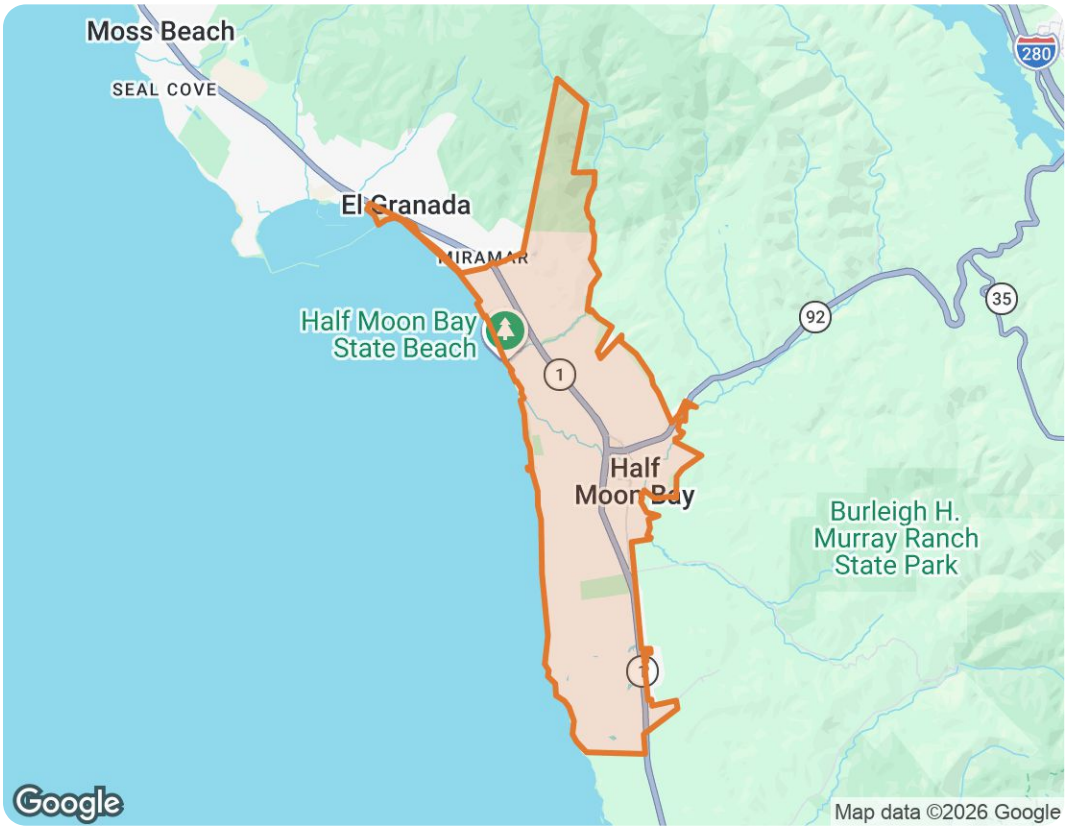
Half Moon Bay, California



The biggest buyer rebates and lowest selling fees in real estate — without sacrificing full-service support, 7 days a week.

ShopProp Licensed CA, WA, HI, AZ, MI, TX, VA, CO

Office (888) 821-0556
team@shopprop.com
www.shopprop.com

ShopProp Inc.

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

Shop|Prop

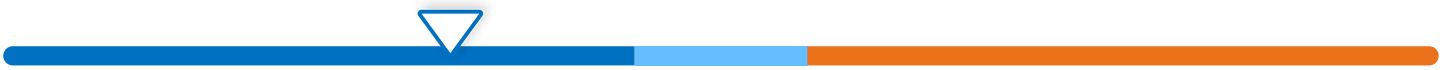
Market Trends

Market Trends for Half Moon Bay, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.73	102.3%	9	$1,620,000
↑ 64.32% MoM	↑ 6.32% MoM	↓ 82.69% MoM	↓ 12.2% MoM

October 2026 Median Estimated Property Value

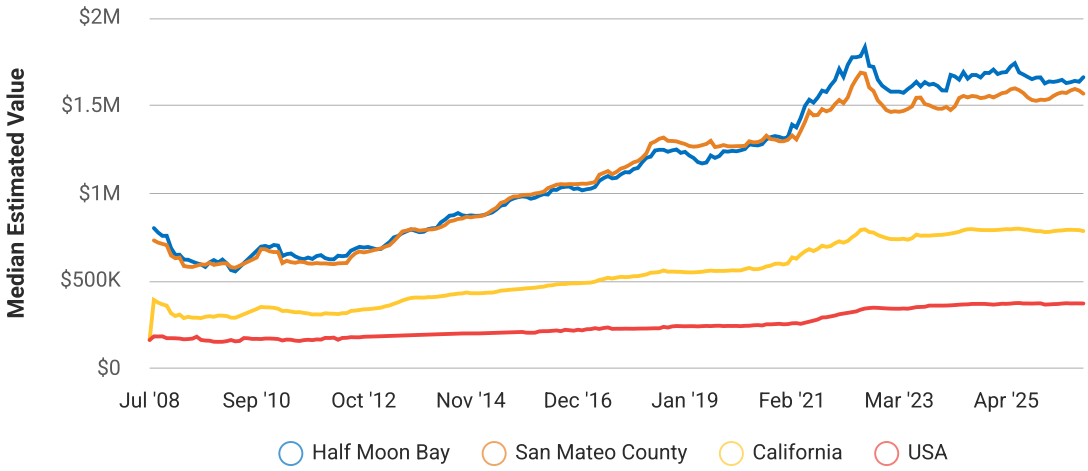
Single Family + Condo/Townhouse/Apt.

