



GREG GARCIA REAL ESTATE
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REDWOOD CITY REAL ESTATE UPDATE

Closed Single Family Sales

March 2026

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82032519	Central Park Etc.	1741 Connecticut Drive	\$3,388,000	2,790	\$1,214.34	6	\$3,700,000	\$1,326.16
ML82036155	Central Park Etc.	1704 Virginia Avenue	\$1,998,000	1,110	\$1,800.00	7	\$2,200,000	\$1,981.98
ML82033231	Central Park Etc.	1638 Anamor Street	\$1,995,000	1,370	\$1,456.20	9	\$2,125,000	\$1,551.09
ML82031499	Central Park Etc.	2234 Roosevelt Avenue	\$1,999,000	1,380	\$1,448.55	6	\$2,075,000	\$1,503.62
ML82036290	Central Park Etc.	15 Ludina Way	\$1,790,000	1,589	\$1,126.49	7	\$1,931,000	\$1,215.23
ML82038215	Central Park Etc.	2504 Hastings Avenue	\$1,789,000	1,310	\$1,365.65	0	\$1,800,000	\$1,374.05
ML82036374	Central Park Etc.	911 Vera Avenue	\$1,298,000	1,250	\$1,038.40	7	\$1,788,888	\$1,431.11
ML82035626	Central Park Etc.	1331 Norman Street	\$1,495,000	1,070	\$1,397.20	7	\$1,630,000	\$1,523.36
ML82030945	Central Park Etc.	711 Roosevelt Avenue	\$1,349,000	1,165	\$1,157.94	18	\$1,360,000	\$1,167.38
ML82035178	Central Park Etc.	725 Adams Street	\$599,000	1,040	\$575.96	7	\$608,000	\$584.62
Average:			\$1,770,000	1,407	\$1,258.07	7	\$1,921,789	\$1,365.86

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82028705	Cordilleras Heights Etc.	841 Bayview Way	\$3,990,000	3,229	\$1,235.68	32	\$4,068,000	\$1,259.83
ML82035045	Cordilleras Heights Etc.	3338 Oak Knoll Drive	\$3,950,000	3,631	\$1,087.85	11	\$3,822,000	\$1,052.60
ML82021502	Cordilleras Heights Etc.	878 Hillcrest Drive	\$2,795,000	2,970	\$941.08	277	\$2,650,000	\$892.26
ML82034880	Cordilleras Heights Etc.	726 Hillcrest Drive	\$1,988,888	2,455	\$810.14	6	\$2,470,000	\$1,006.11
CC41105944	Cordilleras Heights Etc.	795 Canyon Rd	\$2,488,000	1,732	\$1,436.49	221	\$2,470,000	\$1,426.10
ML82035729	Cordilleras Heights Etc.	175 Springdale Way	\$1,950,000	980	\$1,989.80	11	\$1,950,000	\$1,989.80
Average:			\$2,860,315	2,500	\$1,250.17	93	\$2,905,000	\$1,271.12

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82037321	Dumbarton Etc.	1149 18Th Avenue	\$1,499,000	1,930	\$776.68	6	\$1,800,000	\$932.64
ML82037591	Dumbarton Etc.	3234 Hoover Street	\$1,598,000	1,280	\$1,248.44	10	\$1,750,000	\$1,367.19
ML82037415	Dumbarton Etc.	1049 Haven Avenue	\$1,095,000	1,220	\$897.54	15	\$1,180,000	\$967.21
ML82033613	Dumbarton Etc.	34 Manzanita Street	\$999,000	800	\$1,248.75	9	\$1,020,000	\$1,275.00
Average:			\$1,297,750	1,308	\$1,042.85	10	\$1,437,500	\$1,135.51

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82031405	Farm Hills Estates Etc.	3961 Jefferson Avenue	\$3,795,000	4,420	\$858.60	37	\$3,650,000	\$825.79
ML82040405	Farm Hills Estates Etc.	3713 Red Oak Way	\$2,995,000	2,290	\$1,307.86	0	\$3,178,000	\$1,387.77
ML82033892	Farm Hills Estates Etc.	3722 Red Oak Way	\$2,200,000	1,530	\$1,437.91	7	\$2,400,000	\$1,568.63
Average:			\$2,996,667	2,747	\$1,201.46	15	\$3,076,000	\$1,260.73

Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82035586	High School Acres Etc.	921 Arlington Road	\$4,995,000	3,247	\$1,538.34	10	\$4,900,000	\$1,509.09
ML82021488	High School Acres Etc.	76 Liberty Hall Lane	\$4,345,000	3,295	\$1,318.66	121	\$4,345,000	\$1,318.66
ML82032314	High School Acres Etc.	125 Warwick Street	\$4,195,000	3,110	\$1,348.87	0	\$4,195,000	\$1,348.87
ML82036534	High School Acres Etc.	27 Nevada Street	\$2,898,000	2,303	\$1,258.36	12	\$4,000,000	\$1,736.86
ML82031831	High School Acres Etc.	269 Fulton Street	\$2,795,000	1,954	\$1,430.40	10	\$3,200,000	\$1,637.67
ML82037505	High School Acres Etc.	323 Myrtle Street	\$2,398,000	1,820	\$1,317.58	3	\$2,615,000	\$1,436.81
ML82033461	High School Acres Etc.	221 Hudson Street	\$2,250,000	1,490	\$1,510.07	11	\$2,375,000	\$1,593.96
Average:			\$3,410,857	2,460	\$1,388.90	24	\$3,661,429	\$1,511.70

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82031628	Horgan Ranch Etc.	371 E Oakwood Boulevard	\$2,499,888	1,998	\$1,251.20	9	\$3,025,000	\$1,514.01
ML82036338	Horgan Ranch Etc.	1135 Cedarwood Way	\$2,149,000	1,448	\$1,484.12	6	\$2,605,000	\$1,799.03
ML82036419	Horgan Ranch Etc.	171 Santiago Avenue	\$2,195,000	1,558	\$1,408.86	4	\$2,550,000	\$1,636.71
ML82034812	Horgan Ranch Etc.	380 San Carlos Avenue	\$2,198,000	1,520	\$1,446.05	6	\$2,305,000	\$1,516.45
ML82035322	Horgan Ranch Etc.	77 Bonita Avenue	\$1,688,000	1,600	\$1,055.00	7	\$1,831,000	\$1,144.38
ML82027106	Horgan Ranch Etc.	226 Roble Avenue	\$1,590,000	1,320	\$1,204.55	22	\$1,610,000	\$1,219.70
Average:			\$2,053,315	1,574	\$1,308.29	9	\$2,321,000	\$1,471.71
Total Average:			\$2,367,744	1,922	\$1,261.93	26	\$2,532,830	\$1,361.72