2,100,000 / \$2,658/sq ft	↓ 4.46%
4	 <p>208 Stanford Ave Menlo Park, CA 94025 MLS ID: 82047434 ■ Closed / For Sale <i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/5	3,120	5,625 sqft / 1990	6/3/2026 / 5 days	\$5,200,000 / \$1,667/sq ft	↑ 15.61%
5	 <p>627 17th Ave Menlo Park, CA 94025 MLS ID: 41133098 ■ Closed / For Sale <i>Courtesy of Segelke Rlty & Prop Mgt</i></p>	Single Family	4/3	1,890	5,350 sqft / 1972	6/2/2026 / 6 days	\$2,410,000 / \$1,275/sq ft	↑ 5.33%

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	<p>950 Olive St Menlo Park, CA 94025 MLS ID: 82044058 Closed / For Sale</p> <p><i>Courtesy of The Agency</i></p>	Single Family	3/2	1,480	10,856 sqft / 1954	6/2/2026 / 32 days	\$4,500,000 / \$3,041/sq ft	↑ 0.27%
7	<p>624 Partridge Ave Menlo Park, CA 94025 MLS ID: 82041317 Closed / For Sale</p> <p><i>Courtesy of Girouard Properties</i></p>	Single Family	3/3	2,000	2,000 sqft / 1996	6/2/2026 / 42 days	\$2,899,500 / \$1,450/sq ft	↓ 3.33%
8	<p>2125 Harkins Ave Menlo Park, CA 94025 MLS ID: 82046971 Closed / For Sale</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	3/2	1,489	6,387 sqft / 1958	6/1/2026 / 7 days	\$2,934,750 / \$1,971/sq ft	↑ 22.38%
9	<p>10 Mansion Ct Menlo Park, CA 94025 MLS ID: 82040804 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	3/3	2,925	3,032 sqft / 1975	6/1/2026 / 53 days	\$2,700,000 / \$923/sq ft	↓ 1.82%
10	<p>1147 Windsor Way Menlo Park, CA 94025 MLS ID: 82047356 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	7/8	5,932	10,206 sqft / 2026	6/1/2026 / 6 days	\$11,125,000 / \$1,875/sq ft	↓ 1.11%

Distressed



Source: Public Records and Listings



Legend

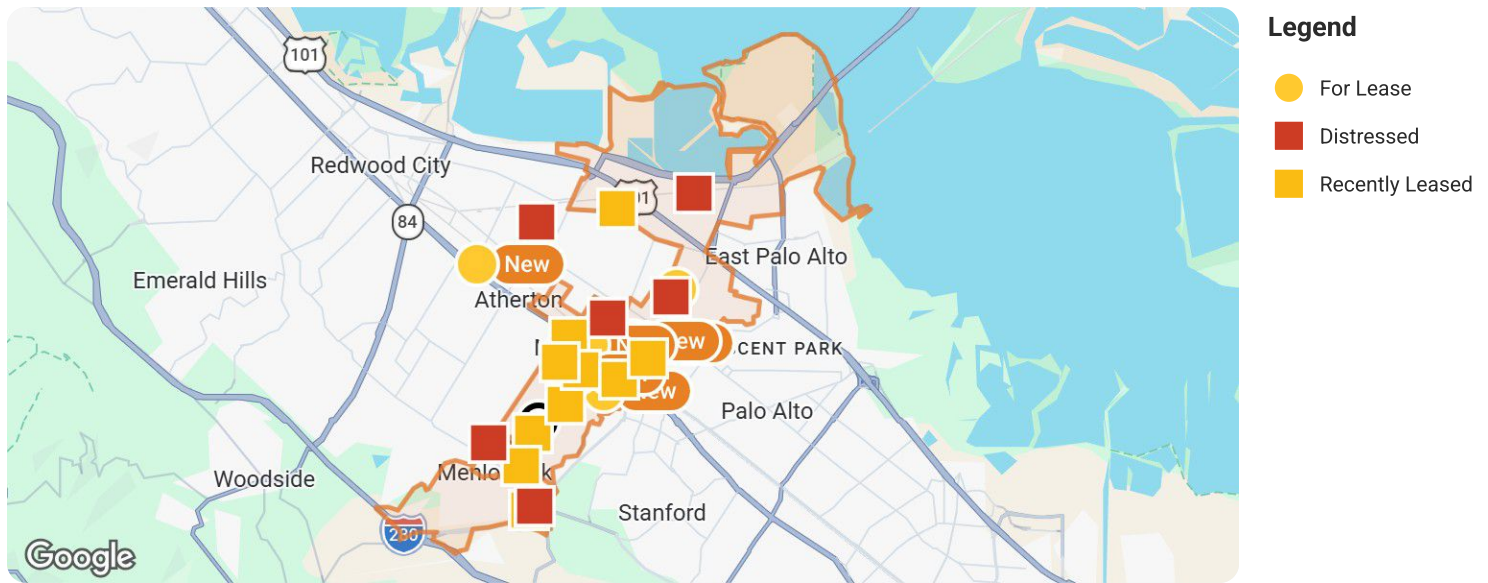
● Off Market, Hold, Withdrawn, Expired, or Canceled



Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>1801 Oakdell Dr Menlo Park, CA 94025 Off Market / Public Record</p>	Single Family	3/3	2,380	0.31 acres 1948	- - days	- \$1,807/sq ft	5/7/2026 Notice of Default
2	 <p>141 Spruce Ave Menlo Park, CA 94025 Off Market / Public Record</p>	Single Family	4/3	2,870	6,550 sqft 1984	- - days	- \$1,031/sq ft	4/2/2026 Notice of Default

Summary

For Lease Activity in the Last 3 Months



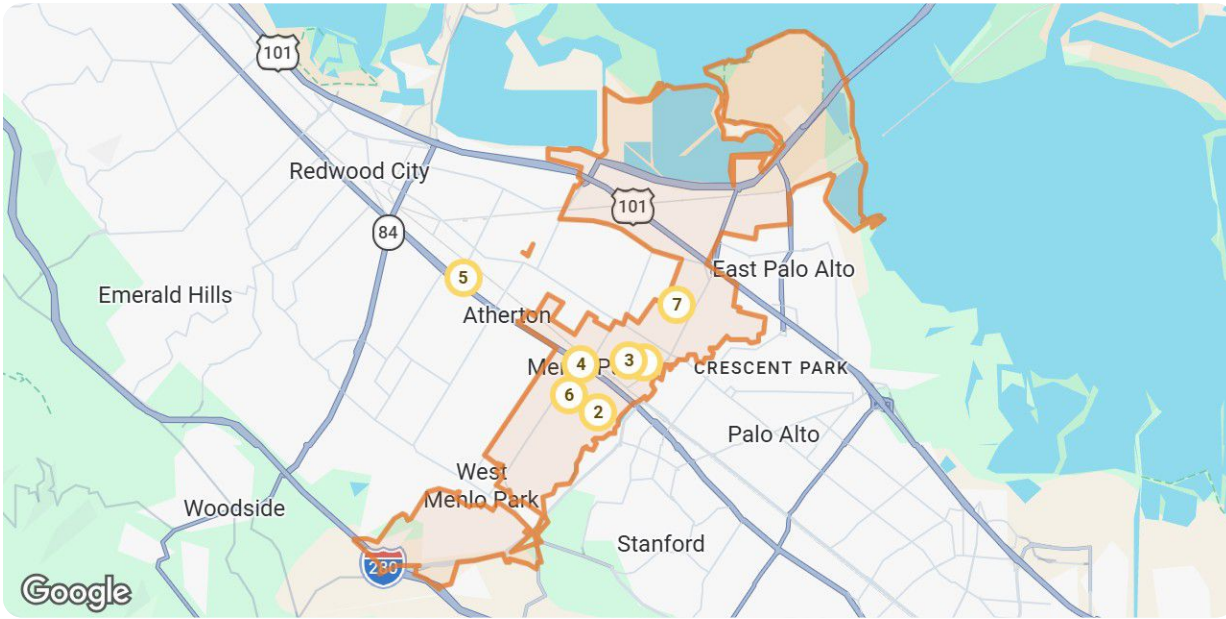
	New	Closed	Distressed
Number of Properties	2	10	2
Lowest Listing Price / Est.Value	\$2,300	\$2,275	\$2,960,220
Median Listing Price / Est.Value	\$5,650	\$3,950	\$3,630,610
Highest Listing Price / Est.Value	\$9,000	\$19,000	\$4,301,000
Average Price / sqft	\$5	\$4	\$1,419
Median Price / sqft	\$5	\$4	\$1,419
Average Days in RPR	15	20	-
Median Days in RPR	15	19	-
Total Volume	\$11,300	\$67,615	\$7,261,220
Source	Listings	Public Records & Listings	Public Records & Listings

