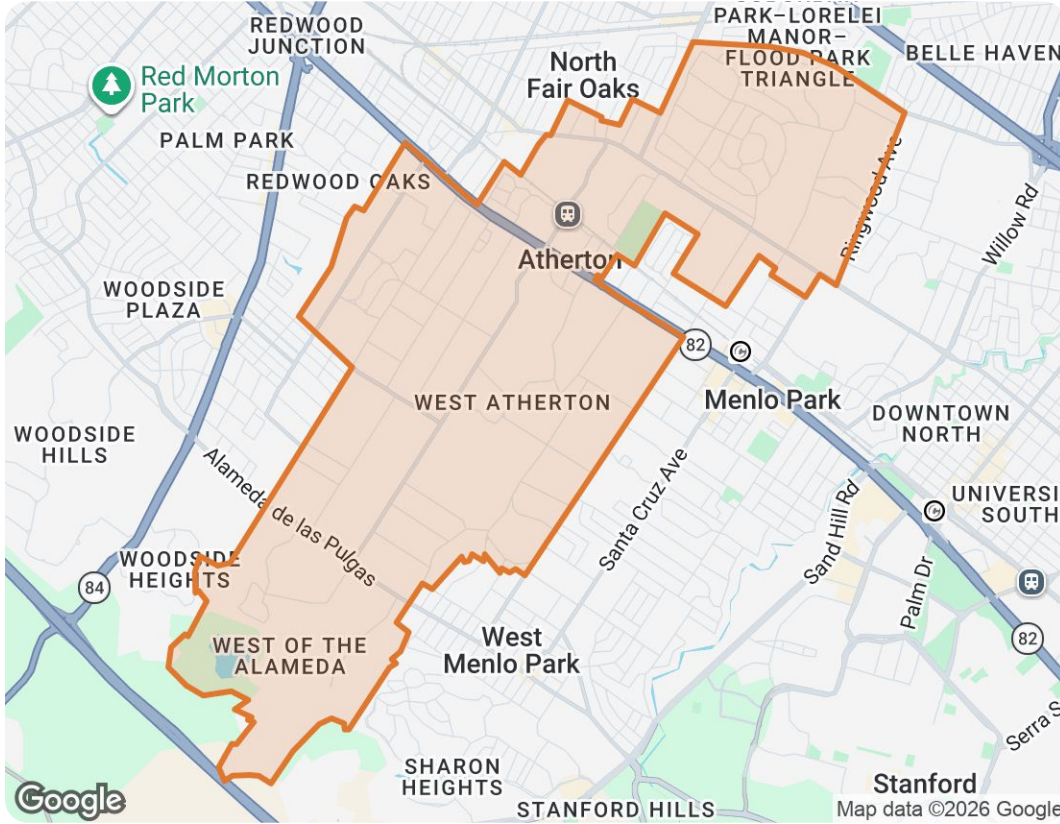


Atherton, California



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Market Trends

Market Trends for Atherton, 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>1.86</p> <p>↑ 18.47% MoM</p>	<p>Sold to List Price %</p> <p>98.5%</p> <p>↓ 4.63% MoM</p>	<p>Median Days in RPR</p> <p>16</p> <p>↑ 166.67% MoM</p>	<p>Median Sold Price</p> <p>\$9,630,000</p> <p>↓ 34.93% MoM</p>
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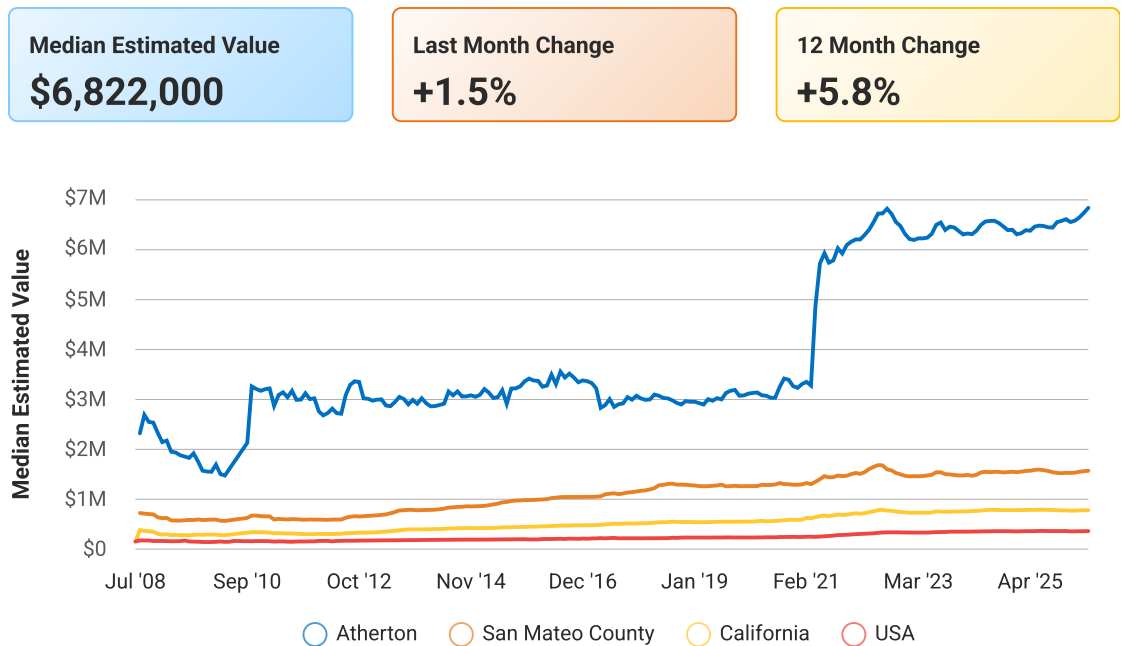
May 2026 Median Estimated Property Value

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



Atherton, California

April 2026 Active Listings

Atherton, California

Single Family + Condo/Townhouse/Apt.

