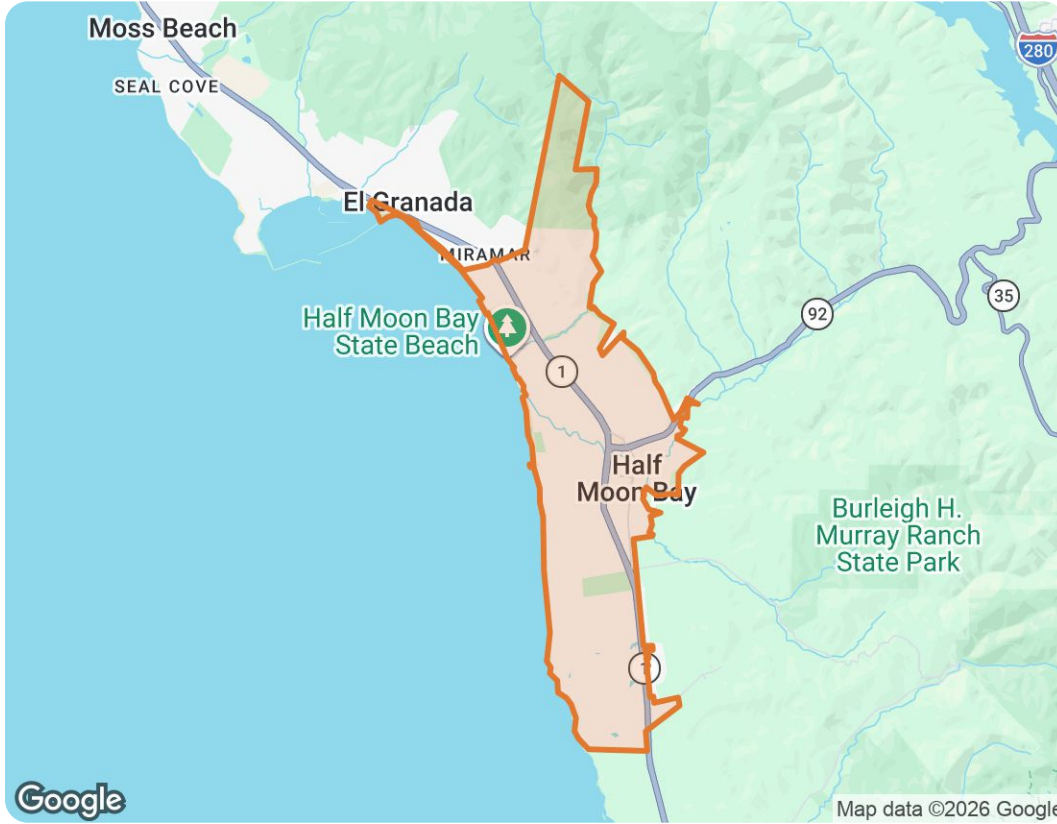


Half Moon Bay, California



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Half Moon Bay, California

Market Trends

Market Trends for Half Moon Bay, California

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>2.75</p> <p>↑ 22.22% MoM</p>	<p>Sold to List Price %</p> <p>98.9%</p> <p>↓ 5.15% MoM</p>	<p>Median Days in RPR</p> <p>16</p> <p>↓ 27.27% MoM</p>	<p>Median Sold Price</p> <p>\$1,450,000</p> <p>↑ 26.31% MoM</p>
---	--	--	--

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

Median Estimated Value

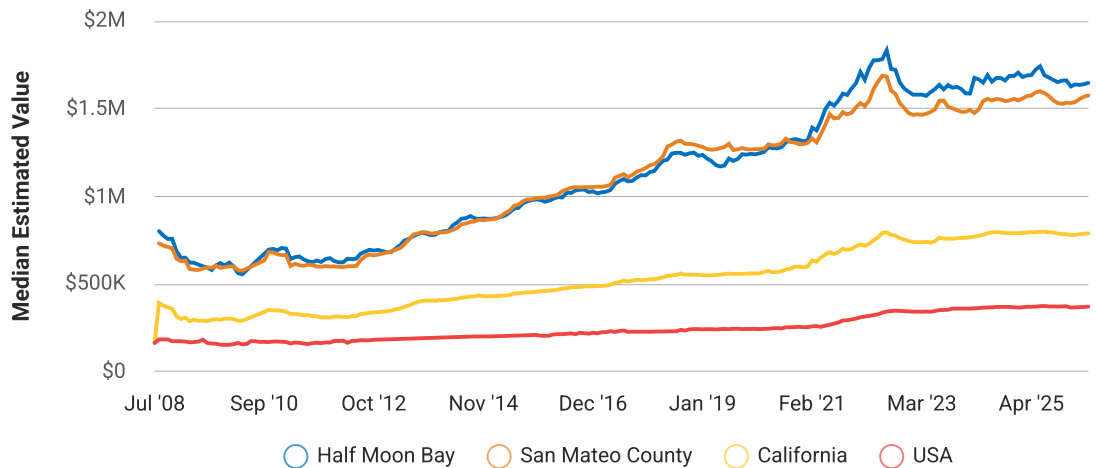
\$1,646,710

Last Month Change

+0.5%

12 Month Change

-4.4%



Half Moon Bay, California

April 2026 Active Listings

Half Moon Bay, California

Single Family + Condo/Townhouse/Apt.