Menlo Park, California

Market Activity Breakdown



New

Source: Listings



Legend

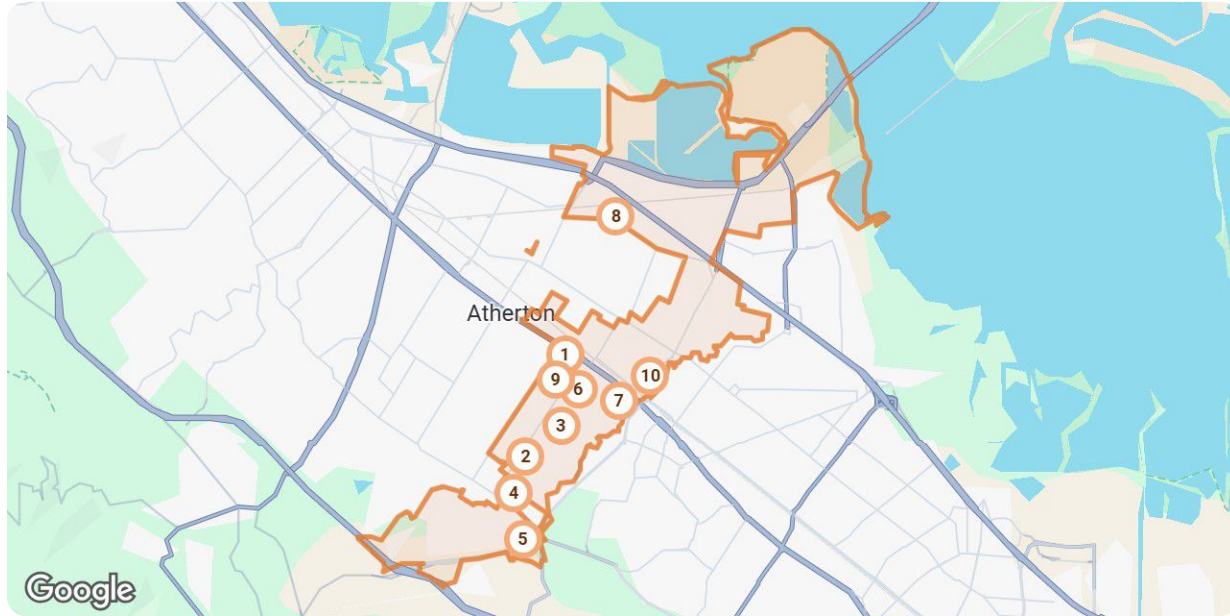
● Active For Lease

New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>811 Bay Rd Menlo Park, CA 94025 MLS ID: 82048766 ● Active / For Lease</p> <p><i>Courtesy of Compass</i></p>	Single Family	4/-	1,859	4,139 sqft	2025	5/27/2026 10 days	\$9,000 mo. \$5/sq ft
2	 <p>774 Coleman Ave, Apt A Menlo Park, CA 94025 MLS ID: 82047740 ● Active / For Lease</p> <p><i>Courtesy of Heritage Realty</i></p>	Condo/Townhouse/Apt.	-/1	500	9,670 sqft	1957	5/18/2026 19 days	\$2,300 mo. \$5/sq ft