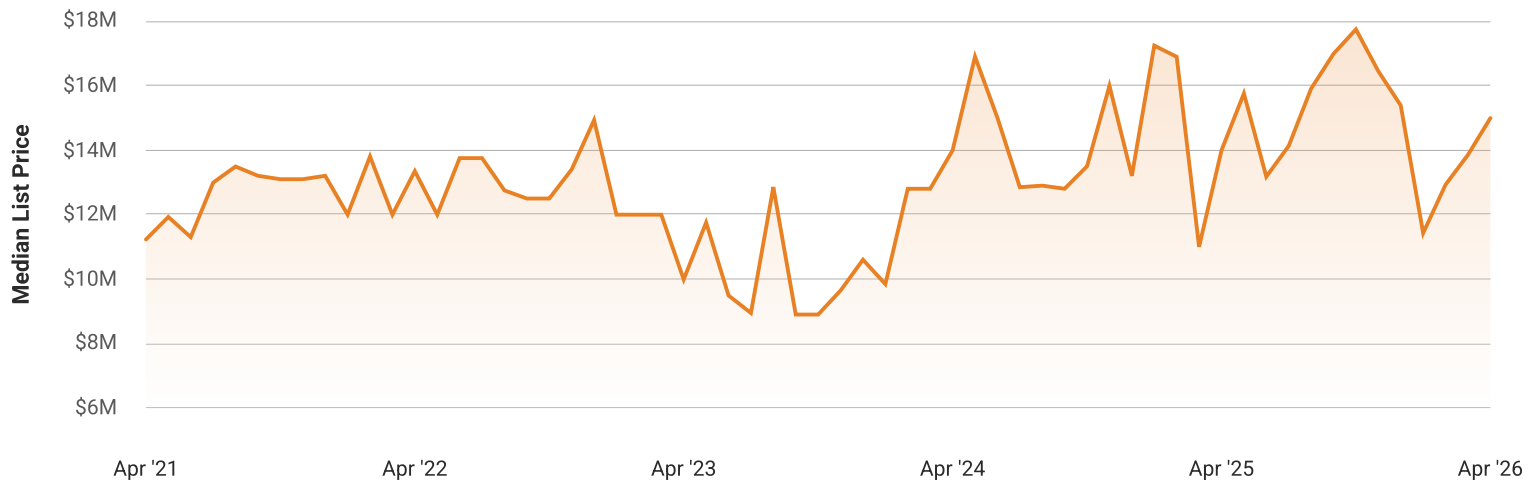
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$14,988,000

↑ 8.2% Month over Month



Atherton, California

April 2026 Sold Listings

Atherton, California

Single Family + Condo/Townhouse/Apt.

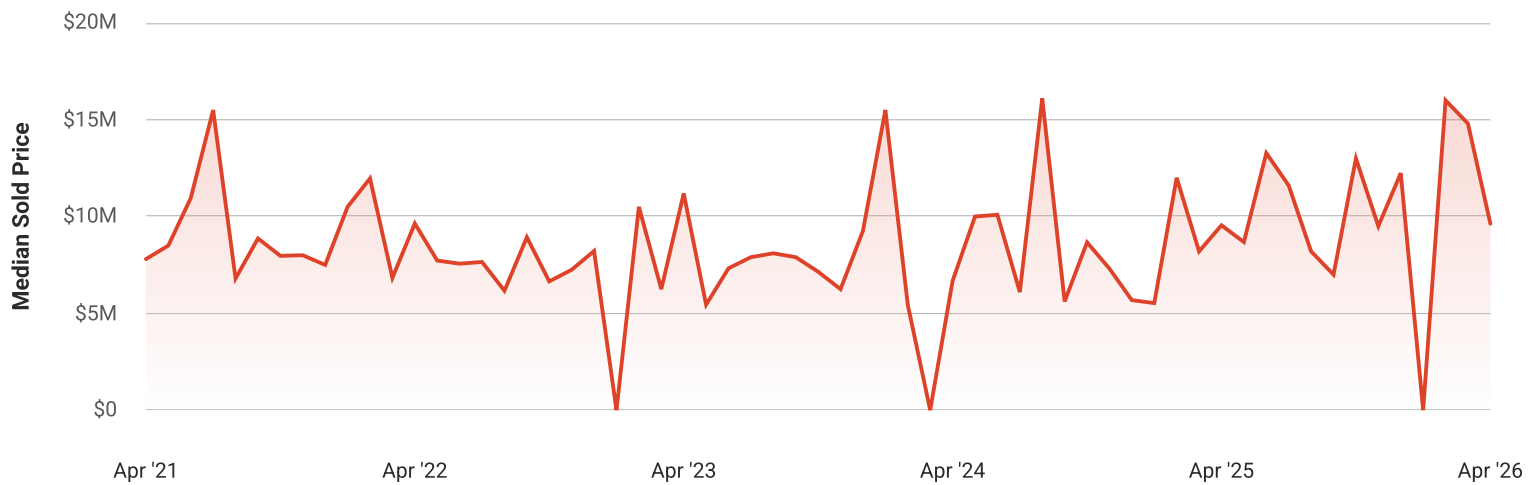
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$9,630,000

↓ 34.9% Month over Month



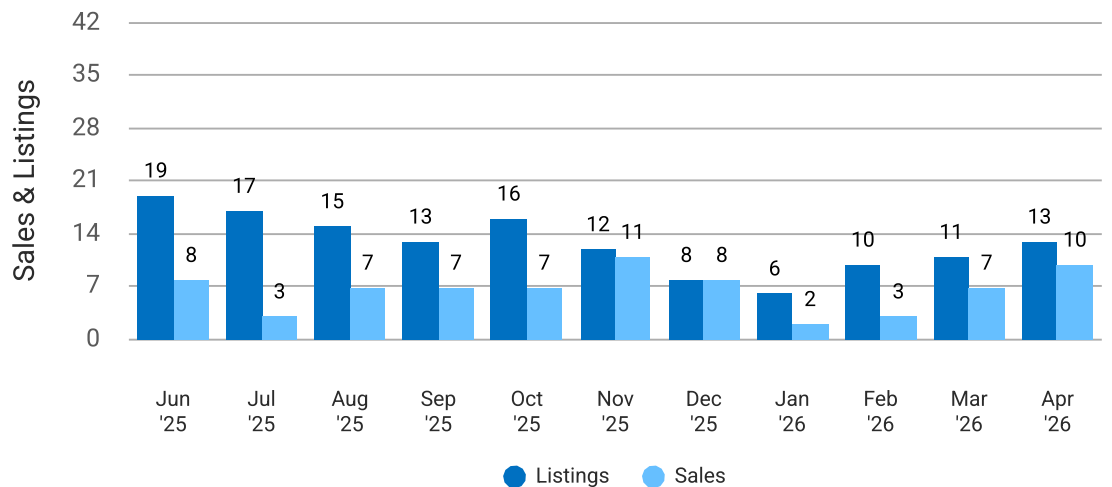
Total Sales and Active Listings in Atherton, California