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	Last Month Change	12 Month Change
$1,662,020	+1.6%	+0.7%



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

September 2026 Active Listings

Half Moon Bay, California

Single Family + Condo/Townhouse/Apt.

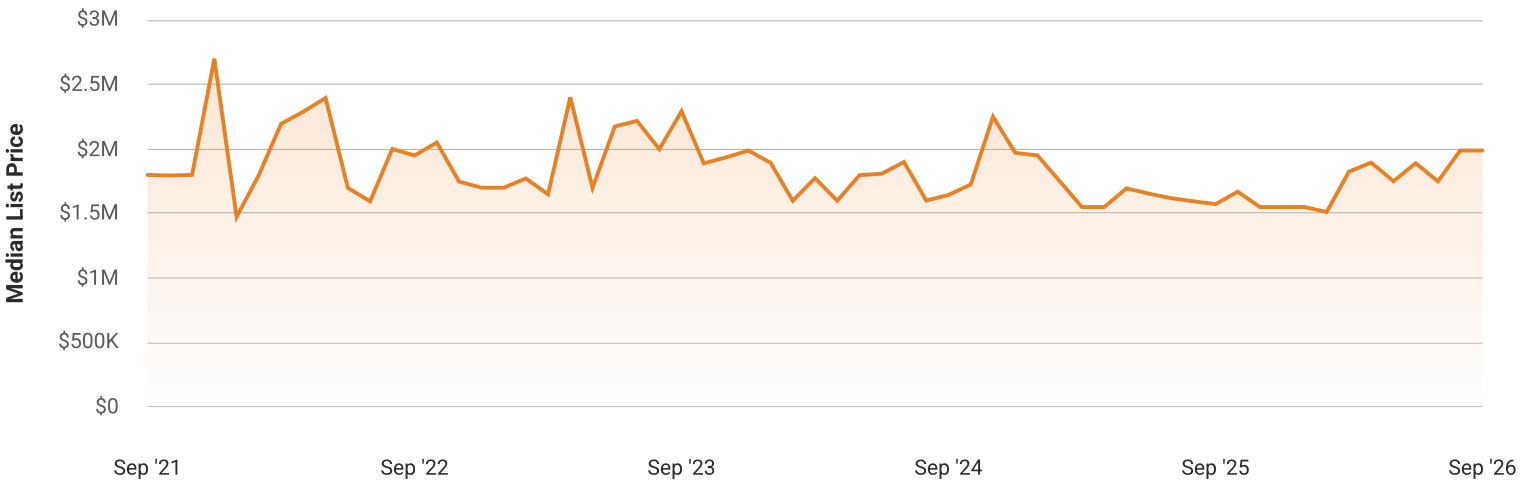
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,988,000

0% Month over Month



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

September 2026 Sold Listings

Half Moon Bay, California

Single Family + Condo/Townhouse/Apt.

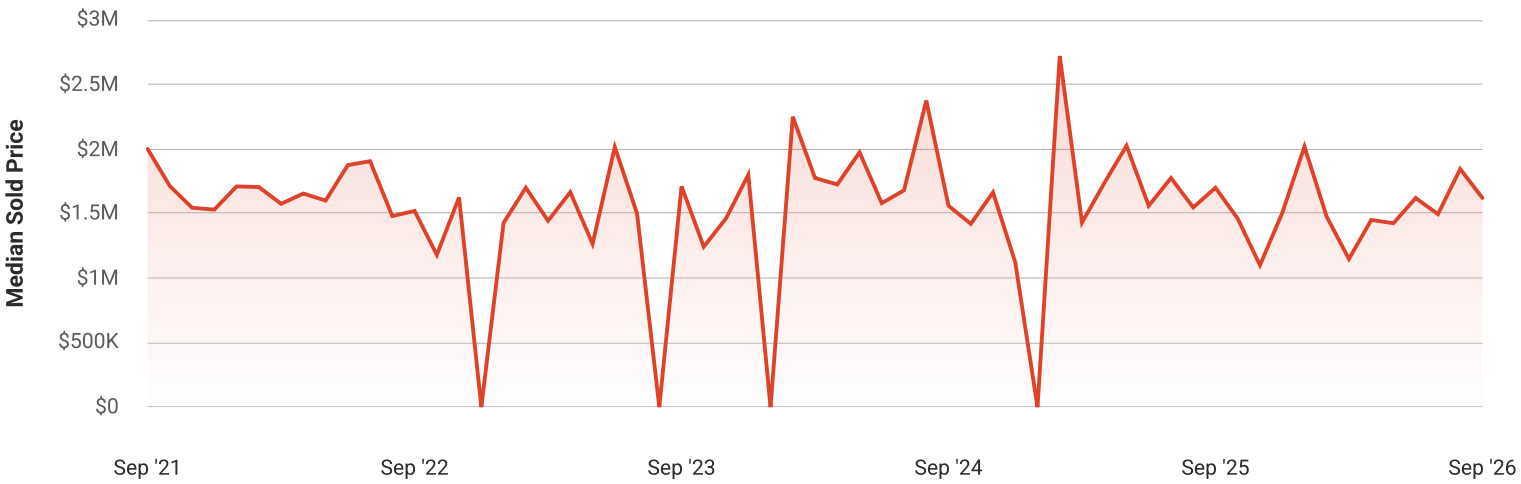
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $1,620,000

