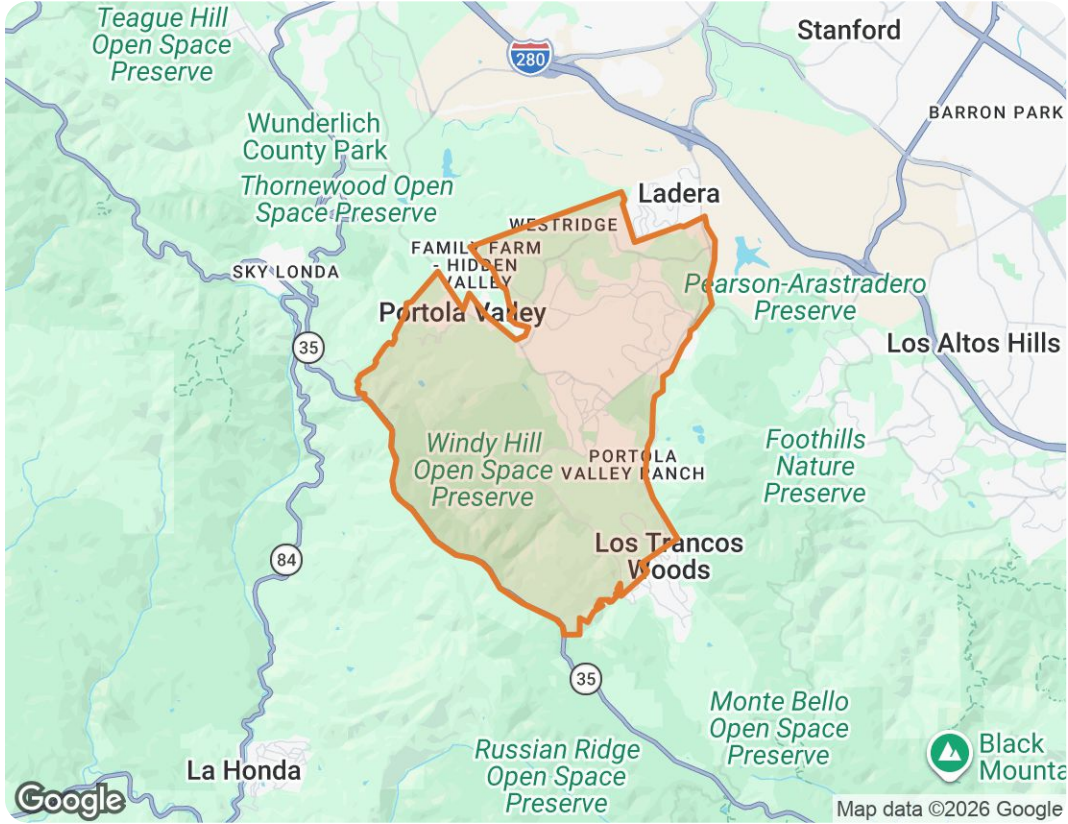


Portola Valley, California



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



ShopProp Inc.



Housing

Housing Facts & Stats

	Portola Valley	San Mateo...	California	USA
Median Estimated Home Value	\$4.02M	\$1.57M	\$787K	\$369K
Est. Home Value 12-Mo. Change	+2%	-0.5%	-1.1%	-0.2%
Median List Price	\$4.14M	\$1.5M	\$749K	-
List Price 1-Month Change	+7.6%	0%	+1.2%	-
List Price 12-Month Change	-17.1%	0%	-0.1%	-
Median Home Age	57	62	49	44
Own	84%	59%	56%	65%
Rent	16%	41%	44%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$577.98M	\$26.8B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	+30%	+4%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	+30%	-4%	+5%

Portola Valley, California

Market Trends for Portola Valley, California

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.33 ↓ 26.5% MoM	99.9% ↓ 1.75% MoM	18 ↑ 63.64% MoM	\$3,262,000 ↓ 13.59% MoM

