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Bay Area Headlines



After searching through hundreds of thousands of records from the assessor's office, we uncovered Santa Clara County's ensive properties. Some of the property records list LLCs and holding companies, which obscures true ownership. It's possible higher-value properties exist, but some landowners are able to hide the true total value of their homes by splitting them into several separate parcels owned by distinct holding companies. This analysis merged those properties wherever we were able to definitively establish ownership. Take a look inside [here](#).

The 49 Mile Scenic Drive — conceived in 1938 to get tourists to drive big cars endlessly through San Francisco — seemed outdated when The Chronicle's Heather Knight and Peter Hartlaub set out to give the route a modern #49MileMakeover. With input from critics, experts, historians and (most importantly) San Francisco Chronicle readers, we've chosen a new walkable, bikeable, transit-friendly, car-unfriendly 49 Mile Scenic Route. A route that celebrates neighborhoods, small businesses, parks, dive bars, independent bookstores, good cheeseburgers and constant surprises. Let's discover it together. Read the article [here](#).



Newsworthy



As the Bay Area is experiencing increasingly more destructive and prolonged fire seasons, home insurers are making it more difficult for homeowners in high risk areas like those with heavy vegetation to acquire (and keep) home insurance. The California Insurance Commissioner, however, is stepping in to ensure everyone is covered. Read the full San Francisco Chronicle Article [here](#).

MARKET TRENDS

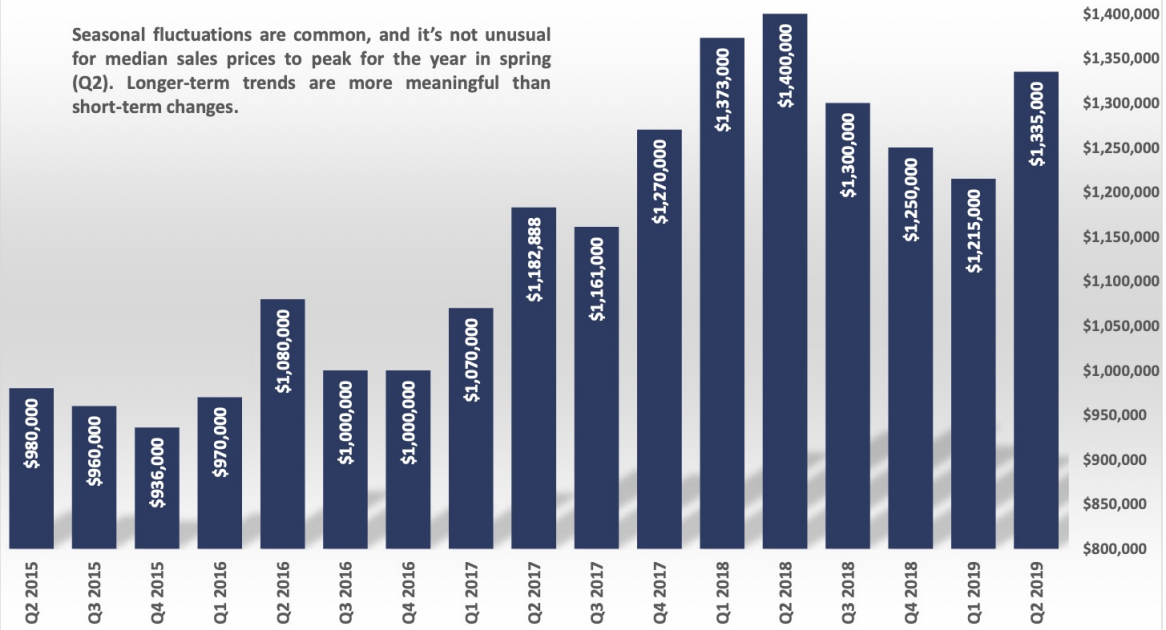
Santa Clara County

Santa Clara County House Price Appreciation

Median House Sales Prices, 2015 – Present, by Quarter

As reported to MLS,
per Broker Metrics

Seasonal fluctuations are common, and it's not unusual for median sales prices to peak for the year in spring (Q2). Longer-term trends are more meaningful than short-term changes.