↓ 12.2% Month over Month



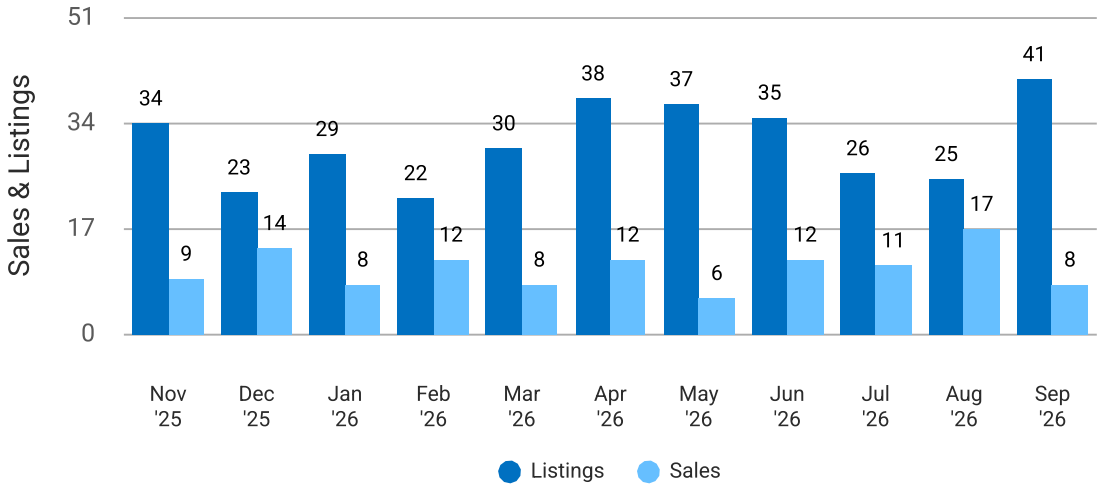
Total Sales and Active Listings in Half Moon Bay, California

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



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

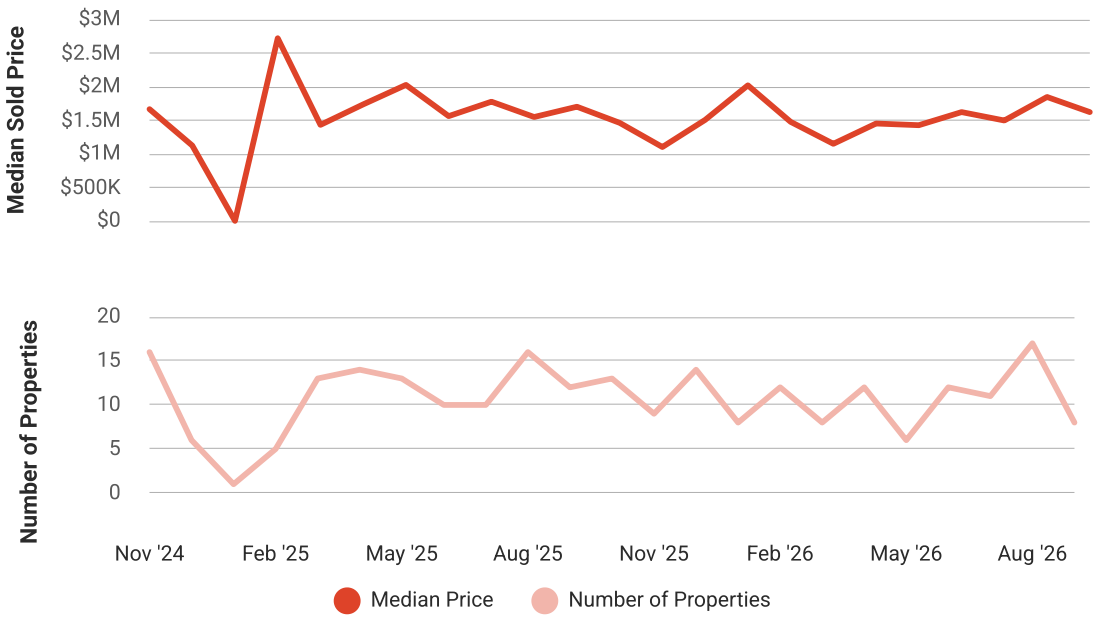
Median Sold Price vs Sold Listings in Half Moon Bay, California