May 2026 Median Estimated Property Value

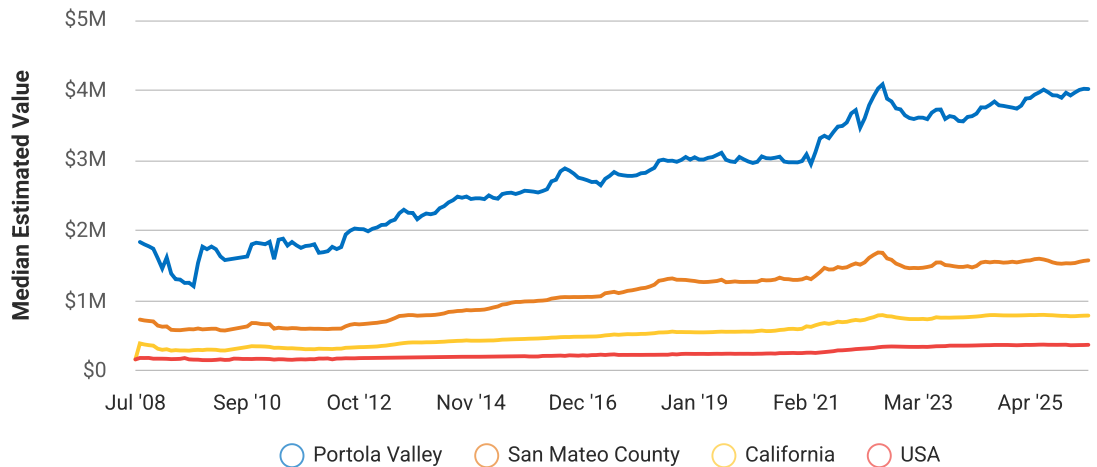
Single Family + Condo/Townhouse/Apt.

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 \$4,017,230	Last Month Change -0.1%	12 Month Change +2%
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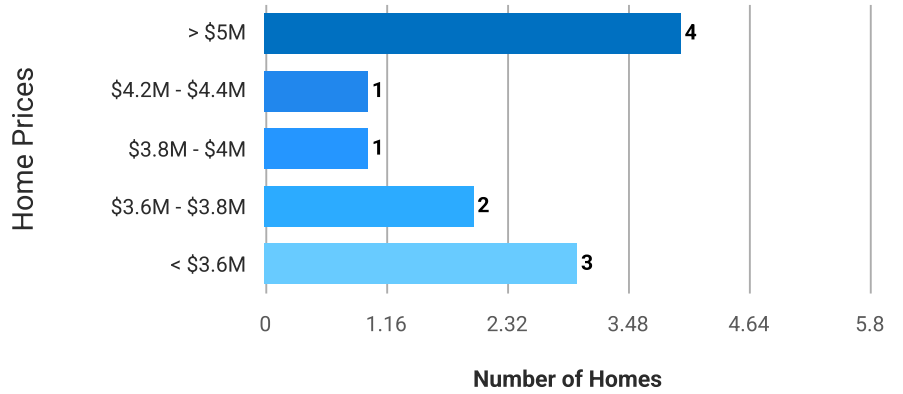
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