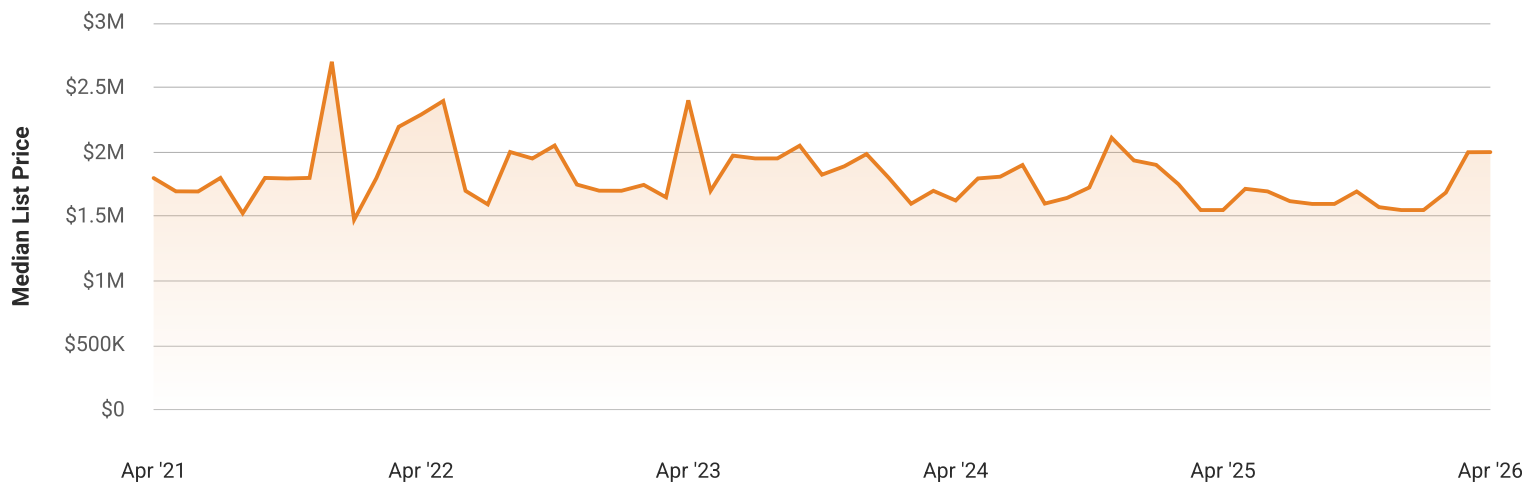
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,999,000

↑ 0.1% Month over Month



Half Moon Bay, California

April 2026 Sold Listings

Half Moon Bay, California

Single Family + Condo/Townhouse/Apt.

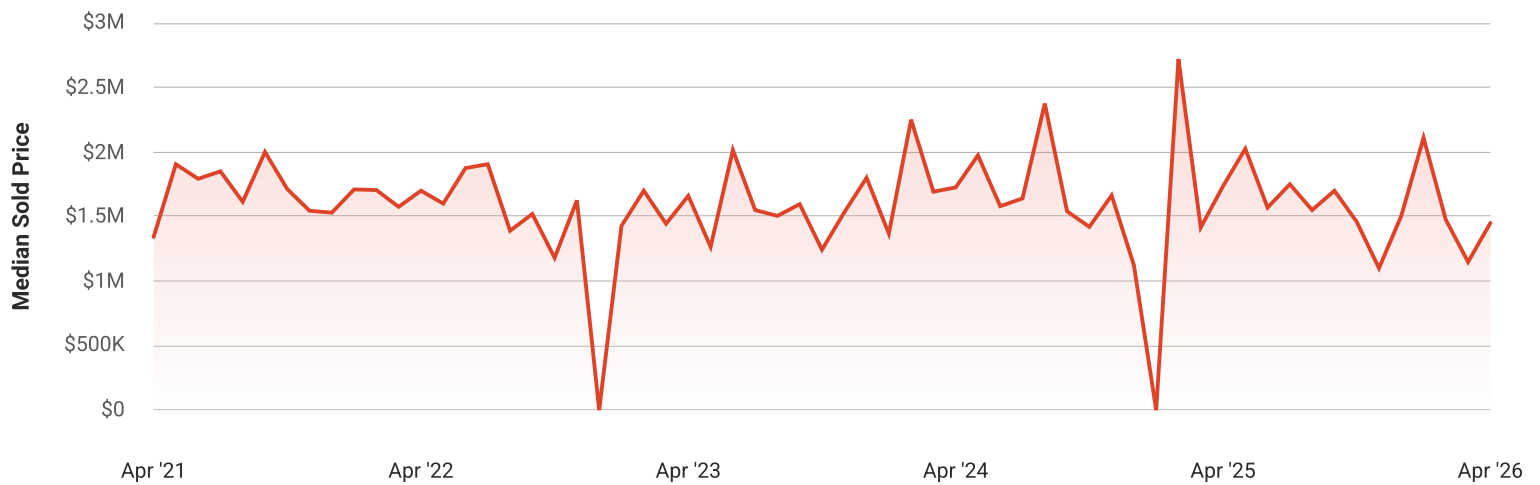
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$1,450,000

↑ 26.3% Month over Month



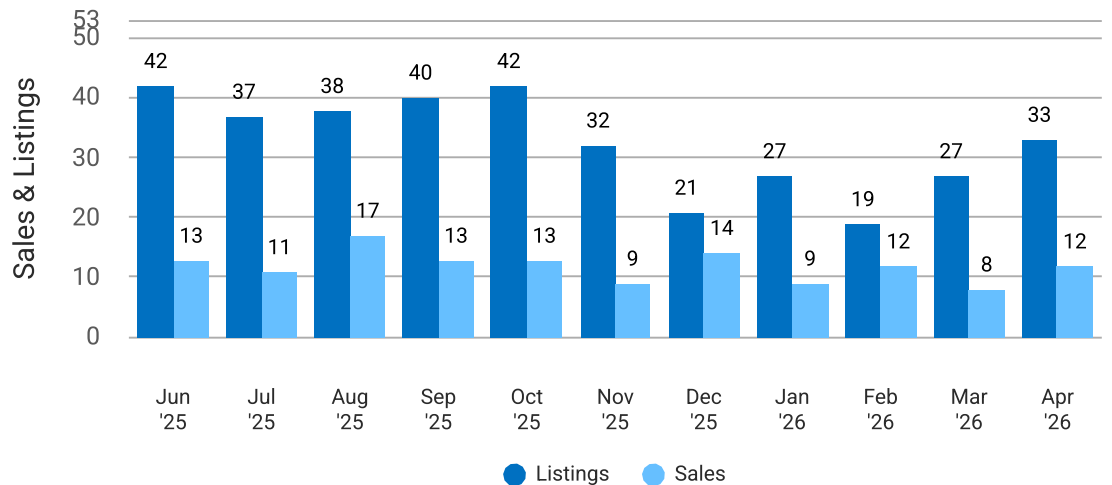
Total Sales and Active Listings in Half Moon Bay, California