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



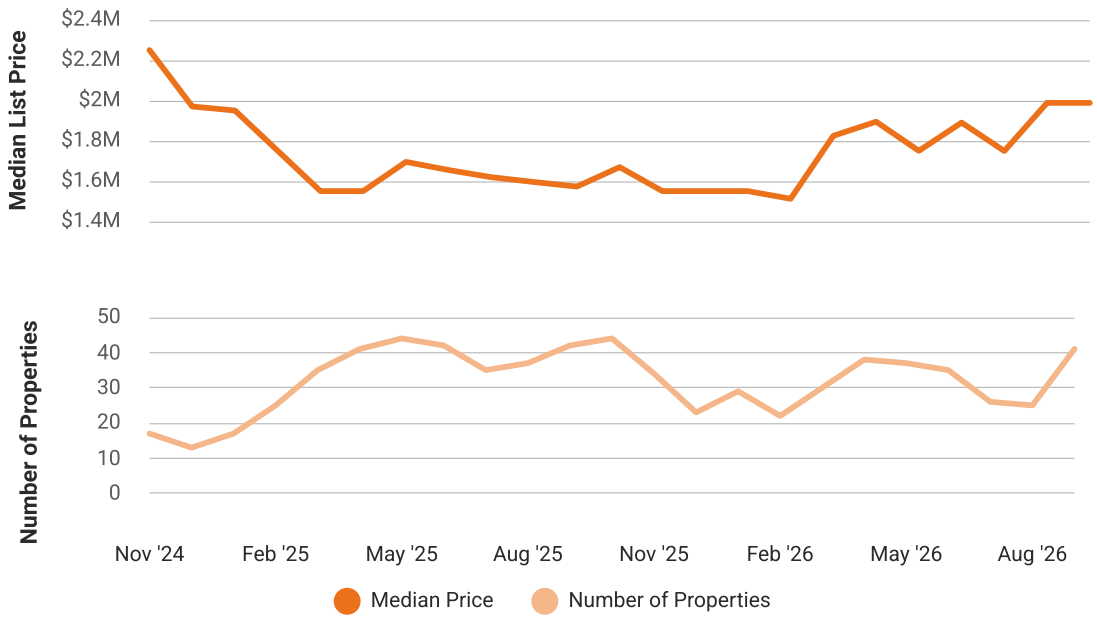
Median List Price vs Active Listings in Half Moon Bay, California

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



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

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: 10/31/2026	$1,662,020	$1,635,990 +1.59%	$1,633,320 +1.76%	$1,650,860 +0.68%	$1,660,610 +0.08%	$1,618,960 +2.66%
Median Sold Price Last Updated: 9/30/2026	$1,620,000	$1,845,000 -12.2%	$1,620,000 0%	$1,700,000 -4.71%	$1,560,000 +3.85%	$1,710,000 -5.26%
Median List Price Last Updated: 9/30/2026	$1,988,000	$1,988,000 0%	$1,890,000 +5.19%	$1,572,500 +26.42%	$1,644,000 +20.92%	$2,292,000 -13.26%

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

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	3	10	1
Lowest Listing Price / Est.Value	$1,129,000	$899,000	$280,000	$1,424,000
Median Listing Price / Est.Value	$2,417,000	$1,199,000	$1,487,500	$1,424,000
Highest Listing Price / Est.Value	$4,495,000	$1,499,000	$2,450,000	$1,424,000
Average Price / sqft	$959	$906	$831	$584
Median Price / sqft	$988	$915	$875	$584
Average Days in RPR	23	22	41	–
Median Days in RPR	27	22	21	–
Total Volume	$24,651,000	$3,597,000	$13,706,116	$1,424,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