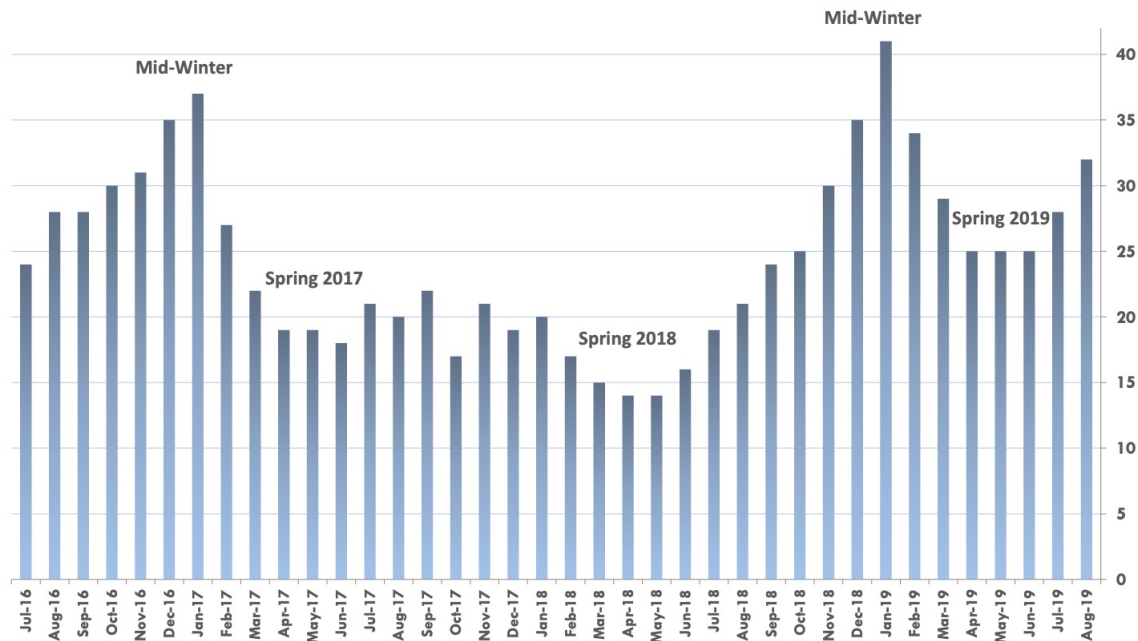


Sales reported by 7/2/19. Median sales price is that price at which half the sales occurred for more and half for less. It is a very general statistic that can be affected by other factors besides changes in fair market value. All numbers are approximate and subject to revision.

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Average Days on Market Prior to Acceptance of Offer

Santa Clara County Market Demand & Seasonality



As reported to MLS, per Broker Metrics. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

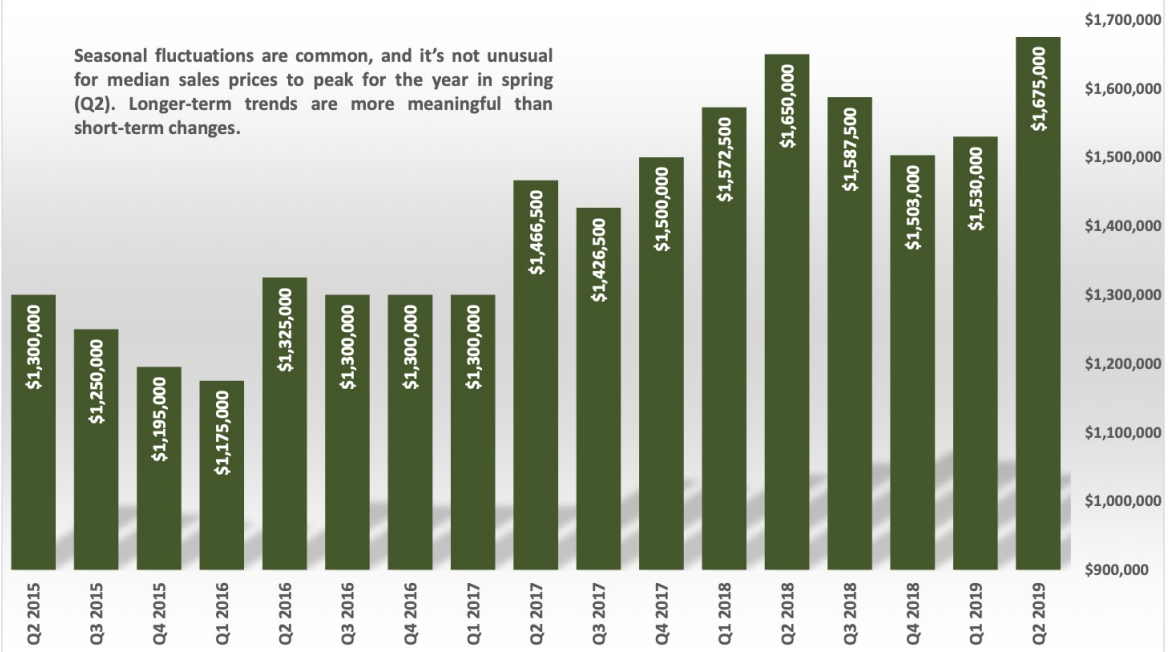
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San Mateo County

