

Portola Valley 94028

ZIP code · CA · California > San Mateo County > Portola Valley

BALANCED MARKET

\$3.5M

MEDIAN SALE PRICE

-6.1%

1-YR CHANGE

90

SALES (12 MO)

\$3.7M

MEDIAN VALUE (AVM)

Market temperature

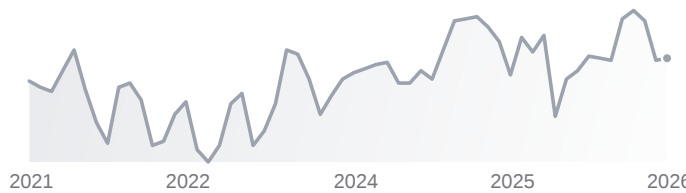
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

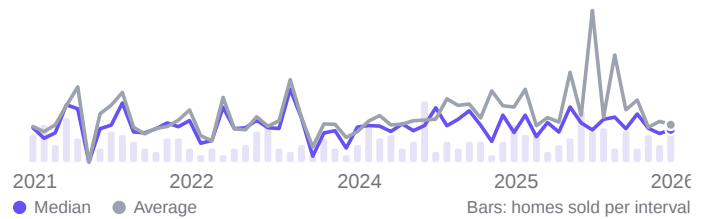
Market temperature (0–100)

56 / 100



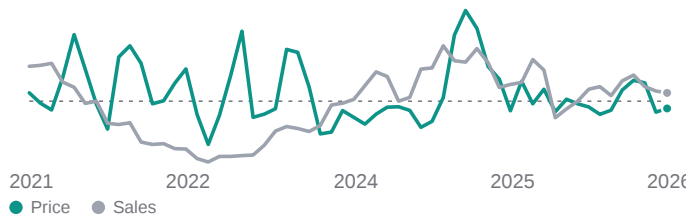
Sale prices

Median \$3.6M · Average \$4.1M



Growth (year over year)

Price -6.1% · Sales +7.1%



Price per square foot

\$1573/ft²



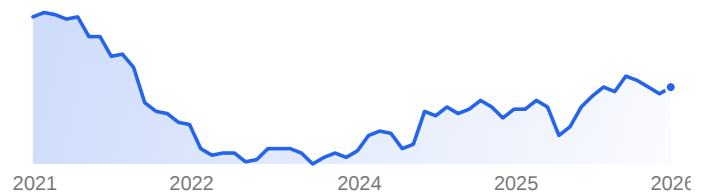
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

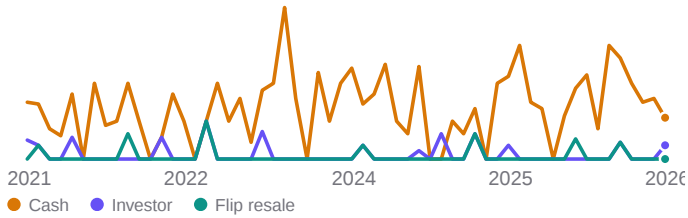
3.8%



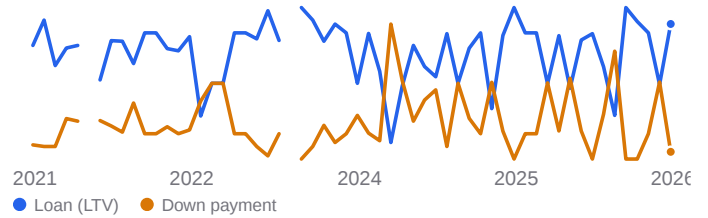
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%

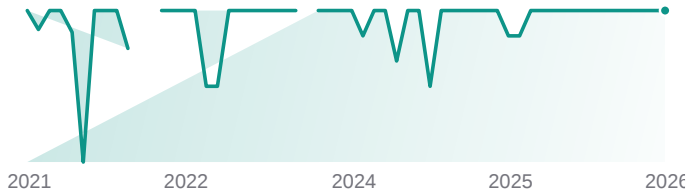


Financing (share of purchase price) Loan (LTV) 74% · Down payment 23%



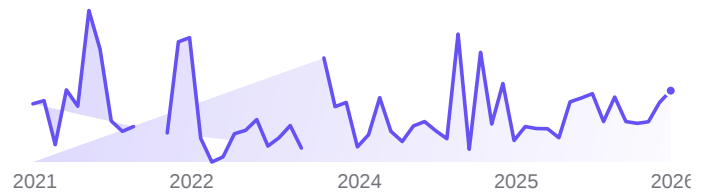
Sellers who sold at a gain

100%



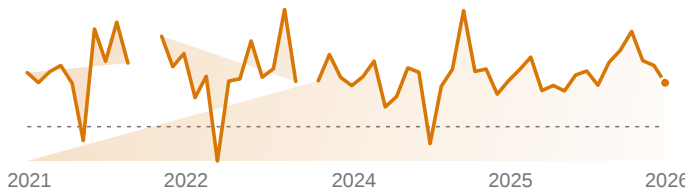
Typical hold before selling

16.2 yrs



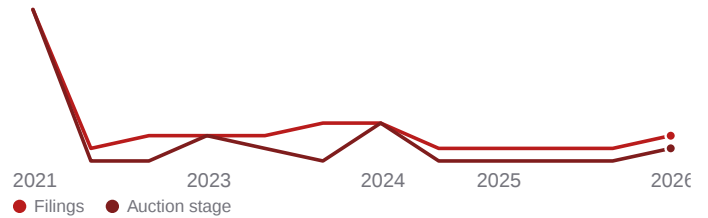
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,382
Median value (AVM)	\$3.7M
Median size	2,720 ft²
Median bedrooms	4
Median year built	1964
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	72%
Company owned	75%
Median loan-to-value	29%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	6,086
Density	365 / mi²
Median household income	\$235K
Average household income	\$376K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	708
Homes occupied	91%
Bachelor's or higher	32%
Poverty rate	4.3%
Unemployment	1.0%
Average temp	58°F
Annual precip	33 in
Sunshine	67%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.