

**1031 S Colonel Way
Half Moon Bay, CA 94019**



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🌐 smerealtor.com



CA





NEW Active / For Sale • New, Active: 2/9/2026

List Price
\$799,000
 Active Date 2/9/2026 Listing ID 82034128

CMA Value
\$815,000
 Last Edited 2/17/2026 Price per Sq Ft \$685

RVM®
\$847,200
 RVM® Updated 1/21/2026

RVM® Estimated Range \$787.9K \$906.5K
 RVM® Confidence ★★★★★

RVM® Month Change ↑ \$10,610
 RVM® Year Change ↓ 7.09%

3 Beds
 2 Baths
 1,190 Sq Ft
 1970

Basic Facts

Type Condo/Townhouse/Apt.	Price to Est. Value 94%
Days in RPR 7	Land Use Single Family Residential
HOA Dues \$527 mo	APN/TaxID 056-511-230
Price by SqFt \$671 per sq ft	Previously sold for \$728,000 on 11/19/2020

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Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Condo/Townhouse/Apt.	–
Property Subtype	Single Family Residential	Townhouse	–
Bedrooms	3	3	–
Total Baths	2	2	–
Full Baths	1	1	–
Partial Baths	1	1	–
Living Area (sq ft)	1,190	1,190	–
Building Area (sq ft)	1,190	1,190	–
Lot Size	1,577 sq ft	–	–
Lot Dimensions	1577 SF	–	–
Garage	Yes	–	–
Garage (spaces)	1	1	–
Year Built	1970	1970	–
Total Rooms	5	–	–
Roofing	–	Composition	–
Heating	Central	Forced Air, Gas	–
Cooling	None	None	–
Basement	Basement	No	–
Foundation	–	Crawl Space	–
Construction	Wood	–	–
Number of Units	0	–	–
Number of Stories	2 story with Basement	2	–
Flooring	–	–	Laminate/Carpet
Upgraded Doors	–	–	No-Sliding
Open Kitchen	–	–	No
Counters in Kitchen	–	–	Formica

Property Facts

Name	Public Facts	Agent Refinements
Additional Balcony	–	No

Legal Description

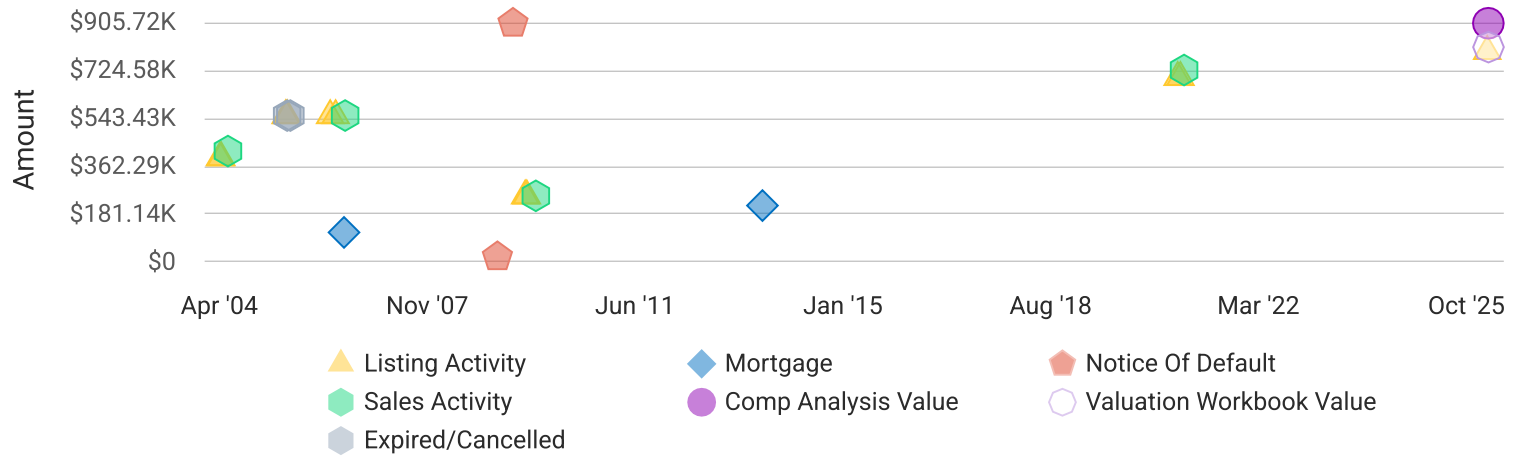
Parcel Number	056-511-230	County	San Mateo County
Census Tract	060816137.022009	Carrier Route	C008
Abbreviated Description	LOT 23 BLK B VILLA CARDOZA RSM 71/4 5	Current Use	Townhouse