San Mateo County House Price Appreciation Median House Sales Prices, 2015 – Present, by Quarter

As reported to MLS,
per Broker Metrics

Seasonal fluctuations are common, and it's not unusual for median sales prices to peak for the year in spring (Q2). Longer-term trends are more meaningful than short-term changes.

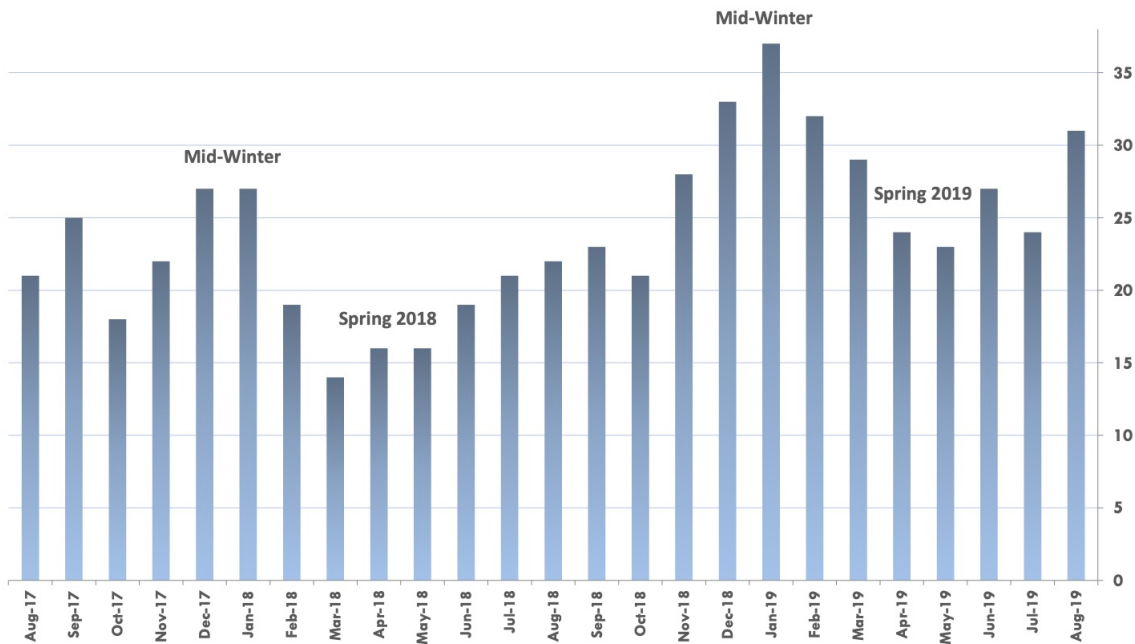


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Average Days on Market Prior to Acceptance of Offer

San Mateo County Market Demand & Seasonality



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MONICA AND MANDY'S FEATURED LISTINGS