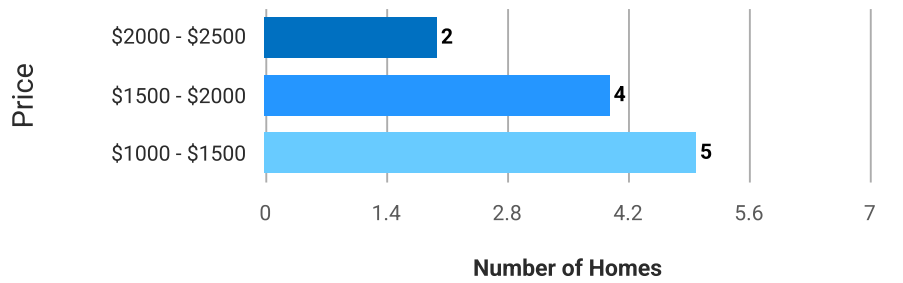


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

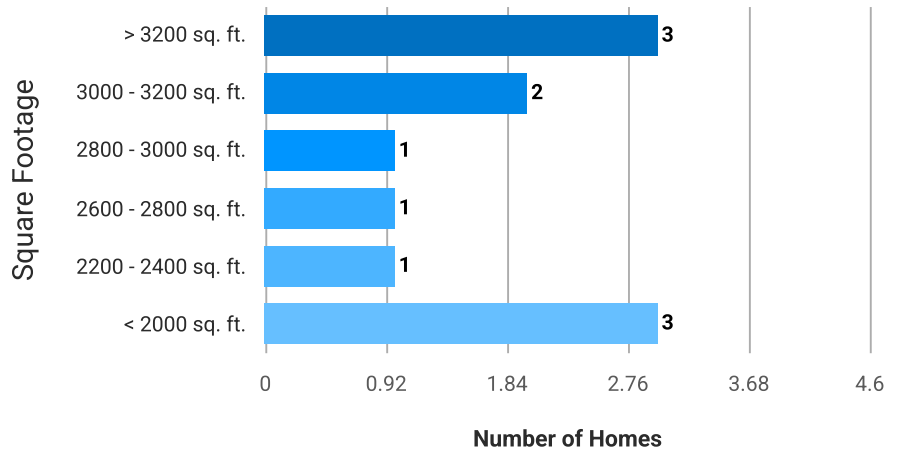


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

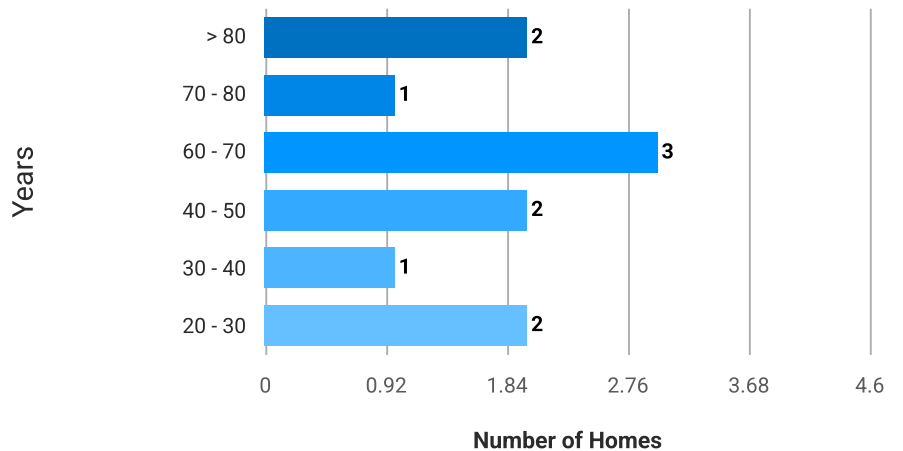


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



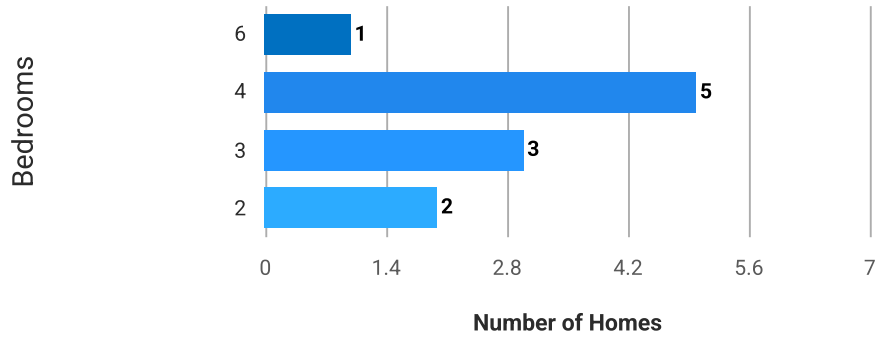
Portola Valley, California

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Portola Valley	San Mateo...	California	USA
Population	4K	745K	39.24M	332.39M
Population Density per Sq Mi	477	1.66K	252	94
Pop Change since 2020	+0%	+2.8%	+0.1%	+2.5%
Median Age	58	41	38	39
Male / Female Ratio	46%	50%	50%	50%

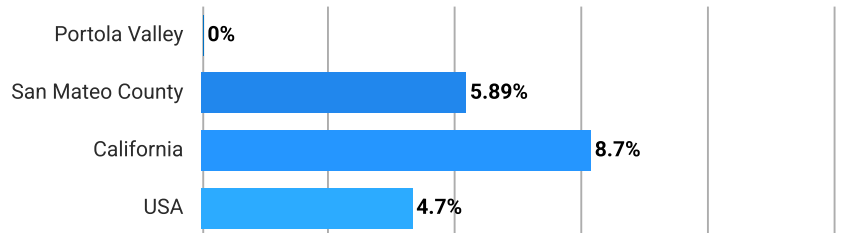
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