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



Atherton, California

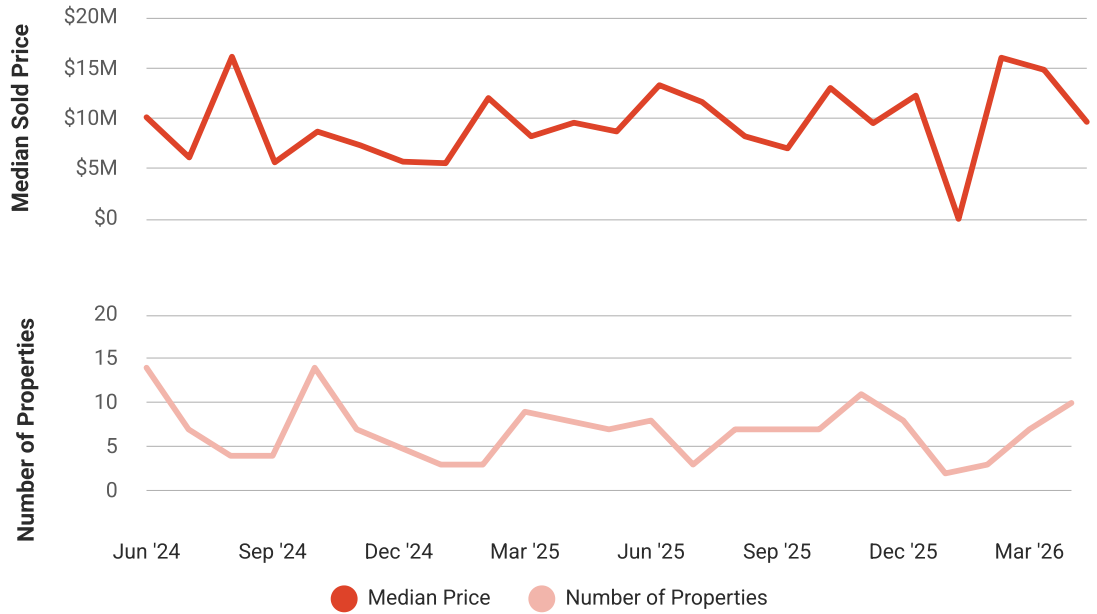
Median Sold Price vs Sold Listings in Atherton, California

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



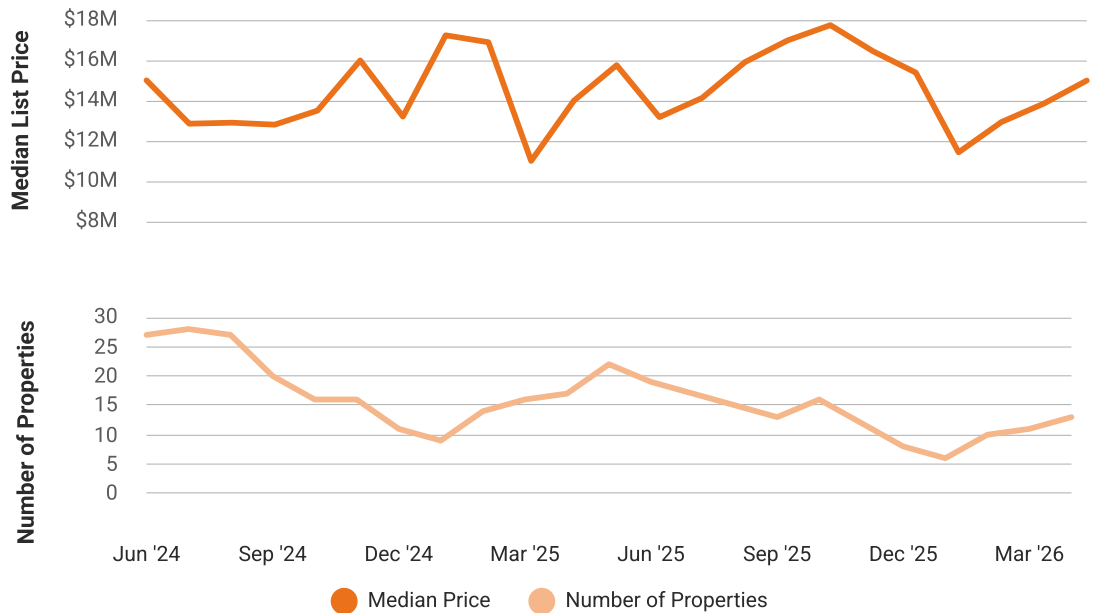
Median List Price vs Active Listings in Atherton, California

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	\$6,822,000	\$6,723,000 +1.47%	\$6,567,000 +3.88%	\$6,447,000 +5.82%	\$6,482,000 +5.25%	\$6,226,000 +9.57%
Median Sold Price Last Updated: 4/30/2026	\$9,630,000	\$14,800,000 -34.93%	-	\$9,546,484 +0.87%	\$6,675,000 +44.27%	\$11,188,000 -13.93%
Median List Price Last Updated: 4/30/2026	\$14,988,000	\$13,850,000 +8.22%	\$11,424,500 +31.19%	\$13,989,500 +7.14%	\$13,988,000 +7.15%	\$9,988,000 +50.06%