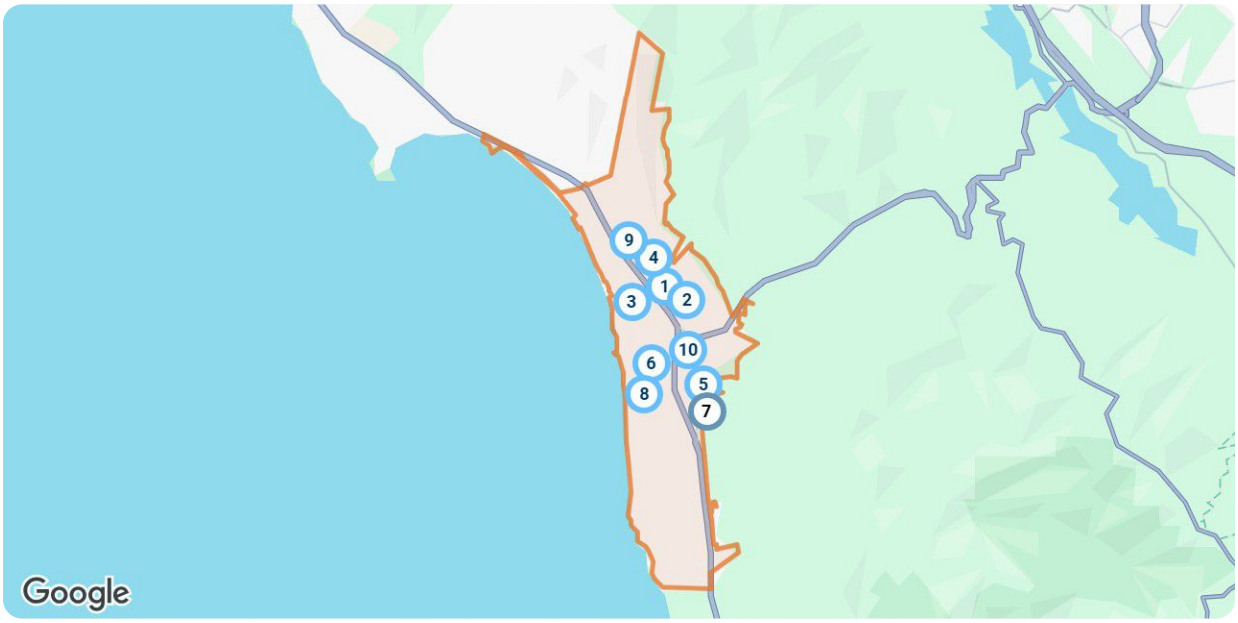
Half Moon Bay, California

Shop|Prop

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  **624 Highland Ave** **Half Moon Bay, CA 94019** MLS ID: 82063243 Active Under Contract / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	4/3	3,050	8,158 sqft	1990	10/3/2026 33 days	$1,799,000 $590/sq ft
2  **415 Kelly Ave** **Half Moon Bay, CA 94019** MLS ID: 82066300 Active / For Sale *Listing Courtesy of Parc Agency Corporation*	Single Family	3/3	2,562	0.49 acres	2009	11/2/2026 3 days	$2,335,000 $911/sq ft
3  **229 Garcia Ave** **Half Moon Bay, CA 94019** MLS ID: 82065548 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	4/5	2,261	7,500 sqft	2006	10/23/2026 13 days	$2,500,000 $1,106/sq ft
4  **2170 Bayhill Ct** **Half Moon Bay, CA 94019** MLS ID: 82065281 Active / For Sale *Listing Courtesy of KW Advisors*	Single Family	5/6	5,000	0.35 acres	1987	10/21/2026 15 days	$4,495,000 $899/sq ft
5  **539 Silver Ave** **Half Moon Bay, CA 94019** MLS ID: 82064772 Active / For Sale *Listing Courtesy of KW Advisors*	Single Family	5/4	4,820	9,502 sqft	1992	10/15/2026 21 days	$2,500,000 $519/sq ft

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

ShopProp

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  **457 Coronado Ave** **Half Moon Bay, CA 94019** MLS ID: 82064149 Active / For Sale *Listing Courtesy of KW Advisors*	Single Family	5/3	2,715	0.25 acres	2026	10/9/2026 27 days	$2,499,000 $920/sq ft
7  **655 Potter Ave** **Half Moon Bay, CA 94019** MLS ID: 82063606 Active / For Sale *Listing Courtesy of Compass*	Single Family	4/4	3,115	7,500 sqft	2025	10/9/2026 27 days	$4,200,000 $1,348/sq ft
8  **316 Grove St** **Half Moon Bay, CA 94019** MLS ID: 82057076 Active / For Sale *Listing Courtesy of KW Advisors*	Single Family	4/4	1,603	4,083 sqft	2026	10/8/2026 28 days	$1,899,000 $1,185/sq ft
9  **611 Myrtle St** **Half Moon Bay, CA 94019** MLS ID: 82063952 Active / For Sale *Listing Courtesy of Compass*	Single Family	2/3	1,227	3,823 sqft	2014	10/8/2026 28 days	$1,295,000 $1,055/sq ft
10  **910 Golden Gate Ave** **Half Moon Bay, CA 94019** MLS ID: 82063550 Active / For Sale *Listing Courtesy of Compass*	Single Family	3/2	1,070	5,000 sqft	1963	10/4/2026 32 days	$1,129,000 $1,055/sq ft

Pending

Source: Listings



Legend

Pending

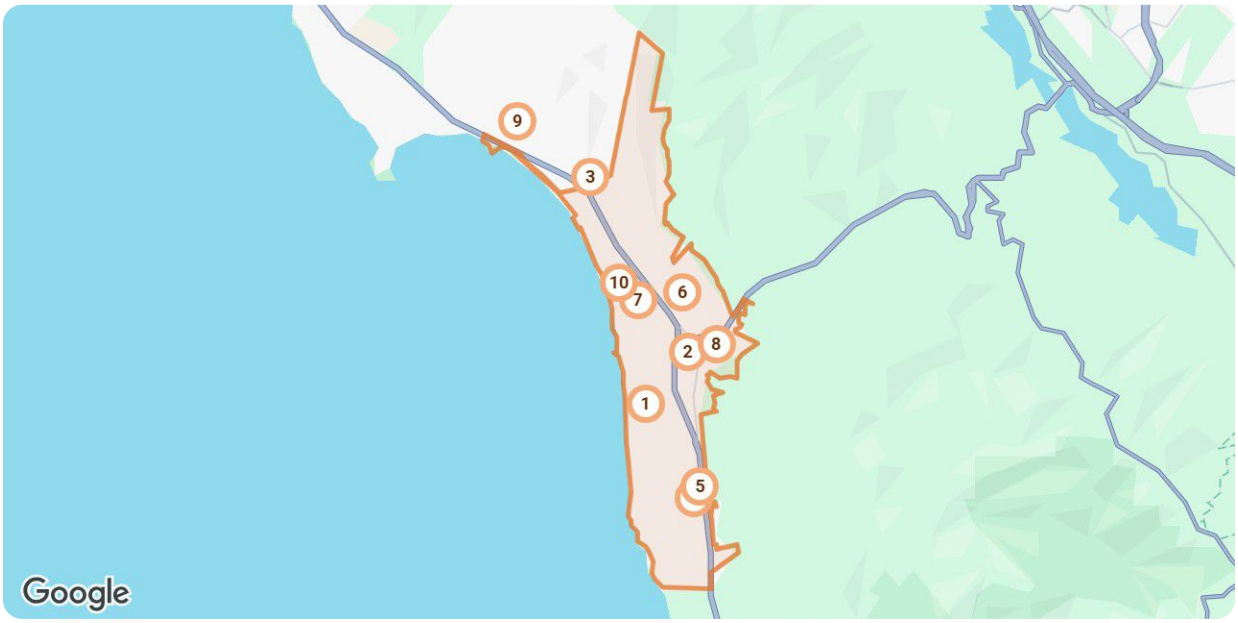
Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