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



Half Moon Bay, California

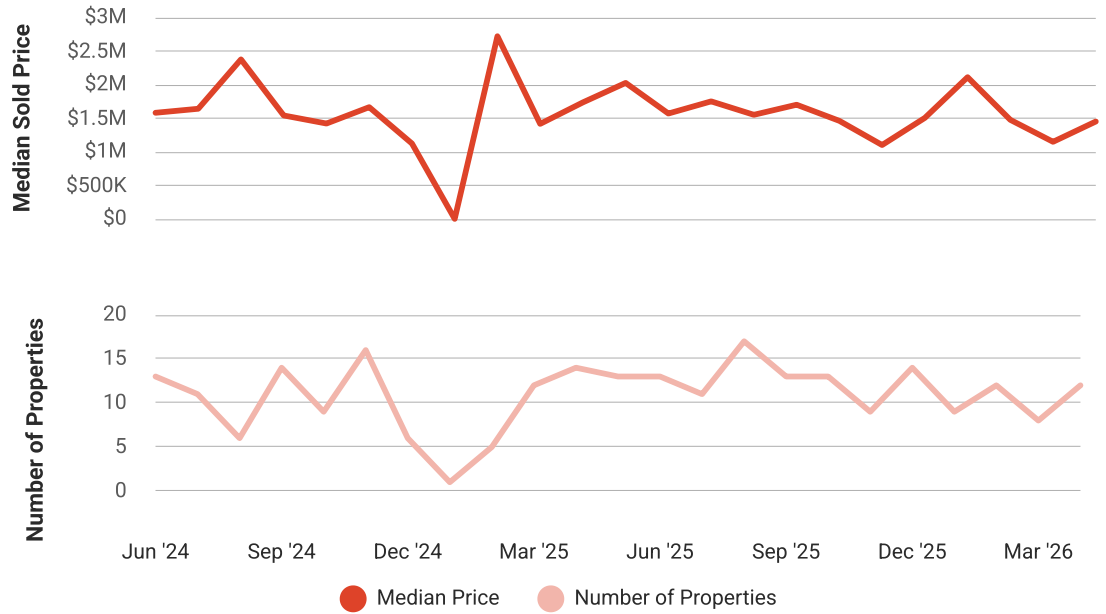
Median Sold Price vs Sold Listings in Half Moon Bay, California

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 Half Moon Bay, 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	\$1,646,710	\$1,639,270 +0.45%	\$1,637,880 +0.54%	\$1,723,100 -4.43%	\$1,647,970 -0.08%	\$1,593,840 +3.32%
Median Sold Price Last Updated: 4/30/2026	\$1,450,000	\$1,148,000 +26.31%	\$2,110,000 -31.28%	\$1,735,000 -16.43%	\$1,725,000 -15.94%	\$1,660,000 -12.65%
Median List Price Last Updated: 4/30/2026	\$1,999,000	\$1,998,000 +0.05%	\$1,550,000 +28.97%	\$1,550,000 +28.97%	\$1,624,000 +23.09%	\$2,400,000 -16.71%

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

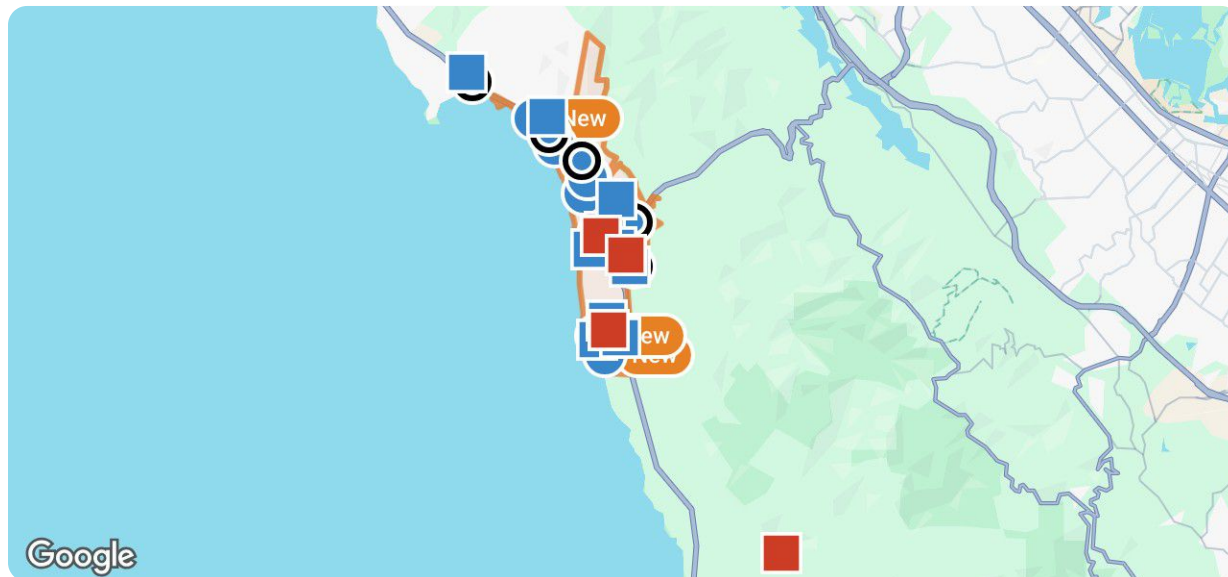
Property Types: Single Family, Condo/Townhouse/Apt