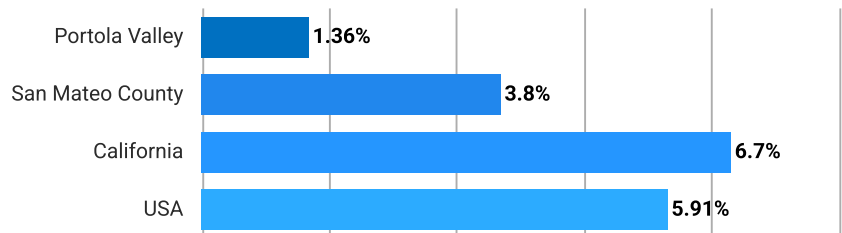
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

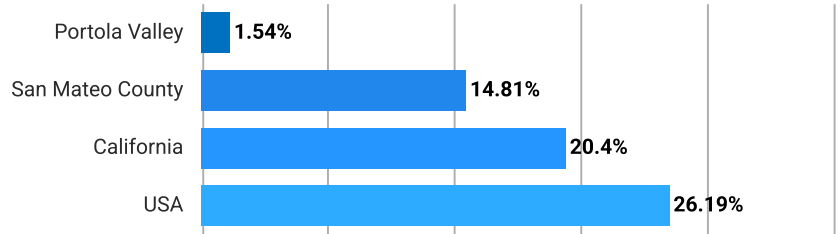
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



Portola Valley, California

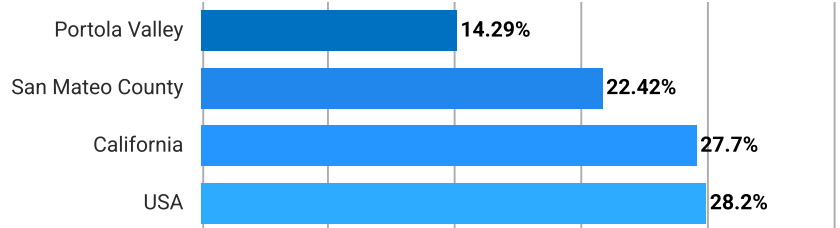
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



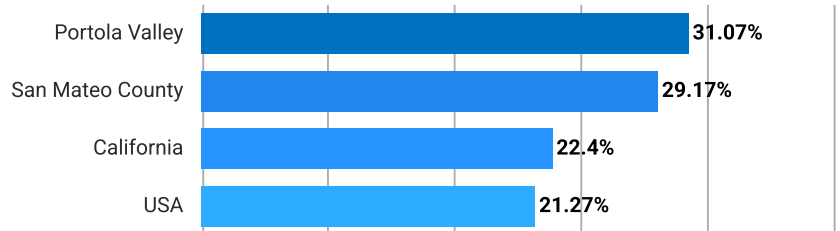
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



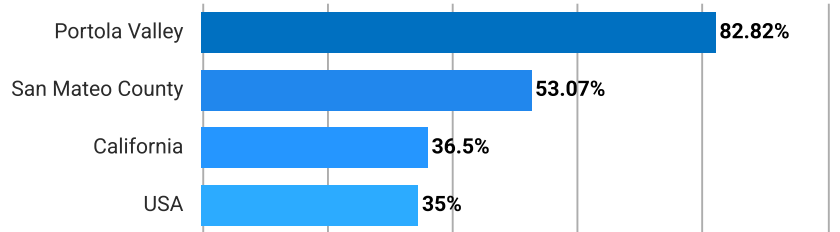
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



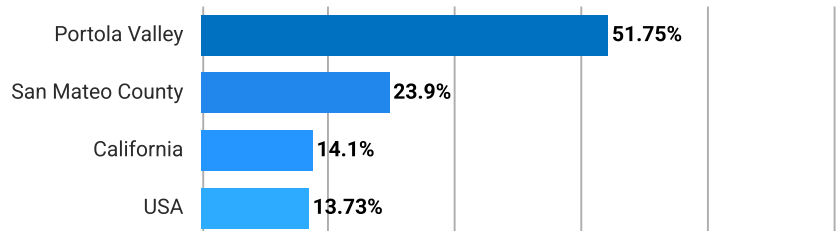
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