Public Record History

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$394,004	\$386,279	\$378,705	\$371,280	\$364,000
Assessed Value - Improvements	\$394,004	\$386,279	\$378,705	\$371,280	\$364,000
Total Assessed Value	\$788,008	\$772,558	\$757,410	\$742,560	\$728,000
Tax Rate Code Area	17-000	17-000	17-000	17-000	17-000
Total Tax Amount	\$10,681	\$10,037	\$9,618	\$9,369	\$9,097
CA Home Owner Exemption	H	H	H	H	H

Sales and Financing Activity



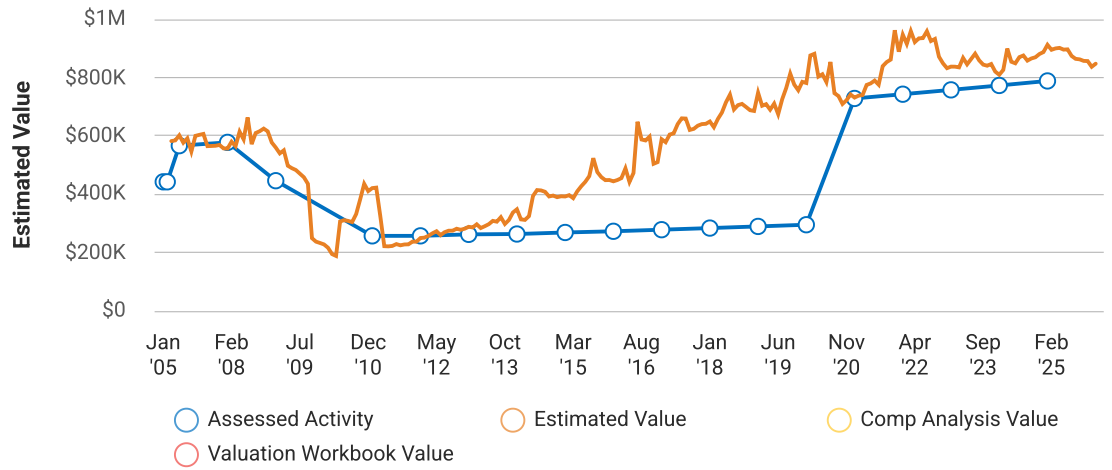
Date	Event	Amount
2/17/2026	Valuation Workbook Value	\$815,000
2/16/2026	Comp Analysis Value	\$905,722
2/9/2026	New Listing MLS For Sale	\$799,000
11/18/2020	MLS Sale	\$728,000
10/26/2020	Pending MLS For Sale	\$700,000
10/9/2020	New Listing MLS For Sale	\$700,000
8/12/2013	Conventional	\$213,000
9/15/2009	MLS Sale	\$250,000
7/20/2009	Pending MLS For Sale	\$250,000
7/10/2009	New Listing MLS For Sale	\$250,000
4/24/2009	Notice of Foreclosure Sale	\$905,722
1/16/2009	Notice of Default	\$18,530
6/2/2006	MLS Sale	\$555,000
5/26/2006	Stand Alone Second / Subordinate position	\$111,000
4/3/2006	Pending MLS For Sale	\$555,000
2/28/2006	New Listing MLS For Sale	\$555,000
6/22/2005	Canceled MLS For Sale	\$555,000

Estimated Value

This chart compares a property's estimated and assessed value over time.