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

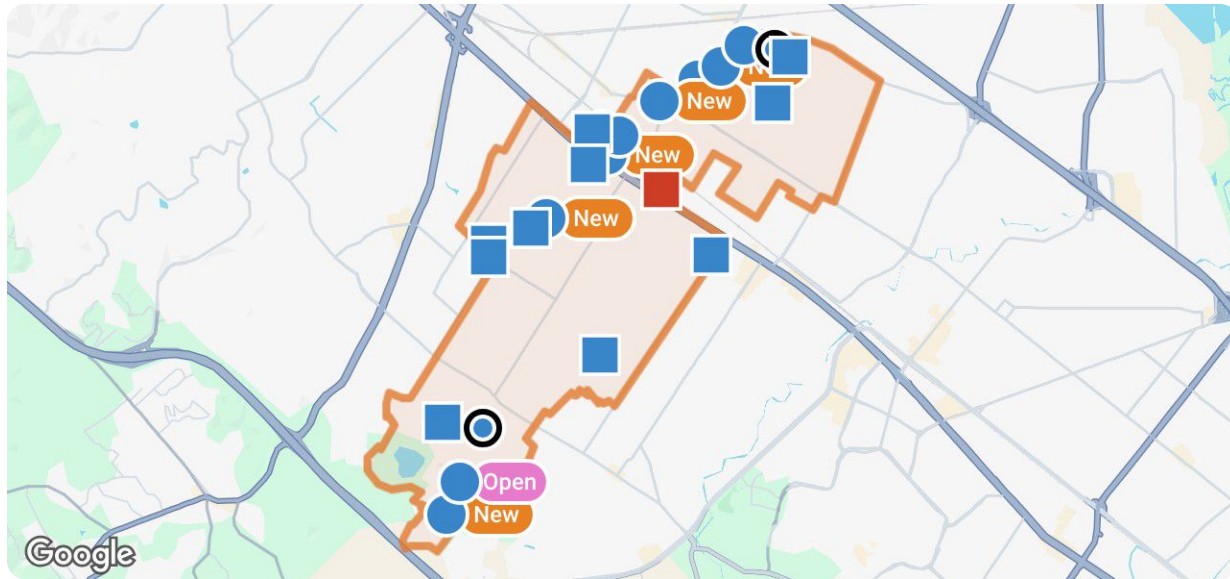
Change Types: New Listings, Pending, Closed, Distressed

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

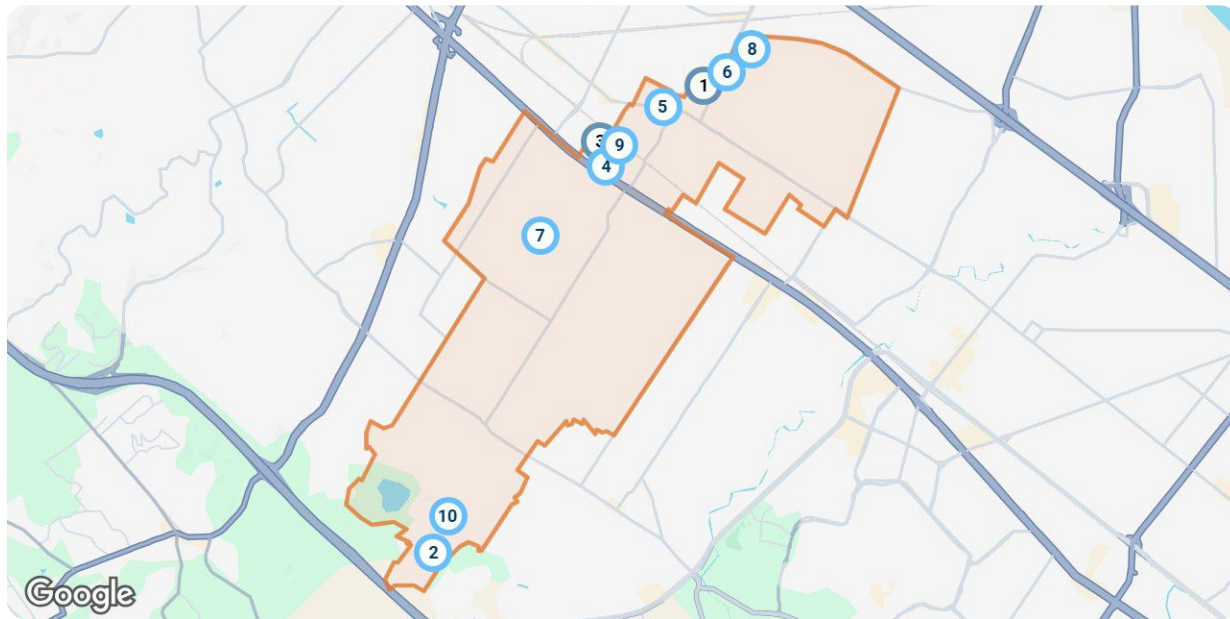


	New	Pending	Closed	Distressed
Number of Properties	8	2	10	1
Lowest Listing Price / Est.Value	\$3,150,000	\$4,289,000	\$3,500,000	\$4,112,000
Median Listing Price / Est.Value	\$13,737,500	\$4,643,500	\$11,075,000	\$4,112,000
Highest Listing Price / Est.Value	\$35,988,000	\$4,998,000	\$28,000,000	\$4,112,000
Average Price / sqft	\$2,080	\$1,946	\$3,034	\$1,632
Median Price / sqft	\$1,901	\$1,946	\$1,964	\$1,632
Average Days in RPR	34	8	26	-
Median Days in RPR	33	8	19	-
Total Volume	\$111,564,000	\$9,287,000	\$129,950,000	\$4,112,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New