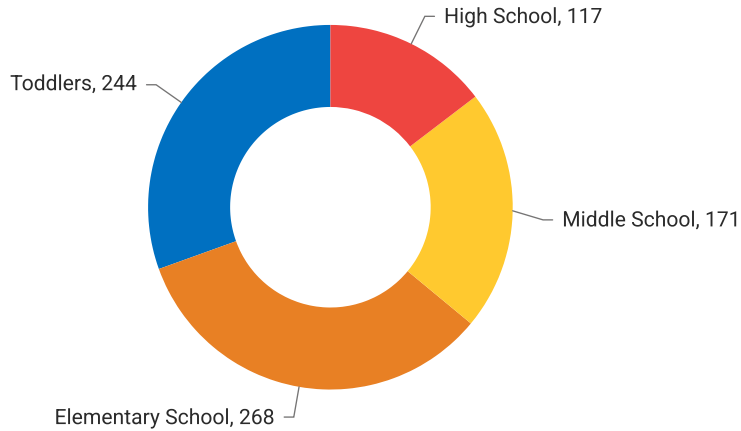
Portola Valley, California

Population of Children by Age Group in Portola Valley

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



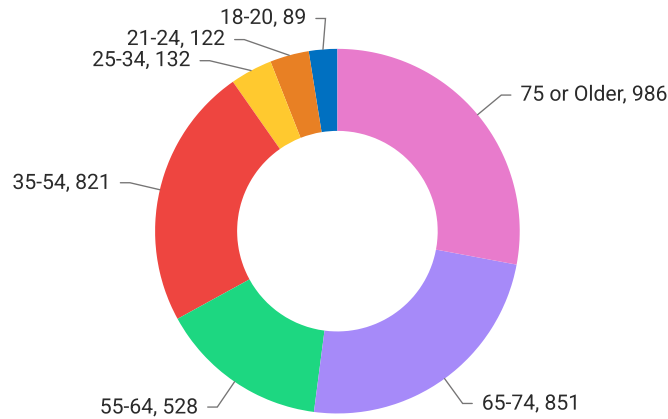
● 30.5% Toddlers
 ● 33.5% Elementary School
 ● 21.38% Middle School
 ● 14.63% High School

Population of Adults by Age Group in Portola Valley

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 2.52% 18-20
 ● 3.46% 21-24
 ● 3.74% 25-34
 ● 23.26% 35-54
 ● 14.96% 55-64
 ● 24.11% 65-74
 ● 27.94% 75 or Older