Pending: 3 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  **425 Kehoe Ave** **Half Moon Bay, CA 94019** MLS ID: 82064030 Pending / For Sale *Listing Courtesy of Realty World-Martinelli Properties*	Single Family	3/2	1,310	6,533 sqft 1967	10/8/2026	$1,199,000 $915/sq ft	10/30/2026 22 days
2  **464 Spruce St** **Half Moon Bay, CA 94019** MLS ID: 82065027 Pending / For Sale *Listing Courtesy of Compass*	Single Family	3/2	1,290	7,361 sqft 1961	10/23/2026	$1,499,000 $1,162/sq ft	10/28/2026 5 days
3  **5 Erin Ln** **Half Moon Bay, CA 94019** MLS ID: 82060436 Pending / For Sale *Listing Courtesy of KW Advisors*	Condo/Townhouse/Apt.	2/3	1,400	984 sqft 1995	9/16/2026	$899,000 $642/sq ft	10/24/2026 38 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  **4100 Cabrillo Hwy N, #104** **Half Moon Bay, CA 94019** MLS ID: 82060476 Closed / For Sale *Courtesy of Coldwell Banker Realty*	Condo/Townhouse/Apt.	1/1	500	511 sqft 1996	10/29/2026 19 days	$280,000 $560/sq ft	↓ 6.35%
2  **400 Kehoe Ave** **Half Moon Bay, CA 94019** MLS ID: 82063231 Closed / For Sale *Courtesy of Coldwell Banker Realty*	Single Family	4/2	1,460	6,414 sqft 1968	10/29/2026 10 days	$1,600,000 $1,096/sq ft	↑ 14.37%

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

Shop|Prop

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 %
3  **301 Shelter Cove Dr** **Half Moon Bay, CA 94019** MLS ID: 82058077 Closed / For Sale *Courtesy of eXp Realty of Northern California, Inc.*	Single Family	3/2	1,790	0.33 acres 1970	10/29/2026 32 days	$1,550,000 $866/sq ft	↓ 2.45%
4  **319 Miramontes Ave** **Half Moon Bay, CA 94019** MLS ID: 82059550 Closed / For Sale *Courtesy of Compass*	Single Family	4/3	2,620	7,500 sqft 1988	10/27/2026 9 days	$2,450,000 $935/sq ft	↑ 6.61%
5  **284 Amesport Lndg** **Half Moon Bay, CA 94019** MLS ID: 82060445 Closed / For Sale *Courtesy of Compass*	Condo/Townhouse/Apt.	1/1	706	644 sqft 1989	10/26/2026 23 days	$640,018 $907/sq ft	↓ 1.46%
6  **359 Grove St** **Half Moon Bay, CA 94019** MLS ID: 82057646 Closed / For Sale *Courtesy of KW Advisors*	Single Family	3/2	1,760	5,540 sqft 1959	10/26/2026 37 days	$1,425,000 $810/sq ft	↓ 3.06%
7  **92 Patrick Way** **Half Moon Bay, CA 94019** MLS ID: 82054620 Closed / For Sale *Courtesy of Ocean Element Real Estate*	Single Family	3/3	1,580	1,187 sqft 1995	10/26/2026 69 days	$1,043,098 $660/sq ft	↑ 0.3%
8  **1023 Suzanne Ct** **Half Moon Bay, CA 94019** MLS ID: 82061911 Closed / For Sale *Courtesy of KW Advisors*	Condo/Townhouse/Apt.	2/1	730	2,052 sqft 1970	10/23/2026 9 days	$645,000 $884/sq ft	–
9  **577 Creekside Ct** **Half Moon Bay, CA 94019** MLS ID: 82040376 Closed / For Sale *Courtesy of Ocean Element Real Estate*	Single Family	3/3	1,749	0.28 acres 2026	10/22/2026 198 days	$1,748,000 $999/sq ft	–
10  **220 Eagle Trace Dr** **Half Moon Bay, CA 94019** MLS ID: 82058770 Closed / For Sale *Courtesy of KW Advisors*	Single Family	4/3	3,900	8,043 sqft 1990	10/16/2026 8 days	$2,325,000 $596/sq ft	↓ 2.92%

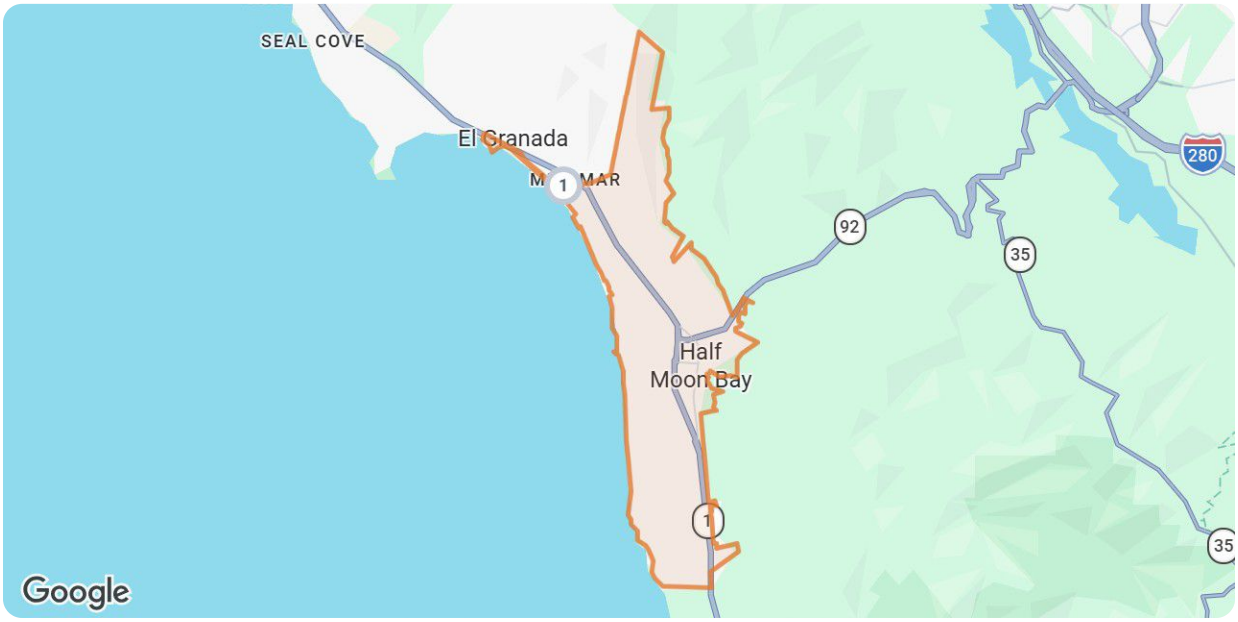
Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