Source: Listings



Legend

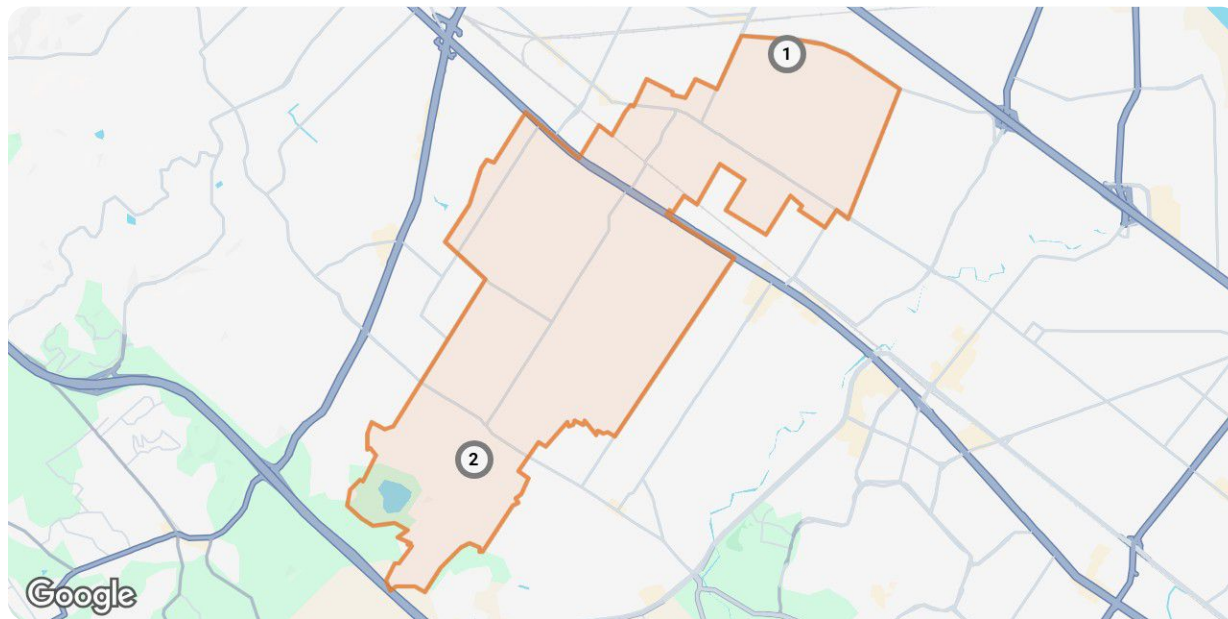
- Active For Sale
- Active Under Contract

New: 8 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>187 James Ave Atherton, CA 94027 MLS ID: 82043709</p> <p>● Active Under Contract / For Sale</p> <p><small>Listing Courtesy of KW Bay Area Estates</small></p>	Single Family	5/7	6,700	0.95 acres	2012	4/27/2026 39 days	\$13,975,000 \$2,086/sq ft
2	 <p>298 Alameda De Las Pulgas Atherton, CA 94027 MLS ID: 82048261</p> <p>● Active / For Sale</p> <p><small>Listing Courtesy of Vision Real Estate</small></p>	Single Family	6/6	2,771	7,204 sqft	1953	5/29/2026 7 days	\$4,988,000 \$1,800/sq ft
3	 <p>450 Walsh Rd Atherton, CA 94027 MLS ID: 82038803</p> <p>● Active / For Sale</p> <p><small>Listing Courtesy of Christie's International Real Estate Sereno</small></p>	Single Family	6/4	5,992	1.03 acres	2001	5/27/2026 9 days	\$15,995,000 \$2,669/sq ft
4	 <p>78 Middlefield Rd Atherton, CA 94027 MLS ID: 41133375</p> <p>● Active / For Sale</p> <p><small>Listing Courtesy of Re/max Accord</small></p>	Single Family	7/8	8,297	1 acre	2023	5/15/2026 21 days	\$13,500,000 \$1,627/sq ft
5	 <p>61 Irving Ave Atherton, CA 94027 MLS ID: 82046115</p> <p>● Active / For Sale</p> <p><small>Listing Courtesy of Aspire Homes</small></p>	Single Family	7/8	6,274	0.46 acres	2026	5/6/2026 30 days	\$9,980,000 \$1,591/sq ft

New: 8 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 112 Almondal Ave Atherton, CA 94027 MLS ID: 82044719 ● Active / For Sale <i>Listing Courtesy of Deleon Realty</i>	Single Family	6/11	11,746	1.06 acres	2023	5/1/2026 35 days	\$35,988,000 \$3,064/sq ft
7	 97 Belleau Ave Atherton, CA 94027 MLS ID: 41131820 ● Active / For Sale <i>Listing Courtesy of Bay Area Homes & Loans Inc</i>	Single Family	3/2	1,600	0.33 acres	1955	4/21/2026 45 days	\$3,150,000 \$1,969/sq ft
8	 85 Belbrook Way Atherton, CA 94027 MLS ID: 82037750 ● Active / For Sale <i>Listing Courtesy of Deleon Realty</i>	Single Family	5/7	7,628	1.08 acres	2010	3/9/2026 88 days	\$13,988,000 \$1,834/sq ft



