



GREG GARCIA REAL ESTATE
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REDWOOD CITY REAL ESTATE UPDATE

Closed Single Family Sales

January 2026

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82021854	Central Park Etc.	2013 Oregon Avenue	\$3,850,000	3,239	\$1,188.64	48	\$3,800,000	\$1,173.20
ML82030416	Central Park Etc.	2673 Ohio Avenue	\$2,749,000	2,305	\$1,192.62	7	\$3,000,000	\$1,301.52
ML82026462	Central Park Etc.	1035 Valota Road	\$2,500,000	4,610	\$542.30	13	\$2,700,000	\$585.68
ML82030543	Central Park Etc.	2403 Washington Avenue	\$2,500,000	1,930	\$1,295.34	0	\$2,500,000	\$1,295.34
ML82027804	Central Park Etc.	1318 Sierra Street	\$2,148,000	1,711	\$1,255.41	19	\$2,150,000	\$1,256.58
ML82033717	Central Park Etc.	2593 Hastings Avenue	\$1,900,000	1,930	\$984.46	0	\$1,900,000	\$984.46
ML82031953	Central Park Etc.	2464 Carolina Avenue	\$1,765,000	1,784	\$989.35	0	\$1,765,000	\$989.35
Average:			\$2,487,429	2,501	\$1,064.02	12	\$2,545,000	\$1,083.73

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82028929	Clifford Heights Etc.	11 S Palomar Drive	\$2,700,000	2,720	\$992.65	1	\$2,435,000	\$895.22
Average:			\$2,700,000	2,720	\$992.65	1	\$2,435,000	\$895.22

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82011812	Cordilleras Heights Etc.	3964 Jefferson Avenue	\$6,500,000	5,905	\$1,100.76	41	\$6,250,000	\$1,058.43
ML82029262	Cordilleras Heights Etc.	707 Vista Drive	\$3,850,000	2,890	\$1,332.18	12	\$4,000,000	\$1,384.08
ML82022460	Cordilleras Heights Etc.	3654 Altamont Way	\$2,999,888	2,550	\$1,176.43	68	\$3,100,000	\$1,215.69
Average:			\$4,449,963	3,782	\$1,203.12	40	\$4,450,000	\$1,219.40

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
SF425064214	Dumbarton Etc.	3760 Hoover Street	\$1,499,000	1,410	\$1,063.12	96	\$1,500,000	\$1,063.83
BE41118270	Dumbarton Etc.	708 Fourth Ave	\$1,299,999	1,840	\$706.52	17	\$1,335,000	\$725.54
ML82025712	Dumbarton Etc.	657 2Nd Avenue	\$1,275,000	1,370	\$930.66	37	\$1,180,000	\$861.31
ML82027003	Dumbarton Etc.	3703 Florence Street	\$1,249,950	1,250	\$999.96	24	\$1,125,000	\$900.00
BE41117268	Dumbarton Etc.	2825 Marlborough Avenue	\$1,050,000	1,020	\$1,029.41	8	\$1,050,000	\$1,029.41
ML82022031	Dumbarton Etc.	603 Warrington Avenue	\$999,000	1,010	\$989.11	32	\$950,000	\$940.59
Average:			\$1,228,825	1,317	\$953.13	36	\$1,190,000	\$920.12

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82022431	Farm Hills Estates Etc.	938 Round Hill Road	\$1,998,000	1,730	\$1,154.91	86	\$2,235,000	\$1,291.91
Average:			\$1,998,000	1,730	\$1,154.91	86	\$2,235,000	\$1,291.91

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
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Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82028383	High School Acres Etc.	351 Jeter Street	\$2,298,000	1,952	\$1,177.25	9	\$2,510,000	\$1,285.86
Average:			\$2,298,000	1,952	\$1,177.25	9	\$2,510,000	\$1,285.86

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82026293	Horgan Ranch Etc.	263 Belmont Avenue	\$3,788,000	3,126	\$1,211.77	82	\$3,625,000	\$1,159.63
ML82023266	Horgan Ranch Etc.	1931 Kentfield Avenue	\$2,650,000	2,380	\$1,113.45	74	\$2,575,000	\$1,081.93
ML82027455	Horgan Ranch Etc.	100 Danbury Lane	\$2,299,880	2,490	\$923.65	27	\$2,299,880	\$923.65
ML82031125	Horgan Ranch Etc.	194 Alexander Avenue	\$1,850,000	1,310	\$1,412.21	0	\$1,850,000	\$1,412.21
Average:			\$2,646,970	2,327	\$1,165.27	46	\$2,587,470	\$1,144.36

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82028977	Lenolt Etc.	630 Warren Street	\$1,698,000	1,682	\$1,009.51	10	\$1,750,000	\$1,040.43
Average:			\$1,698,000	1,682	\$1,009.51	10	\$1,750,000	\$1,040.43
Total Average:			\$2,392,363	2,256	\$1,073.82	30	\$2,399,370	\$1,077.33