Closed






Source: Public Records and Listings



Legend

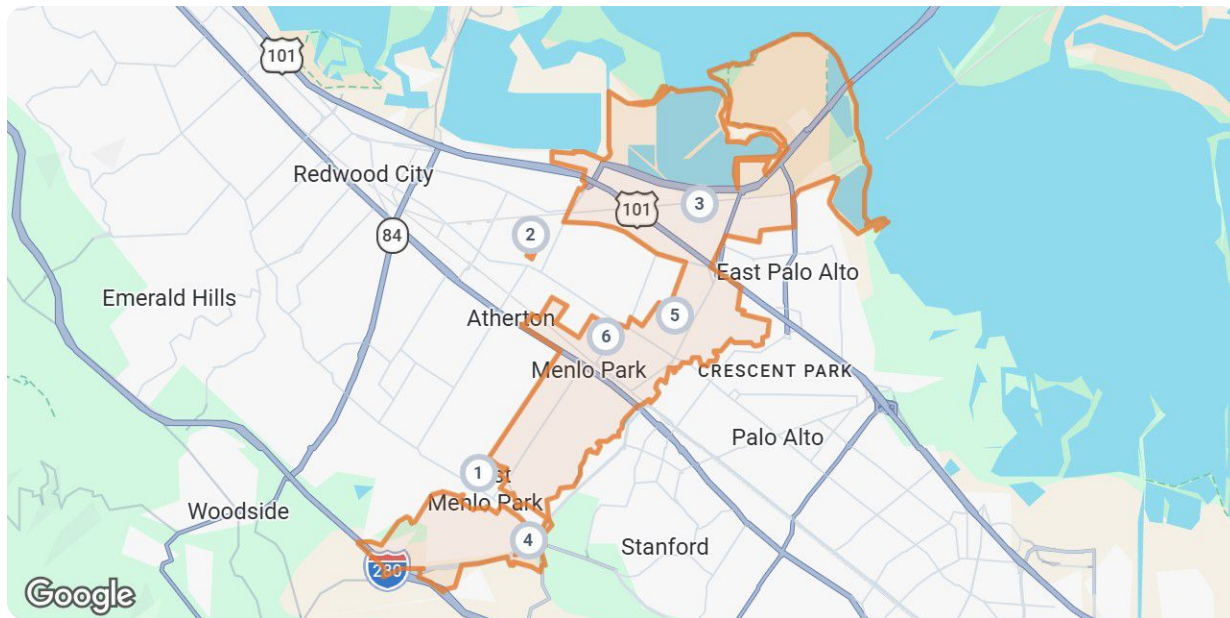
● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>260 Linfield Dr Menlo Park, CA 94025 MLS ID: 82042180 ■ Closed / For Lease <i>Courtesy of KRC Group Inc</i></p>	Condo/Townhouse/Apt.	2/1	1,000	8,001 sqft / 1955	5/15/2026 / 27 days	- / \$4/sq ft	-
2	 <p>2120 Manzanita Ave Menlo Park, CA 94025 MLS ID: 82043291 ■ Closed / For Lease <i>Courtesy of Corcoran Icon Properties</i></p>	Single Family	4/3	2,800	6,000 sqft / 2012	5/12/2026 / 26 days	- / \$5/sq ft	-
3	 <p>1047 El Camino Real Menlo Park, CA 94025 MLS ID: 82041599 ■ Closed / For Lease <i>Courtesy of Sunrise Properties</i></p>	Condo/Townhouse/Apt.	-/1	9,710	5,846 sqft / 1992	5/11/2026 / 38 days	- / -/sq ft	-
4	 <p>325 University Dr Menlo Park, CA 94025 MLS ID: 82042081 ■ Closed / For Lease <i>Courtesy of The Agency</i></p>	Single Family	3/2	1,460	7,500 sqft / 1939	4/24/2026 / 14 days	- / \$9/sq ft	-
5	 <p>1420 Modoc Ave Menlo Park, CA 94025 MLS ID: 82042704 ■ Closed / For Lease <i>Courtesy of KW Advisors</i></p>	Single Family	3/1	1,100	4,400 sqft / 1951	4/21/2026 / 8 days	- / \$4/sq ft	-

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 <p>46 Amherst Ave Menlo Park, CA 94025 MLS ID: 82040759 Closed / For Lease</p> <p><i>Courtesy of Corcoran Icon Properties</i></p>	Single Family	2/1	1,132	9,373 sqft / 1953	4/16/2026 / 16 days	- / \$4/sq ft	-
7	 <p>21 Waverley Ct Menlo Park, CA 94025 MLS ID: 41130184 Closed / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	1/1	4,451	8,494 sqft / 1954	4/16/2026 / 7 days	- / \$1/sq ft	-
8	 <p>922 Oak Ln Menlo Park, CA 94025 MLS ID: 82040249 Closed / For Lease</p> <p><i>Courtesy of Heritage Realty</i></p>	Condo/Townhouse/Apt.	2/1	850	7,500 sqft / 1949	4/15/2026 / 21 days	- / \$4/sq ft	-
9	 <p>1300 Hoover St Menlo Park, CA 94025 MLS ID: 82040556 Closed / For Lease</p> <p><i>Courtesy of Luxuriant Realty</i></p>	Condo/Townhouse/Apt.	1/1	533	9,521 sqft / 1952	4/5/2026 / 7 days	- / \$5/sq ft	-
10	 <p>1045 Atkinson Ln Menlo Park, CA 94025 MLS ID: 82035780 Closed / For Lease</p> <p><i>Courtesy of Starborn Property Management, Inc.</i></p>	Single Family	4/4	3,296	10,006 sqft / 1960	4/1/2026 / 33 days	- / \$6/sq ft	-

Distressed

Source: Public Records and Listings





Legend

● Off Market, Hold, Withdrawn, Expired, or Canceled



Menlo Park, California

Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>1801 Oakdell Dr Menlo Park, CA 94025 Off Market / Public Record</p>	Single Family	3/3	2,380	0.31 acres 1948	- - days	- \$1,807/sq ft	5/7/2026 Notice of Default
2	 <p>141 Spruce Ave Menlo Park, CA 94025 Off Market / Public Record</p>	Single Family	4/3	2,870	6,550 sqft 1984	- - days	- \$1,031/sq ft	4/2/2026 Notice of Default

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