Pending

Source: Listings



Legend

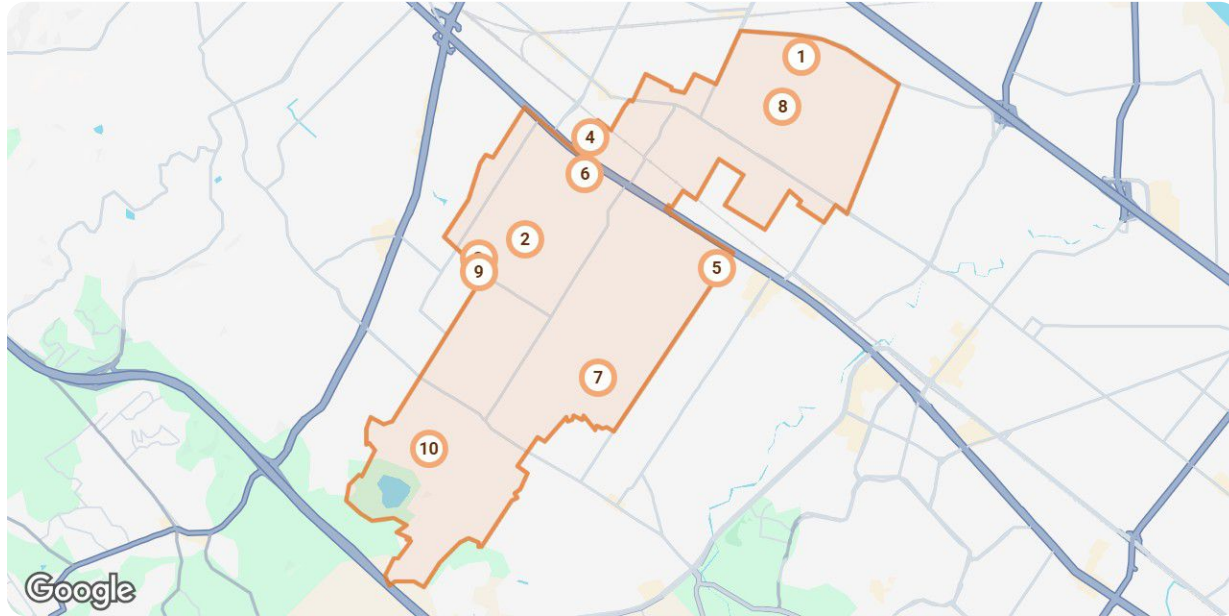
● Pending

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	 15 Lloyd Dr Atherton, CA 94027 MLS ID: 82048224 ● Pending / For Sale <i>Listing Courtesy of Compass</i>	Single Family	3/3	1,680	0.33 acres 1951	5/22/2026	\$4,289,000 \$2,553/sq ft	5/29/2026 7 days
2	 90 Holbrook Ln Atherton, CA 94027 MLS ID: 82046922 ● Pending / For Sale <i>Listing Courtesy of Coldwell Banker Realty</i>	Single Family	5/5	3,734	0.56 acres 1990	5/18/2026	\$4,998,000 \$1,339/sq ft	5/27/2026 9 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>65 Fairfax Ave Atherton, CA 94027 MLS ID: 82037251 ■ Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	4/5	4,275	0.31 acres 1946	6/5/2026 40 days	\$5,650,000 \$1,322/sq ft	↓ 1.74%
2	 <p>393 Atherton Ave Atherton, CA 94027 MLS ID: 82046629 ■ Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	5/9	7,510	1 acre 1996	5/29/2026 3 days	\$11,200,000 \$1,491/sq ft	↑ 6.67%
3	 <p>74 Lilac Dr Atherton, CA 94027 MLS ID: 82044705 ■ Closed / For Sale <i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	8/11	9,510	0.9 acres 2004	5/29/2026 24 days	\$15,500,000 \$1,630/sq ft	↓ 1.57%
4	 <p>58 Deodora Dr Atherton, CA 94027 MLS ID: 82036664 ■ Closed / For Sale <i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/5	4,766	0.92 acres 1999	5/28/2026 75 days	\$10,950,000 \$2,298/sq ft	↓ 0.41%
5	 <p>60 Ralston Rd Atherton, CA 94027 MLS ID: 82046462 ■ Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	3/2	1,630	1.84 acres 1922	5/28/2026 4 days	\$21,200,000 \$13,006/sq ft	↑ 17.78%

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>269 Selby Ln Atherton, CA 94027 MLS ID: 82040504 Closed / For Sale</p> <p><i>Courtesy of Alliance Bay Realty</i></p>	Single Family	6/5	4,300	1.42 acres 1927	5/22/2026 39 days	\$10,500,000 \$2,442/sq ft	-
7	 <p>57 Wilburn Ave Atherton, CA 94027 MLS ID: 82045659 Closed / For Sale</p> <p><i>Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	4/3	2,280	0.3 acres 1937	5/22/2026 13 days	\$3,500,000 \$1,535/sq ft	↓ 7.89%
8	 <p>89 Douglass Way Atherton, CA 94027 MLS ID: 82042599 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	5/9	7,097	0.67 acres 2026	5/15/2026 3 days	\$18,000,000 \$2,536/sq ft	↑ 7.14%
9	 <p>17 Almedral Ave Atherton, CA 94027 MLS ID: 82037740 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	4/5	3,600	6,750 sqft 2003	5/12/2026 50 days	\$5,450,000 \$1,514/sq ft	↓ 0.82%
10	 <p>2 Somerset Ln Atherton, CA 94027 MLS ID: 82036741 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	6/9	10,909	1.06 acres 2005	5/12/2026 11 days	\$28,000,000 \$2,567/sq ft	↑ 5.66%