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

Half Moon Bay, California

Summary

For Sale Activity in the Last 3 Months

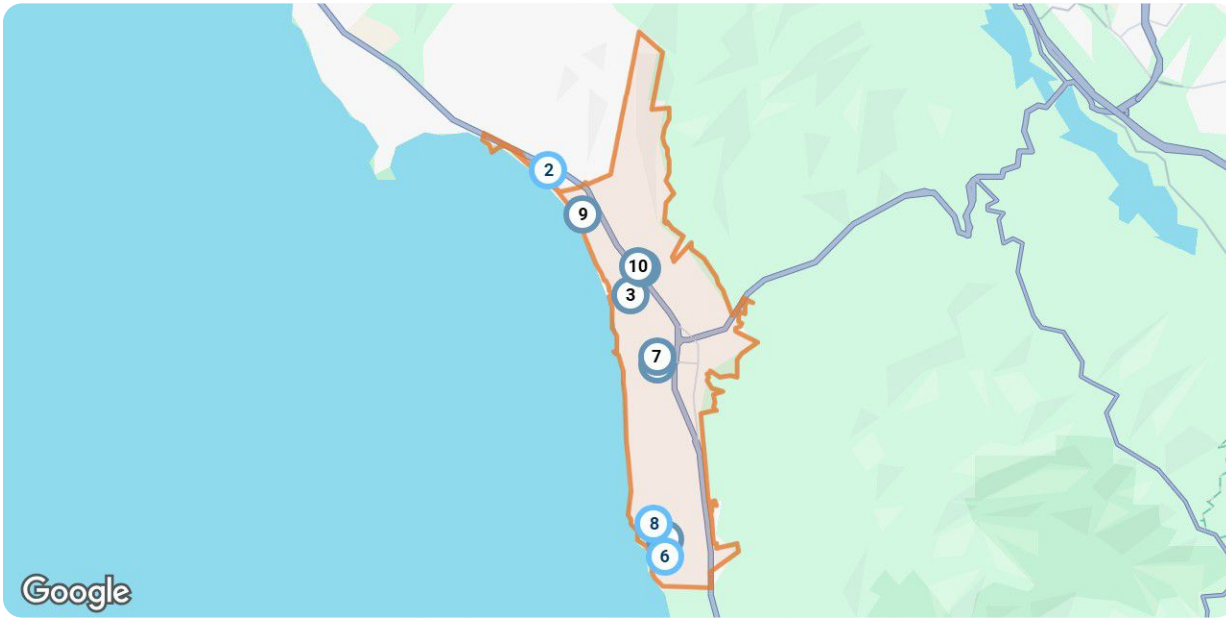


	New	Pending	Closed	Distressed
Number of Properties	10	8	10	4
Lowest Listing Price / Est.Value	\$398,000	\$645,000	\$422,500	\$1,017,060
Median Listing Price / Est.Value	\$1,843,500	\$1,494,500	\$1,560,000	\$1,771,920
Highest Listing Price / Est.Value	\$4,350,000	\$5,200,000	\$2,765,000	\$3,044,000
Average Price / sqft	\$808	\$962	\$698	\$932
Median Price / sqft	\$772	\$875	\$698	\$925
Average Days in RPR	19	17	95	-
Median Days in RPR	13	13	25	-
Total Volume	\$19,291,000	\$16,237,000	\$15,251,500	\$7,604,900
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