Shop|Prop

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

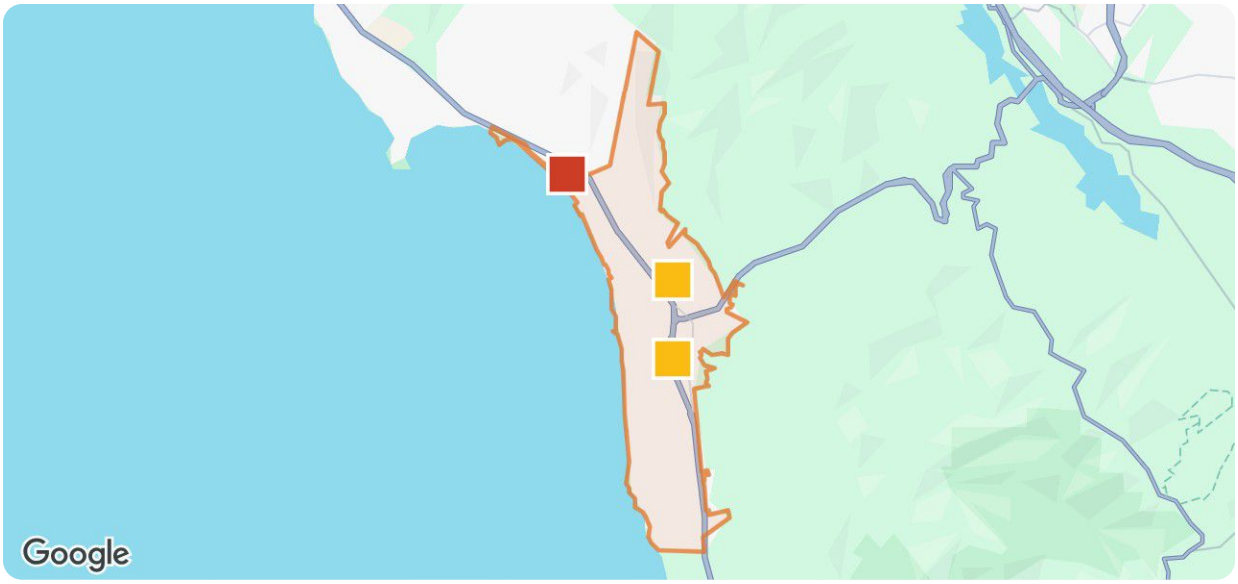
Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **441 Alameda Ave** **Half Moon Bay, CA 94019** Off Market / Public Record	Single Family	4/3	2,440	7,048 sqft 1979	– – days	– $584/sq ft	8/12/2026 Notice of Default

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	1	1	1	1
Lowest Listing Price / Est.Value	$6,250	$4,000	$5,950	$1,424,000
Median Listing Price / Est.Value	$6,250	$4,000	$5,950	$1,424,000
Highest Listing Price / Est.Value	$6,250	$4,000	$5,950	$1,424,000
Average Price / sqft	$3	$3	$3	$584
Median Price / sqft	$3	$3	$3	$584
Average Days in RPR	14	8	80	–
Median Days in RPR	14	8	80	–
Total Volume	$6,250	$4,000	$5,950	$1,424,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