Distressed

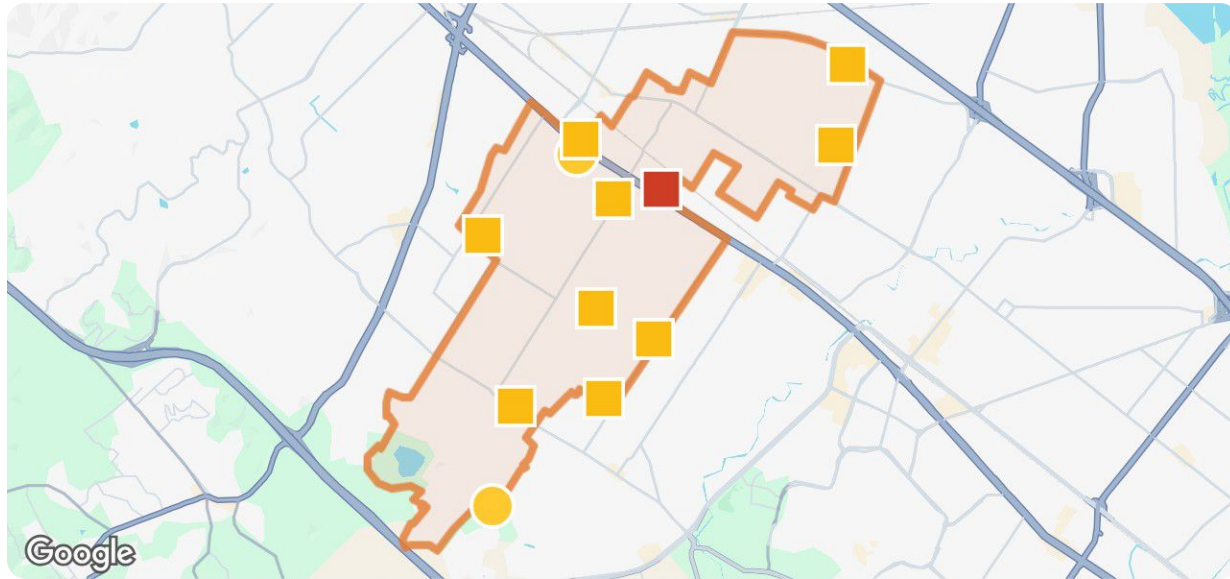
Source: Public Records and Listings



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	 22 Walnut Ave Atherton, CA 94027  Off Market / Public Record	Single Family	3/3	2,520	9,825 sqft 1962	– – days	– \$1,632/sq ft	3/18/2026 Notice of Default

Summary

For Lease Activity in the Last 3 Months

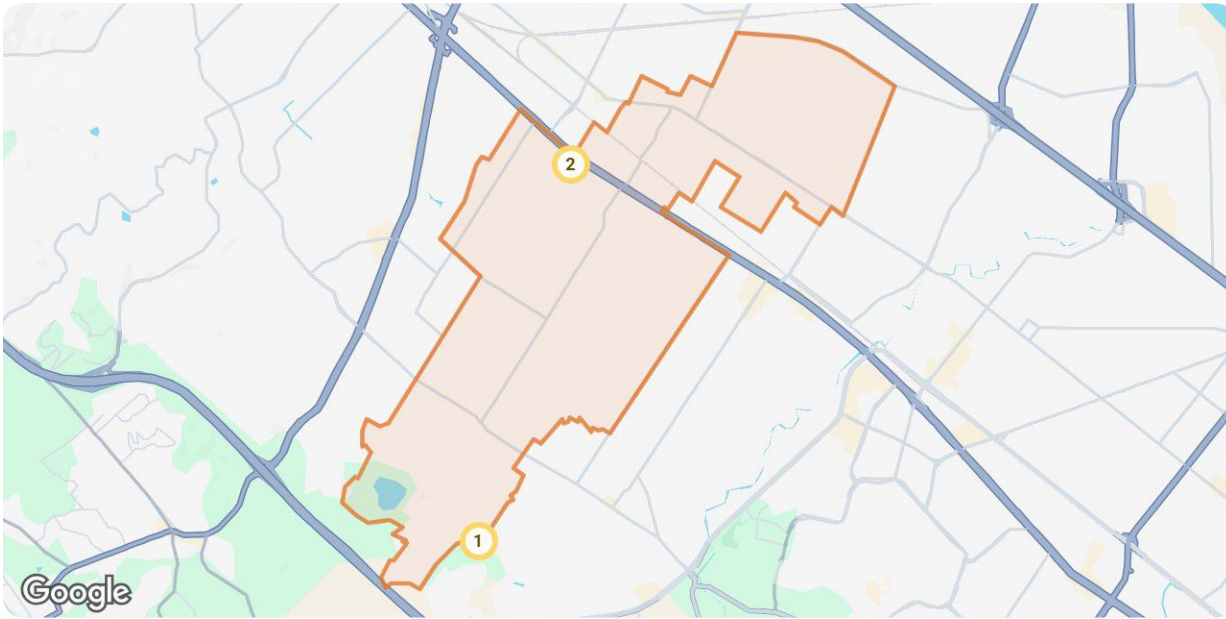


	New	Closed	Distressed
Number of Properties	2	7	1
Lowest Listing Price / Est.Value	\$19,750	\$4,950	\$4,112,000
Median Listing Price / Est.Value	\$32,375	\$22,500	\$4,112,000
Highest Listing Price / Est.Value	\$45,000	\$35,000	\$4,112,000
Average Price / sqft	\$7	\$5	\$1,632
Median Price / sqft	\$7	\$5	\$1,632
Average Days in RPR	50	30	–
Median Days in RPR	50	35	–
Total Volume	\$64,750	\$141,650	\$4,112,000
Source	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown