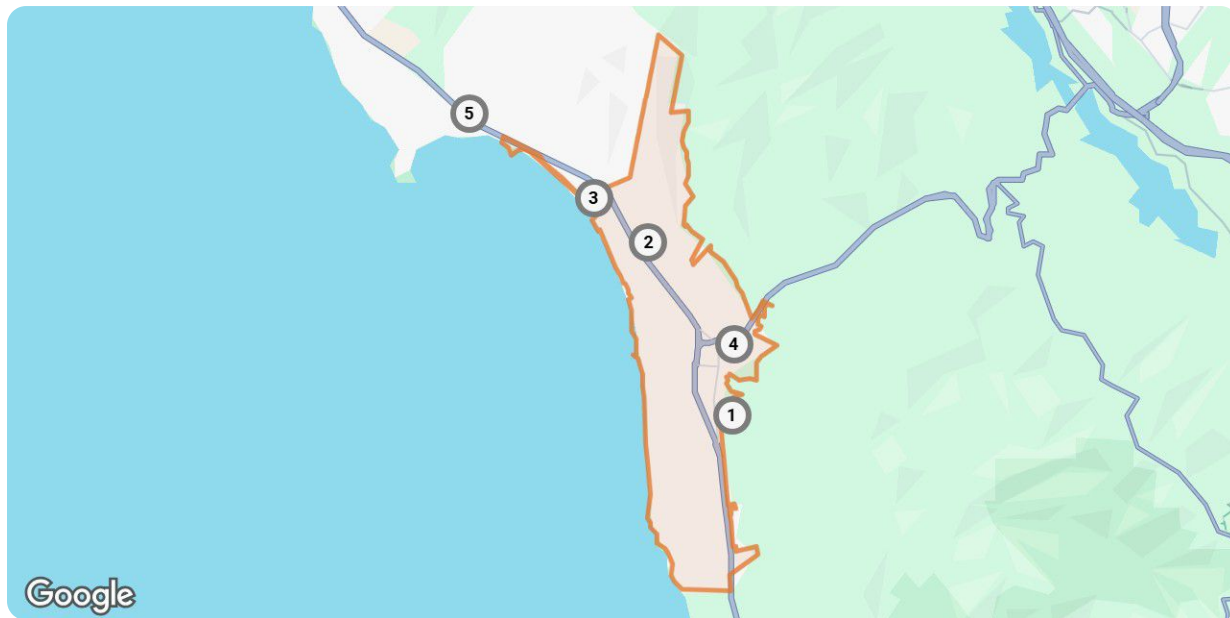
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>4100 Cabrillo Hwy N, #101 Half Moon Bay, CA 94019 MLS ID: 82049767 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	1/1	480	1.58 acres	1997	6/4/2026 1 day	\$398,000 \$829/sq ft
2	 <p>445 Mirada Rd Half Moon Bay, CA 94019 MLS ID: 426136150 ● Active / For Sale</p> <p><i>Listing Courtesy of SkyGroup Realty Inc.</i></p>	Single Family	4/4	2,450	0.46 acres	1999	6/2/2026 3 days	\$1,895,000 \$773/sq ft
3	 <p>2329 Burning Tree Rd Half Moon Bay, CA 94019 MLS ID: 82041314 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Ocean Element Real Estate</i></p>	Single Family	4/3	3,470	5,723 sqft	1978	4/2/2026 64 days	\$1,888,000 \$544/sq ft
4	 <p>424 Greenbrier Rd Half Moon Bay, CA 94019 MLS ID: 82049093 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	3/2	2,140	7,803 sqft	1987	5/29/2026 7 days	\$1,648,000 \$770/sq ft
5	 <p>432 Granelli Ave Half Moon Bay, CA 94019 MLS ID: 82048907 ● Active / For Sale</p> <p><i>Listing Courtesy of Ocean Element Real Estate</i></p>	Single Family	3/2	1,190	5,500 sqft	1964	5/28/2026 8 days	\$1,395,000 \$1,172/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
	1558 Mizzen Ln Half Moon Bay, CA 94019 MLS ID: 82049031 ● Active / For Sale <i>Listing Courtesy of Hometown Realty A Janet Pepe Davis Agency</i>	Single Family	4/2	2,040	6,045 sqft	1975	5/28/2026 8 days	\$1,898,000 \$930/sq ft
	407 Saint Joseph Ave Half Moon Bay, CA 94019 MLS ID: 82047316 ● Active Under Contract / For Sale <i>Listing Courtesy of Coldwell Banker Realty</i>	Single Family	4/2	2,060	6,000 sqft	1970	5/14/2026 22 days	\$1,525,000 \$740/sq ft
	533 Alsace Loraine Ave Half Moon Bay, CA 94019 MLS ID: 82044527 ● Active Under Contract / For Sale <i>Listing Courtesy of KW Advisors</i>	Single Family	3/4	2,910	4,483 sqft	1989	4/24/2026 42 days	\$1,799,000 \$618/sq ft
	101 Spyglass Ln Half Moon Bay, CA 94019 MLS ID: 82041418 ● Active / For Sale <i>Listing Courtesy of Compass</i>	Single Family	5/4	4,452	0.33 acres	2005	5/19/2026 17 days	\$4,350,000 \$977/sq ft
	11 Fairway Pl Half Moon Bay, CA 94019 MLS ID: 82047531 ● Active / For Sale <i>Listing Courtesy of Compass</i>	Single Family	4/3	3,450	7,802 sqft	1988	5/16/2026 20 days	\$2,495,000 \$723/sq ft