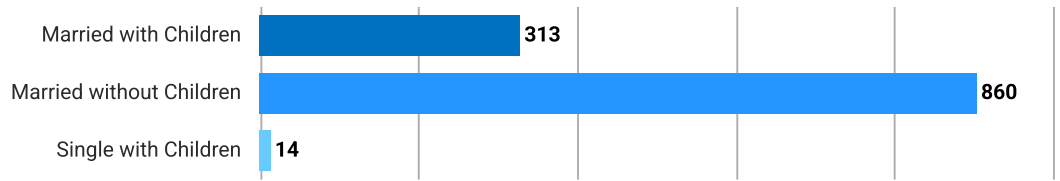
Portola Valley, California

Households With Children in Portola Valley

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

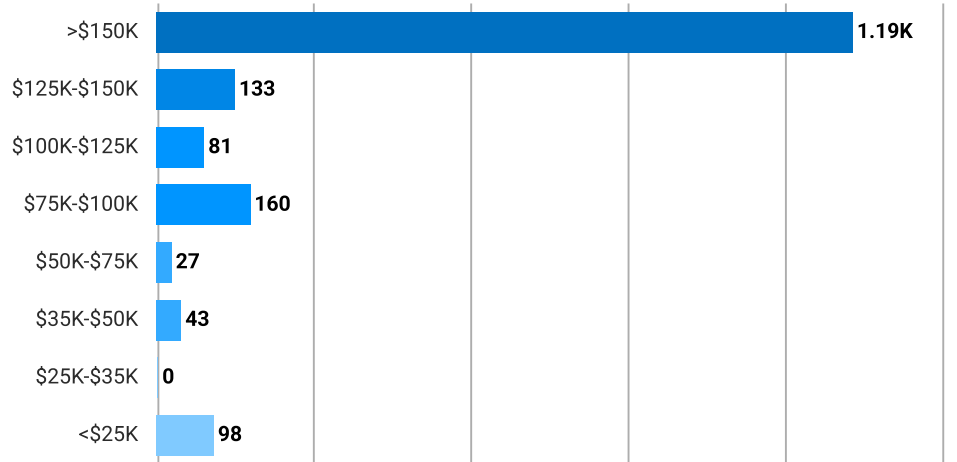


Household Income Brackets in Portola Valley

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



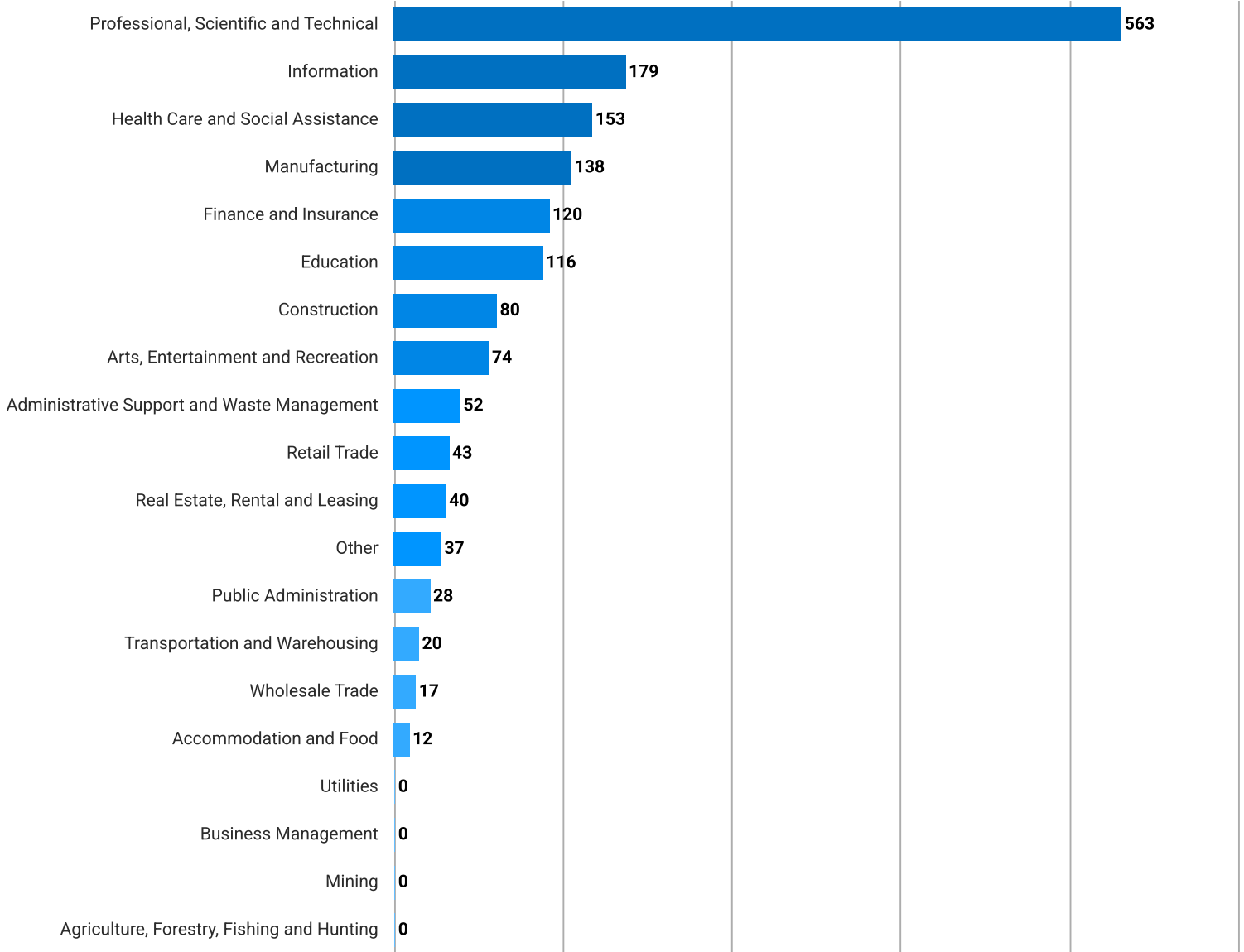
Portola Valley, California

Occupational Categories in Portola Valley

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

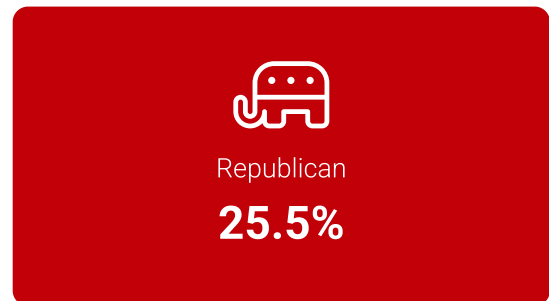
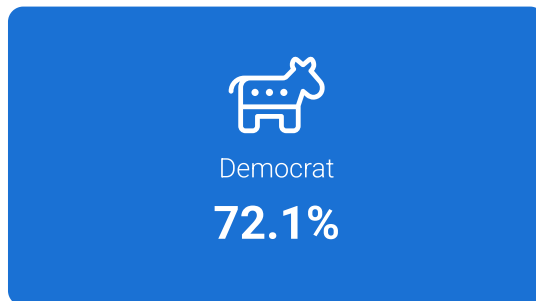


Presidential Voting Pattern in Portola Valley

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

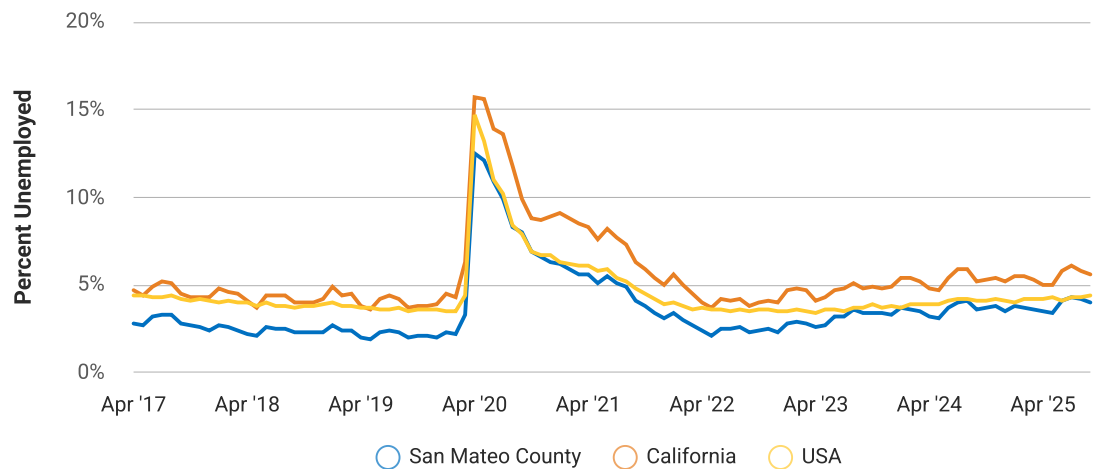
	Portola Valley	San Mateo...	California	USA
Income Per Capita	\$192,605	\$81,980	\$47,977	\$43,289
Median Household Income	\$250,001	\$156,000	\$96,334	\$78,538
Unemployment Rate	–	4%	5.6%	4.4%
Number Unemployed	–	17K	1.11M	7.61M
Number Employed	–	405K	18.87M	163.66M
Number in Labor Force	–	422K	19.98M	171.26M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

Quality of Life Facts & Stats

	Portola Valley	San Mateo...	California	USA
Elevation (in feet)	1,057	634	2,823	–
Annual Rainfall (in inches)	31.23	28.56	23.4	–
Annual Snowfall (in inches)	1.78	1.33	19.18	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	–	27	29	27
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	1	164	2,466
Brownfield Sites	Yes	Yes	Yes	No