New

Source: Listings



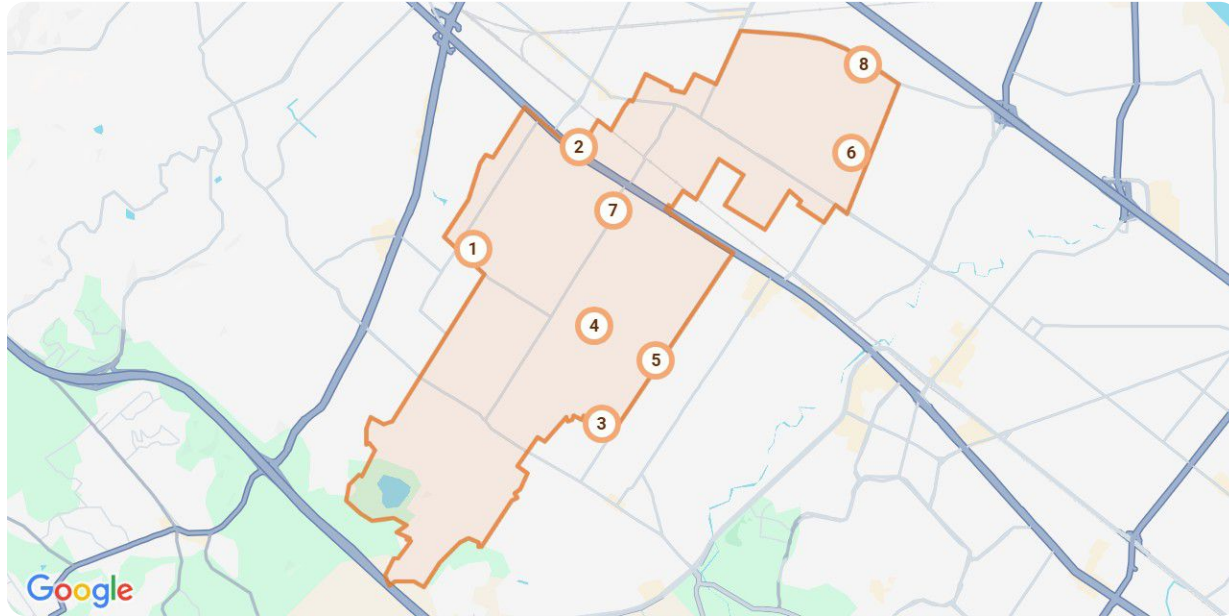
Legend

● 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>10 Meadow Ln Atherton, CA 94027 MLS ID: 82044501 ● Active / For Lease</p> <p><i>Courtesy of Compass</i></p>	Single Family	5/6	6,250	1.14 acres	1985	4/24/2026 42 days	\$45,000 mo. \$7/sq ft
2	 <p>1 Adam Way Atherton, CA 94027 MLS ID: 82042270 ● Active / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/4	3,270	0.92 acres	1955	4/9/2026 57 days	\$19,750 mo. \$6/sq ft

Closed



Source: Public Records and Listings





Legend
● Closed

Closed: 7 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>2 Callado Way Atherton, CA 94027 MLS ID: 82041951 ■ Closed / For Lease</p> <p><i>Courtesy of Real Brokerage Technologies</i></p>	Single Family	5/5	6,000	1.03 acres / 1975	5/26/2026 / 49 days	- / \$5/sq ft	-
2	 <p>243 Selby Ln Atherton, CA 94027 MLS ID: 82044099 ■ Closed / For Lease</p> <p><i>Courtesy of Realty One Group Extreme</i></p>	Single Family	6/4	3,455	1 acre / 1973	4/28/2026 / 6 days	- / \$6/sq ft	-
3	 <p>3421 El Camino Real, Apt 16E Atherton, CA 94027 MLS ID: 82041151 ■ Closed / For Lease</p> <p><i>Courtesy of KW Advisors</i></p>	Condo/Townhouse/Apt.	3/3	2,072	1.2 acres / 1991	4/9/2026 / 8 days	- / \$2/sq ft	-
4	 <p>42 Camino Por Los Arboles Atherton, CA 94027 MLS ID: 82033232 ■ Closed / For Lease</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/5	7,104	1.16 acres / 2001	4/4/2026 / 35 days	- / \$5/sq ft	-
5	 <p>39 Faxon Rd Atherton, CA 94027 MLS ID: 82034059 ■ Closed / For Lease</p> <p><i>Courtesy of Compass</i></p>	Single Family	2/3	4,890	1.38 acres / 1988	3/27/2026 / 40 days	- / \$5/sq ft	-



Closed: 7 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 %
	 216 Valparaiso Ave Atherton, CA 94027 MLS ID: 82034190 Closed / For Lease	Single Family	4/4	4,100	1.01 acres 1964	3/23/2026 39 days	- \$5/sq ft	-

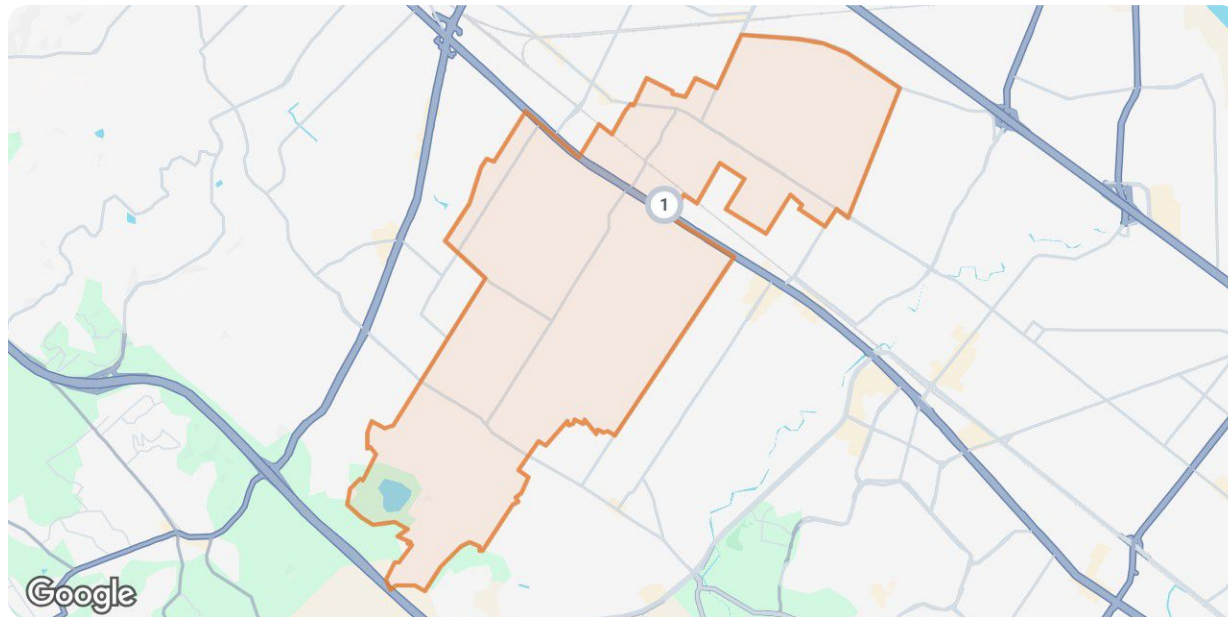
Courtesy of Compass

	 162 Toyon Rd Atherton, CA 94027 MLS ID: 82033952 Closed / For Lease	Single Family	2/1	1,200	1.25 acres 1999	3/10/2026 32 days	- \$6/sq ft	-
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Courtesy of Compass



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
	 22 Walnut Ave Atherton, CA 94027 Off Market / Public Record	Single Family	3/3	2,520	9,825 sqft 1962	- - days	- \$1,632/sq ft	3/18/2026 Notice of Default

Atherton, California

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