Pending

Source: Listings

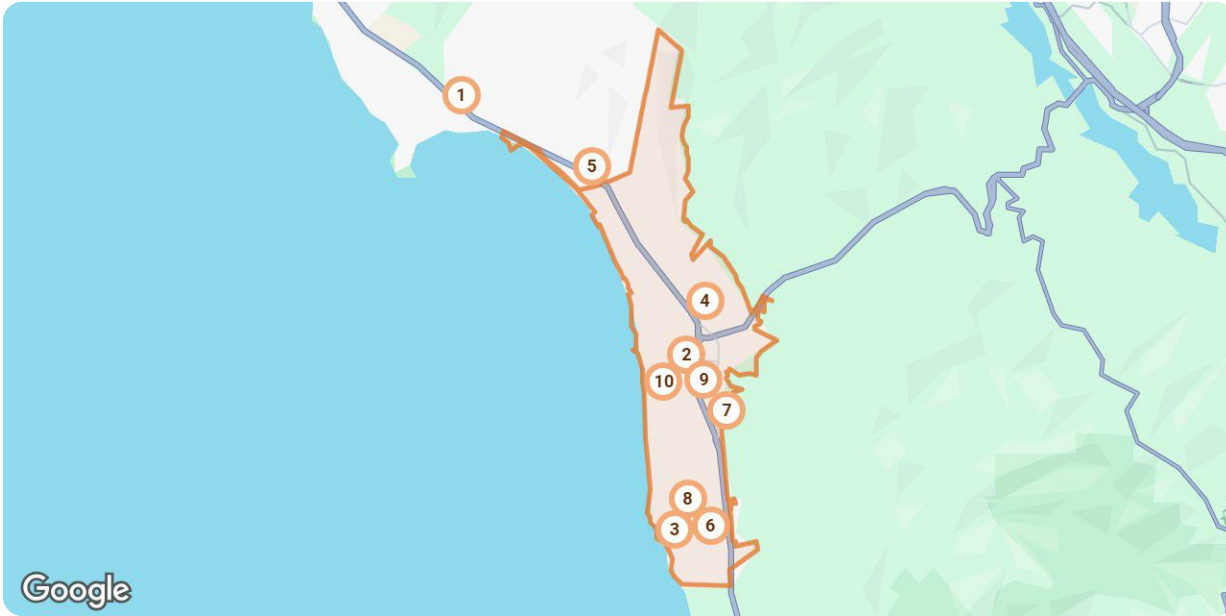


Pending: 8 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>1557 Mizzen Ln Half Moon Bay, CA 94019 MLS ID: 82044248 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	1,752	6,000 sqft 1975	4/24/2026	\$1,439,000 \$821/sq ft	5/28/2026 34 days
2	 <p>1045 S Arnold Way Half Moon Bay, CA 94019 MLS ID: IV26101635 Pending / For Sale</p> <p><i>Listing Courtesy of TOWER AGENCY</i></p>	Condo/Townhouse/Apt.	2/1	730	1,860 sqft 1972	5/18/2026	\$645,000 \$884/sq ft	5/24/2026 6 days
3	 <p>1510 Spinnaker Ln Half Moon Bay, CA 94019 MLS ID: 82046605 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/2	1,570	8,019 sqft 1975	5/12/2026	\$1,310,000 \$834/sq ft	5/19/2026 7 days
4	 <p>2021 Bordeaux Ln Half Moon Bay, CA 94019 MLS ID: 82046173 Pending / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway HomeServices DrysdaleProperties</i></p>	Single Family	3/2	1,790	6,858 sqft 1973	5/7/2026	\$1,550,000 \$866/sq ft	5/16/2026 9 days
5	 <p>204 Roosevelt Blvd Half Moon Bay, CA 94019 MLS ID: 82045320 Pending / For Sale</p> <p><i>Listing Courtesy of Century 21 Sunset Properties</i></p>	Single Family	4/4	3,020	7,500 sqft 1973	4/30/2026	\$5,200,000 \$1,722/sq ft	5/16/2026 16 days
6	 <p>150 Tiller Ct Half Moon Bay, CA 94019 MLS ID: 82043496 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,420	7,200 sqft 1975	4/17/2026	\$1,299,000 \$915/sq ft	5/16/2026 29 days
7	 <p>47 Alameda Ave Half Moon Bay, CA 94019 MLS ID: 82046339 Pending / For Sale</p> <p><i>Listing Courtesy of KW Advisors</i></p>	Single Family	4/4	3,390	8,800 sqft 1999	5/7/2026	\$3,195,000 \$942/sq ft	5/15/2026 8 days
8	 <p>123 Presidio Ave Half Moon Bay, CA 94019 MLS ID: 82042068 Pending / For Sale</p> <p><i>Listing Courtesy of KW Advisors</i></p>	Single Family	4/3	2,250	5,000 sqft 1987	4/8/2026	\$1,599,000 \$711/sq ft	5/1/2026 23 days

Half Moon Bay, California


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>405 Kelly Ave Half Moon Bay, CA 94019 MLS ID: 82047505</p> <p>Closed / For Sale</p> <p><i>Courtesy of KW Advisors</i></p>	Single Family	3/3	1,700	9,912 sqft 2002	6/5/2026 3 days	\$1,850,000 \$1,088/sq ft	↑ 3.64%
2	 <p>71 Patrick Way Half Moon Bay, CA 94019 MLS ID: 82041818</p> <p>Closed / For Sale</p> <p><i>Courtesy of Crown Properties</i></p>	Condo/Townhouse/Apt.	2/3	1,400	984 sqft 1994	5/29/2026 28 days	\$945,000 \$675/sq ft	↓ 1.46%
3	 <p>140 Palm Beach Ave Half Moon Bay, CA 94019 MLS ID: 82028996</p> <p>Closed / For Sale</p> <p><i>Courtesy of KW Advisors</i></p>	Single Family	3/2	1,620	5,499 sqft 1970	5/26/2026 136 days	\$1,280,000 \$790/sq ft	↓ 1.46%
4	 <p>460 Pine Ave Half Moon Bay, CA 94019 MLS ID: 82004441</p> <p>Closed / For Sale</p> <p><i>Courtesy of Del Mar Properties</i></p>	Condo/Townhouse/Apt.	2/2	1,090	0.28 acres 1986	5/22/2026 355 days	\$569,000 \$522/sq ft	↓ 16.2%
5	 <p>15 Ashdown Pl Half Moon Bay, CA 94019 MLS ID: 82025855</p> <p>Closed / For Sale</p> <p><i>Courtesy of Ocean Element Real Estate</i></p>	Single Family	4/4	4,250	10,004 sqft 1987	5/8/2026 187 days	\$2,300,000 \$541/sq ft	↓ 4.13%