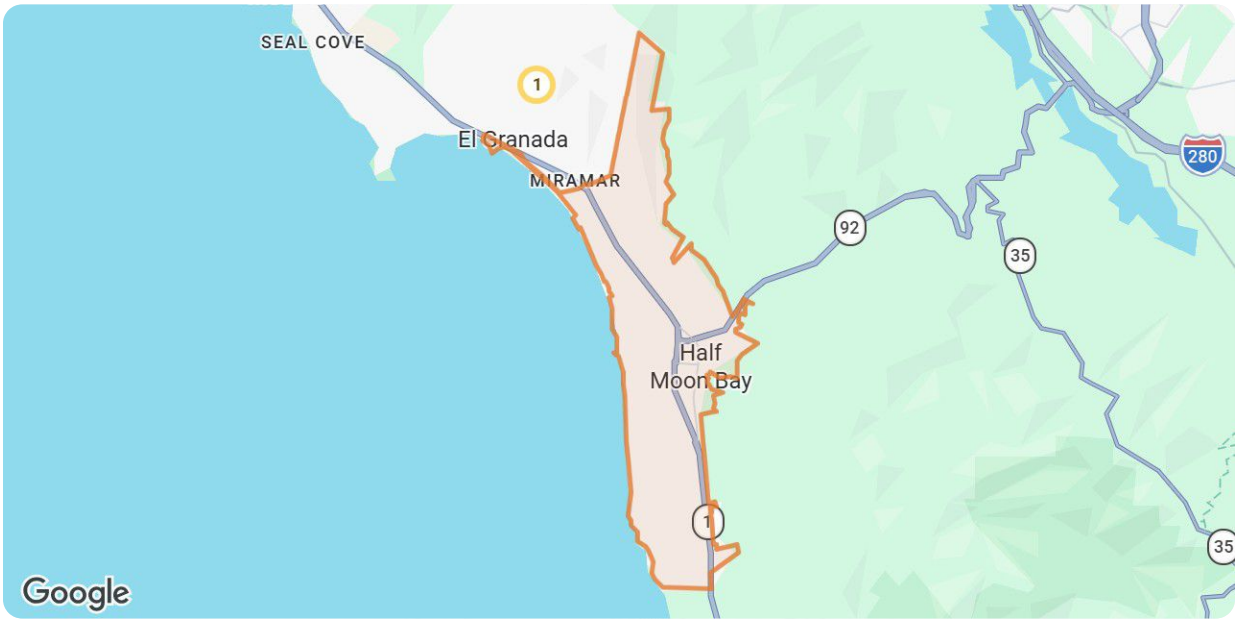
Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

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
1  **540 El Granada Blvd** **Half Moon Bay, CA 94019** MLS ID: 82065469 Active / For Lease	Single Family	3/3	2,025	4,748 sqft	2007	10/22/2026 14 days	$6,250 mo. $3/sq ft

Courtesy of Compass

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

Pending

Source: Listings



Legend

Active For Lease

Pending: 1 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  **605 Fourth Ave** **Half Moon Bay, CA 94019** MLS ID: 82065799 Pending / For Lease *Courtesy of Eckert Realty*	Condo/Townhouse/Apt.	2/3	1,200	7,361 sqft 2003	10/27/2026	$4,000 mo. $3/sq ft	11/4/2026 8 days

Closed

Source: Public Records and Listings



Legend

Closed

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

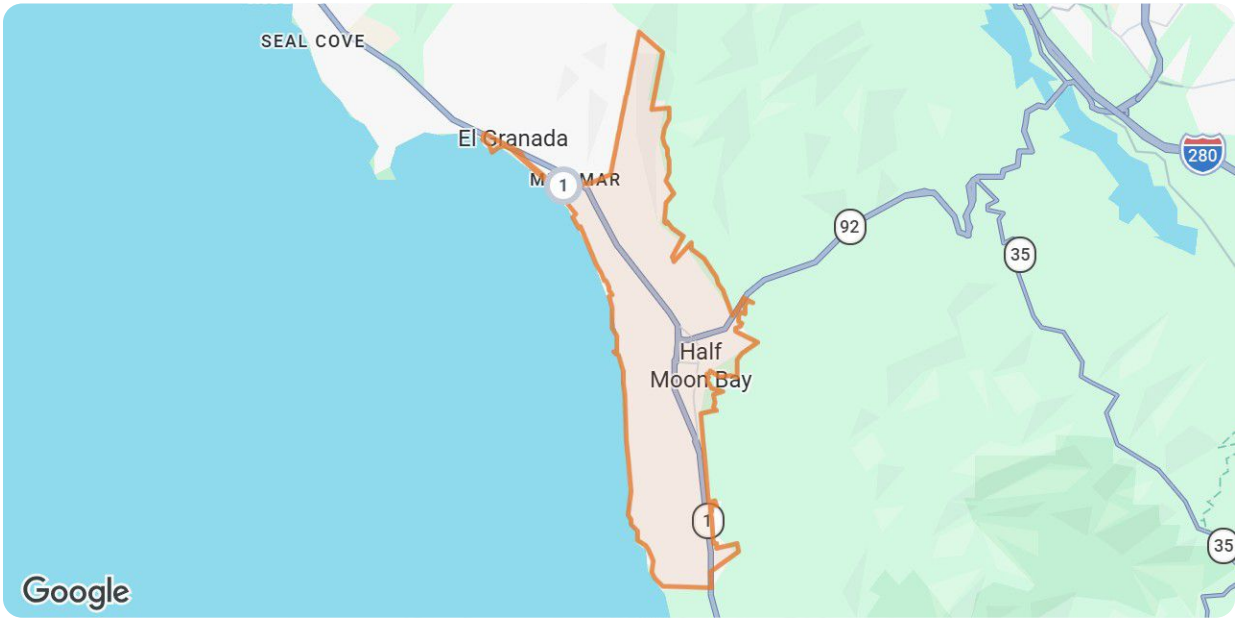
Shop|Prop

Closed: 1 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  **590 Terrace Ave** **Half Moon Bay, CA 94019** MLS ID: 82047195 Closed / For Lease	Single Family	4/3	2,140	– 1995	8/10/2026 80 days	– $3/sq ft	–

Courtesy of Elite Properties

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 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  **441 Alameda Ave** **Half Moon Bay, CA 94019** Off Market / Public Record	Single Family	4/3	2,440	7,048 sqft 1979	– – days	– $584/sq ft	8/12/2026 Notice of Default

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Half Moon Bay, California

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: **https://blog.narrpr.com**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.