Sold Listings



SOLD PRE-MLS - 481 Vine Street



SOLD - 212 Santa Margarita Avenue

West Menlo Park
4 Bed | 2 Bath | \$2,600,000

Menlo Park
2 Bed | 3 Bath | \$2,375,000



SOLD - 2367 Sharon Road
West Menlo Park
2 Bed | 2 Bath | \$1,150,00

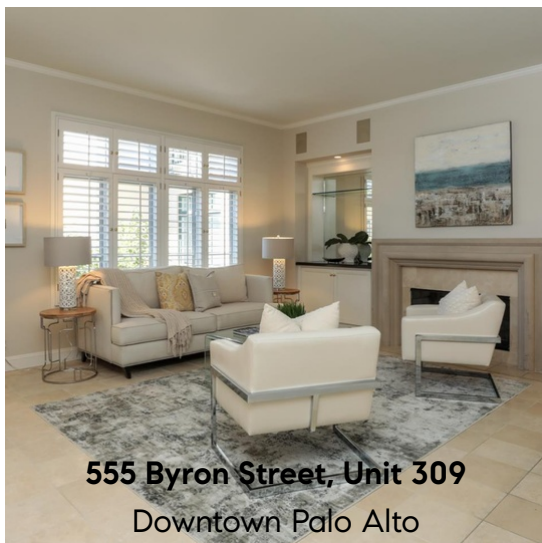
Active and Coming Soon Listings



1700 Bay Laurel Drive
Central Menlo Park
5 Bed | 2.5 Bath | \$5,895,000



58 Northgate Street
Atherton
4 Bed | 3.5 Bath | \$3,495,000



555 Byron Street, Unit 309

Downtown Palo Alto

2 Bed | 3 Bath | \$2,150,000



555 Byron Street, Unit 109

Downtown Palo Alto

2 Bed | 3 Bath | \$1,998,000



COMING SOON - 555 Byron Street, Unit 307

Downtown Palo Alto

2 Bed | 2 Bath | \$995,000

**WHAT'S HAPPENING
AROUND THE BAY**



Kepler's Holiday Party

Sun | Dec 8 | 3:00-5:00 PM | Menlo Park



Kepler's holiday party is their way of thanking their loyal customers and supporters. Active Kepler's Literary Circle members will receive an additional 10% off on all purchases made all day on Sunday, December 8th. Booksellers and buyers will be available to help you select the perfect books for everyone on your holiday shopping list. See Kepler's full schedule of events [here](#).

San Francisco Ballet

Now Throughout December

COUNTDOWN TO THE 75TH ANNIVERSARY!

San Francisco Ballet danced the first complete American Nutcracker in America on December 24, 1944. They're counting down to the 75th anniversary of the performance that launched an American holiday tradition with daily behind-the-scenes content, giveaways, trivia, games and activities, and more!



Old World Designs Needlepoint

Classes and Events Weekly | Menlo Park



It's too late to finish a needlepoint stocking in time for this Christmas but you can get started on a gorgeous stocking for next Christmas by visiting Old World Designs on Santa Cruz Avenue in Menlo Park. Since 1991, owner Linda Mendenhall has brought fun to her client's endeavors with her amazing eye for color and design. OWD is a full service needlepoint shop with hand painted canvases across many subjects, a scrumptious array of fibers from traditional wools and cottons to yummy silks, metallics, and vegan fibers, and all sorts of fun tools and accessories. Classes, private and group, are available for every level of stitcher. See full schedule of events [here](#).

Messiah in Grace Cathedral

Wed | Dec 11 | 7:30 pm | San Francisco

Grace Cathedral is an Episcopal church in the heart of San Francisco. It is both a warm congregation and a house of prayer for all people. They welcome visitors from all over the world. Their annual presentations bring together Handel's timeless score, outstanding performances and one of San Francisco's most breathtaking settings.





the WINERY COMEDY TOUR

The Winery Comedy Tour

Thur | Jan 16 | 7:00 pm | Saratoga

Nationally recognized comedians travel the country tasting local wine and making new fans in this new comedy circuit that brings quality comedy to folks for a fraction of what antiquated comedy clubs demand. Come out for a night of hilarious comedy and great local wines. This comedy tour takes top comedians who you've seen on TV and sends them out on the road to perform at wineries throughout the country. Find out which local wines pair best with hysterical laughter when The Winery Comedy Tour comes to your town.

SantaCon

Sat | Dec 7 | 7:00 pm | San Francisco

What is it? A SantaCon is a convention of santas - groups of men & women dressed like Santa.

Why do it? Because it's fun. That is all. It's one of the few chances left for adults to be silly without any kind of agenda.

Where is it? San Francisco.



Family Fun Day at the Foster: All About Ice

Sat | Dec 14 | 10:30 am - noon | Palo Alto

One day each month, The Foster welcomes families to take over our galleries for a morning of playful activities, storytelling, gallery explorations, and creative craft time. Join them as they welcome winter with icy explorations that don't require bundling up! After a shared discovery of the Arctic inspired by Tony Foster's adventures in Greenland, you'll awaken your senses through crafty experiments that will help little artists understand the awe-inspiring role that ice can play at the intersection of art and science. The ticket price of \$5 per person includes coffee, juice, and pastries. Family Fun Day is a monthly event designed for children ages 4 and up, though all are welcome to attend. All children attending must be accompanied by an adult.

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