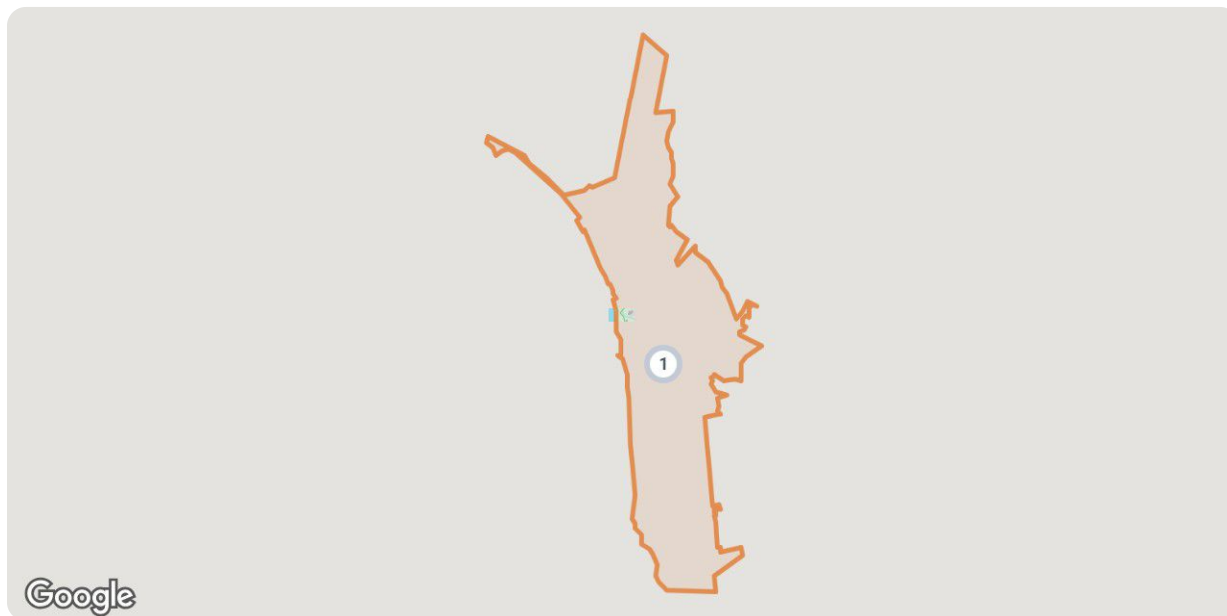


Half Moon Bay, California


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 %
	 606 Highland Ave Half Moon Bay, CA 94019 MLS ID: 82040753 Closed / For Sale <i>Courtesy of Compass</i>	Single Family	4/3	3,026	8,159 sqft 2002	5/8/2026 14 days	\$2,000,000 \$661/sq ft	↑ 0.1%
	 350 6th Ave Half Moon Bay, CA 94019 MLS ID: 82037998 Closed / For Sale <i>Courtesy of Compass</i>	Single Family	3/3	2,120	5,000 sqft 1998	5/4/2026 22 days	\$1,570,000 \$741/sq ft	↓ 0.32%
	 36 Pinehurst Ln Half Moon Bay, CA 94019 Closed / Public Record <i>Google</i>	Single Family	3/3	2,150	4,511 sqft 1975	4/30/2026 - days	\$1,550,000 \$816/sq ft	-
	 1041 Suzanne Ct Half Moon Bay, CA 94019 Closed / Public Record <i>Google</i>	Single Family	3/2	1,190	1,428 sqft 1970	4/29/2026 - days	\$422,500 \$721/sq ft	-
	 231 Bayhill Rd Half Moon Bay, CA 94019 MLS ID: 82038721 Closed / For Sale <i>Courtesy of Compass</i>	Single Family	4/3	3,112	7,232 sqft 2016	4/28/2026 13 days	\$2,765,000 \$888/sq ft	-

Distressed

Source: Public Records and Listings



Legend

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



Half Moon Bay, California

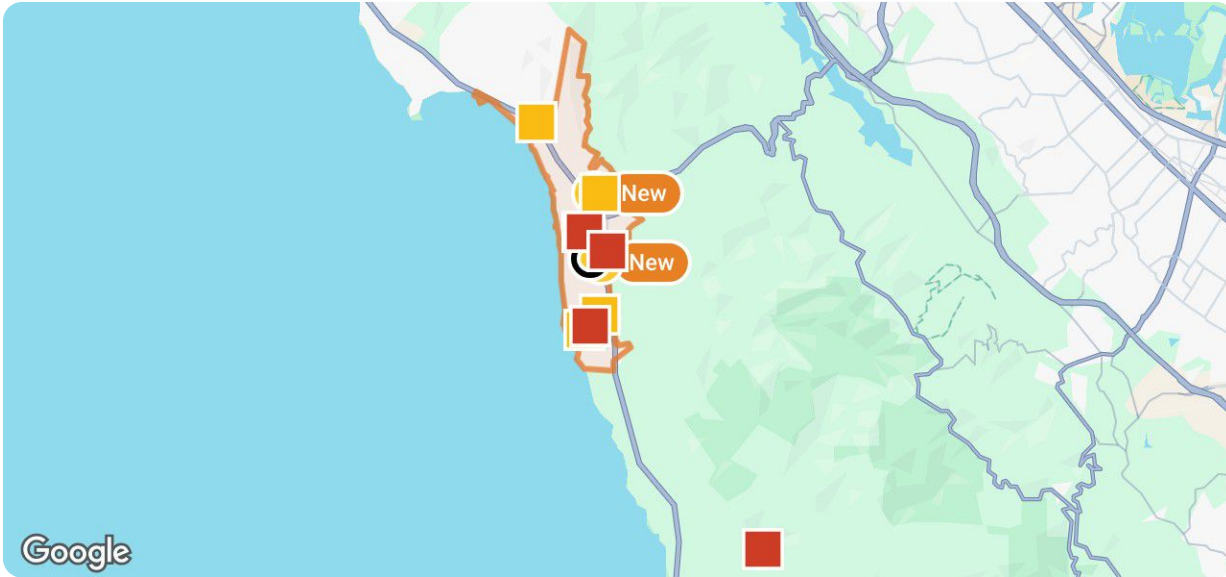
Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>408 Kelly Ave Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/1	1,080	7,500 sqft 1915	– – days	– \$942/sq ft	3/24/2026 Notice of Default
2	 <p>15 Muirfield Rd Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/3	2,450	1,831 sqft 1987	– – days	– \$791/sq ft	4/15/2026 Notice of Default
3	 <p>1851 Tunitas Creek Rd Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/3	2,800	20.18 acres 1986	– – days	– \$1,087/sq ft	4/24/2026 Notice of Default
4	 <p>791 Johnston St Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/1	1,770	0.31 acres 1948	– – days	– \$907/sq ft	3/25/2026 Notice of Default



Half Moon Bay, California

Summary

For Lease Activity in the Last 3 Months



	New	Pending	Closed	Distressed
Number of Properties	1	2	4	4
Lowest Listing Price / Est.Value	\$6,500	\$4,500	\$5,500	\$1,017,060
Median Listing Price / Est.Value	\$6,500	\$4,550	\$6,250	\$1,771,920
Highest Listing Price / Est.Value	\$6,500	\$4,600	\$7,000	\$3,044,000
Average Price / sqft	\$3	\$4	\$2	\$932
Median Price / sqft	\$3	\$4	\$2	\$925
Average Days in RPR	22	10	47	-
Median Days in RPR	22	10	38	-
Total Volume	\$6,500	\$9,100	\$25,000	\$7,604,900
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Half Moon Bay, California