Portola Valley, California

AARP Livability™ Index for 94028



A score over 50 is above average

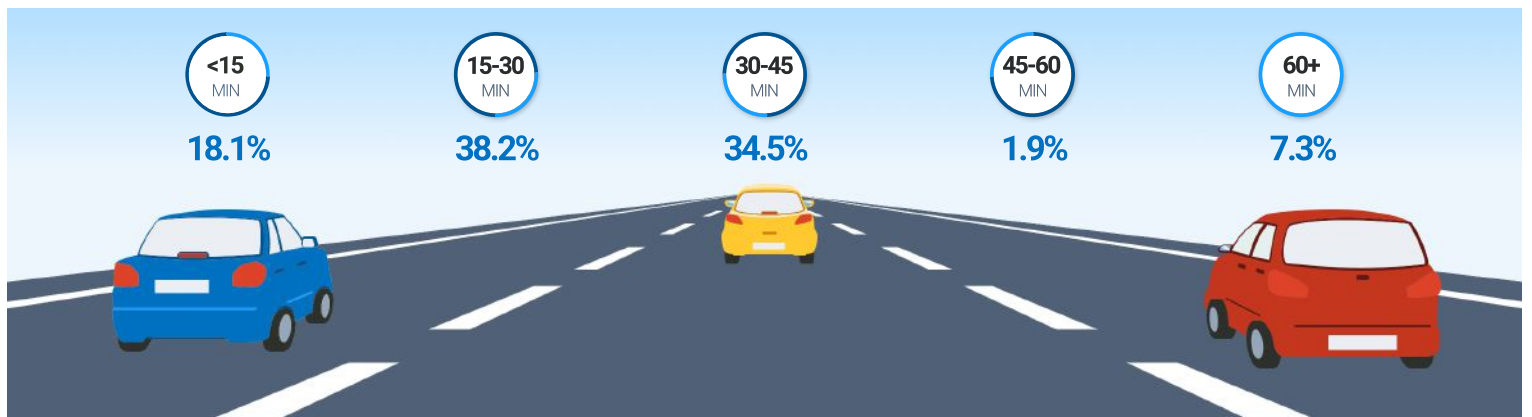
Housing	30
Affordability & Access	
Neighborhood	47
Access to Life, Work & Play	
Transportation	41
Safe & Convenient Options	
Environment	69
Clean Air & Water	
Health	94
Prevention, Access & Quality	
Engagement	55
Civic & Social Involvement	
Opportunity	45
Inclusion & Possibilities	

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



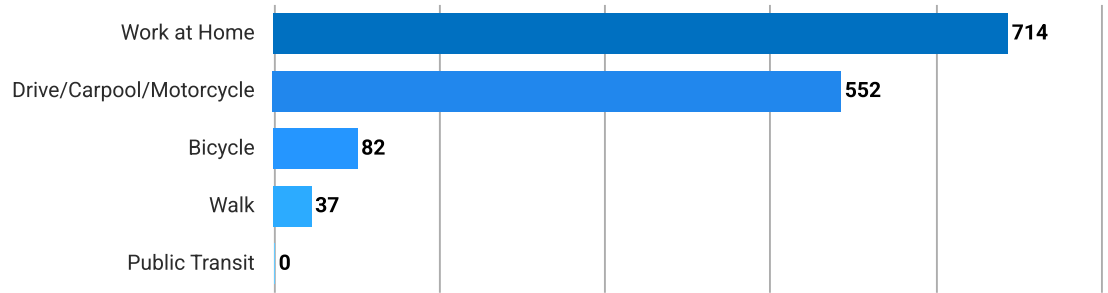
Portola Valley, California

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



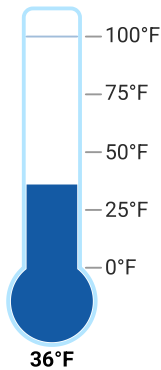
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

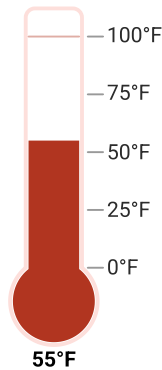
Source: NOAA

Update Frequency: Annually

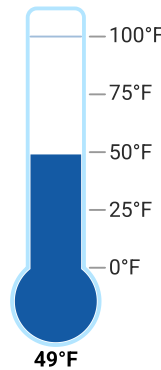
Avg. January Min. Temp



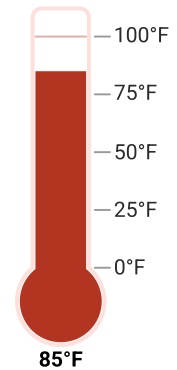
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Cities near Portola Valley, California

City	Median Estimate Home Value	Number of Homes	Total Population
Ladera, California	-	-	1,160
Woodside, California	\$4,513,070	2,005	5,181
La Honda, California	\$975,590	576	1,094
Los Altos Hills, California	\$5,928,000	2,824	8,367
West Menlo Park, California	-	-	3,382
Stanford, California	\$3,002,880	915	17,958



Portola Valley, California

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- 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).

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