Market Activity Breakdown

New


Source: Listings



Legend

● Active For Lease

New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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1		590 Terrace Ave Half Moon Bay, CA 94019 MLS ID: 82047195	Single Family	4/3	2,140	5,375 sqft	1995	5/14/2026 22 days	\$6,500 mo. \$3/sq ft
		● Active / For Lease							

Courtesy of Elite Properties



Half Moon Bay, California

Pending

Source: Listings



Legend

● Active For Lease

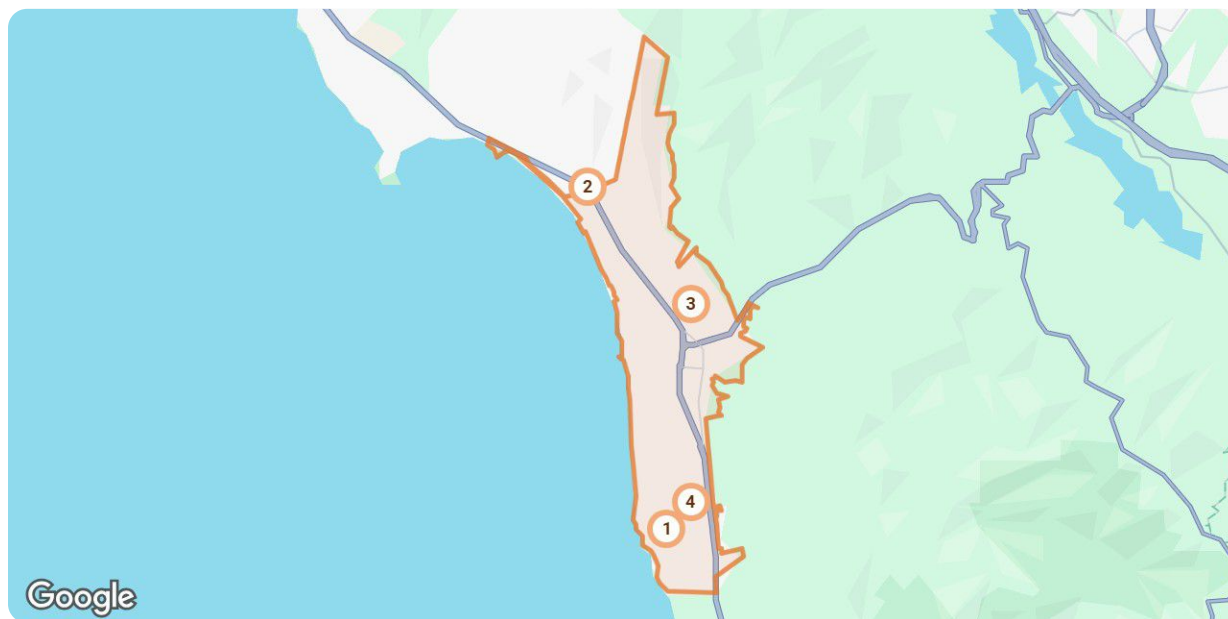
Pending: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>628 Grove St Half Moon Bay, CA 94019 MLS ID: 82048453</p> <p>● Pending / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/1	1,150	8,461 sqft 1959	5/25/2026	\$4,500 mo. \$4/sq ft	5/30/2026 5 days
2	 <p>470 Poplar St Half Moon Bay, CA 94019 MLS ID: 82046877</p> <p>● Pending / For Lease</p> <p><i>Courtesy of Compass</i></p>	Single Family	2/1	1,006	5,504 sqft 1946	5/12/2026	\$4,600 mo. \$5/sq ft	5/27/2026 15 days



Half Moon Bay, California

Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 4 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>44 Fairway Pl Half Moon Bay, CA 94019 MLS ID: 82038023</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Compass</i></p>	Single Family	4/3	3,330	8,990 sqft 1988	4/11/2026 32 days	- \$2/sq ft	-
2	 <p>445 Purisima Way Half Moon Bay, CA 94019 MLS ID: 82030582</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,510	8,860 sqft 2006	4/11/2026 91 days	- \$3/sq ft	-
3	 <p>633 Silver Ave Half Moon Bay, CA 94019 MLS ID: 82033579</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Carrick & English R.E.</i></p>	Single Family	4/3	2,360	8,159 sqft 1992	3/31/2026 43 days	- \$2/sq ft	-
4	 <p>381 Saint Andrews Ln Half Moon Bay, CA 94019 MLS ID: 82035206</p> <p>■ Closed / For Lease</p> <p><i>Courtesy of Denman Real Estate Group, Inc.</i></p>	Single Family	3/3	2,440	6,599 sqft 1978	3/13/2026 21 days	- \$2/sq ft	-

Half Moon Bay, California

Distressed

Source: Public Records and Listings



Legend

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

Distressed: 4 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>408 Kelly Ave Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/1	1,080	7,500 sqft 1915	– – days	– \$942/sq ft	3/24/2026 Notice of Default
2	 <p>15 Muirfield Rd Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/3	2,450	1,831 sqft 1987	– – days	– \$791/sq ft	4/15/2026 Notice of Default
3	 <p>1851 Tunitas Creek Rd Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/3	2,800	20.18 acres 1986	– – days	– \$1,087/sq ft	4/24/2026 Notice of Default
4	 <p>791 Johnston St Half Moon Bay, CA 94019 ■ Off Market / Public Record</p>	Single Family	3/1	1,770	0.31 acres 1948	– – days	– \$907/sq ft	3/25/2026 Notice of Default



Half Moon Bay, California

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