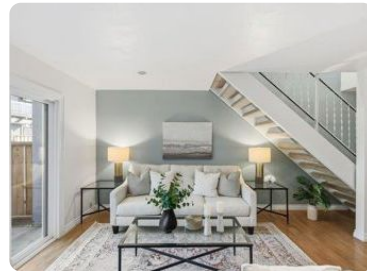
Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



Photos

Listing Photos



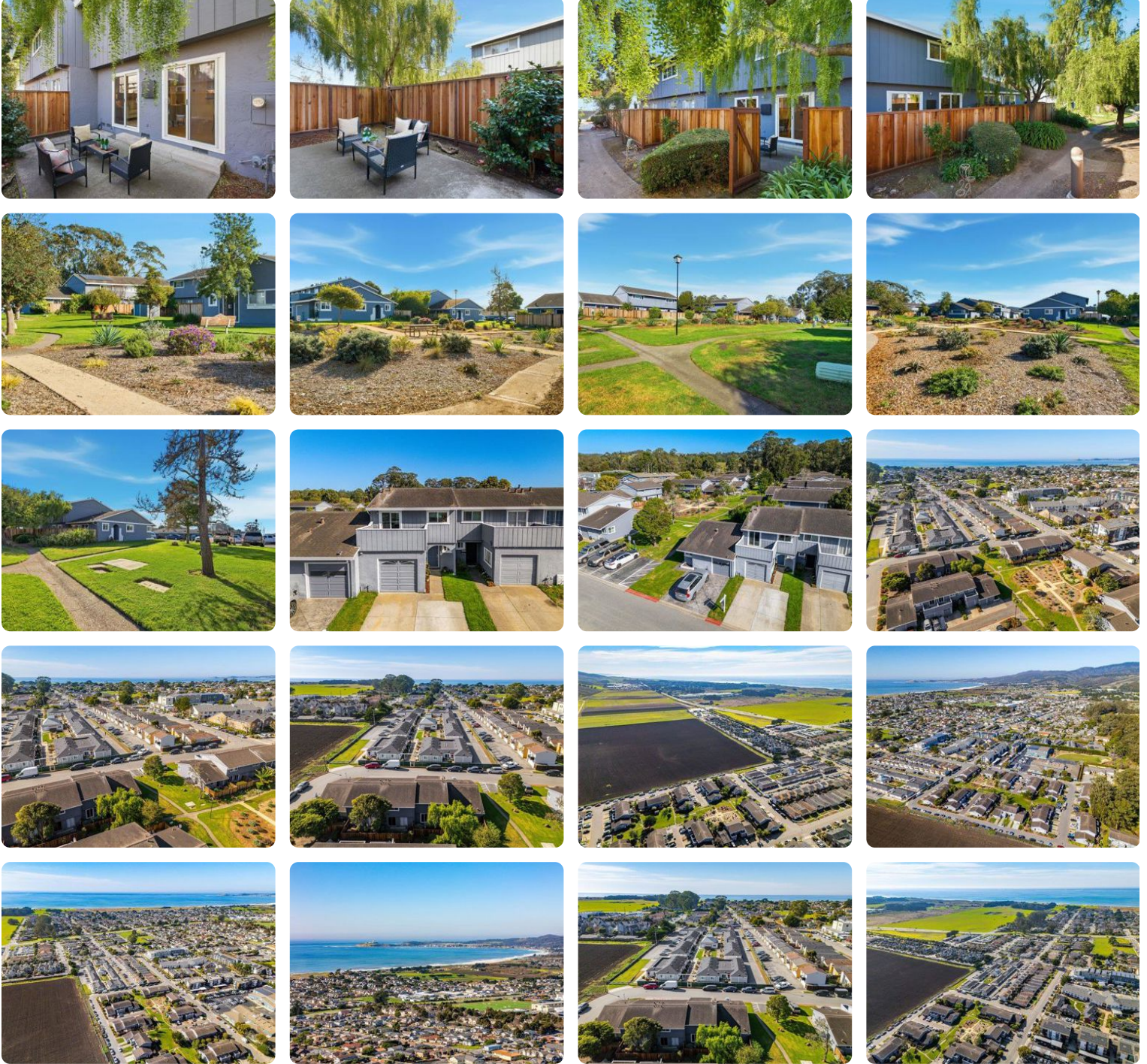
Photos

Listing Photos



Photos

Listing Photos



Pricing Summary

List Price
\$799,000

RVM®
\$847,200

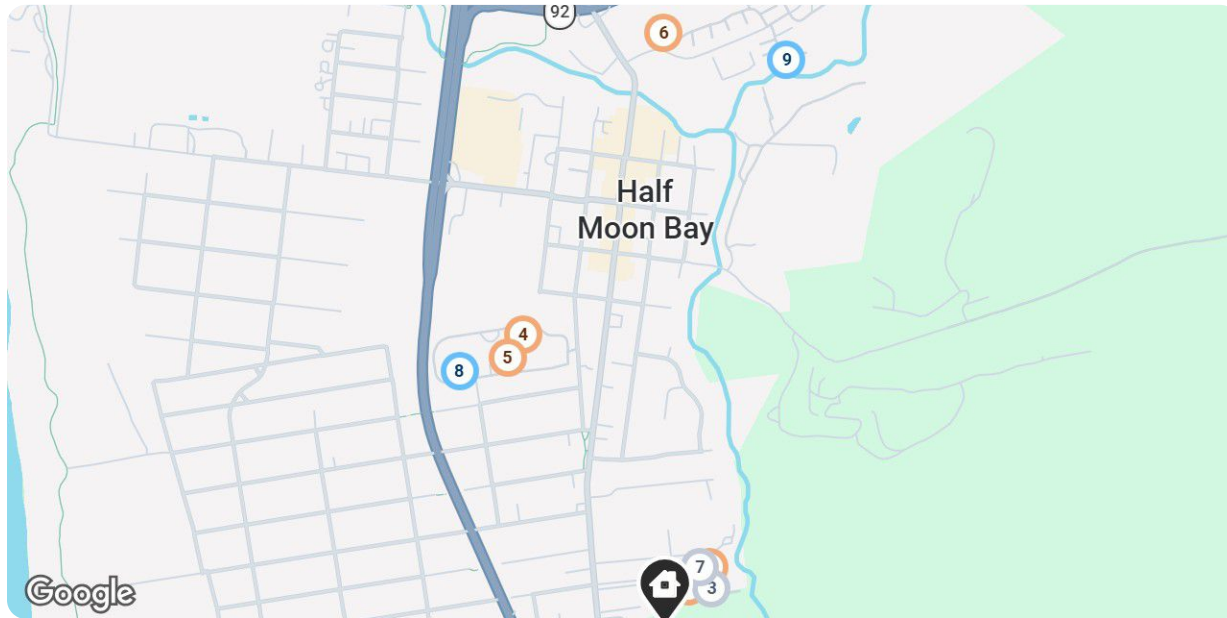
Advanced CMA Value

Price estimate based on comps.

\$815,000

CMA

Comp Property Summary



Legend

- Subject Property
- Active For Sale
- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	 1031 S Colonel Way Half Moon Bay, CA 94019 MLS ID: 82034128 ● Active / For Sale <i>Listing Courtesy of Compass</i>	Condo/Townhouse/Apt.	3/2	1,190	1,577 sqft	1970	7	\$671	\$799,000

	 1029 Suzanne Ct Half Moon Bay, CA 94019 MLS ID: 82020812 ■ Closed / For Sale <i>Courtesy of Compass</i>	Condo/Townhouse/Apt.	3/2	1,190	1,512 sqft	1970	30	\$693	\$825,000
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9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	<p>1031 S Colonel Way Half Moon Bay, CA 94019 MLS ID: 82034128 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	3/2	1,190	1,577 sqft	1970	7	\$671	\$799,000
2	<p>988 Arnold Way Half Moon Bay, CA 94019 MLS ID: 82001931 ■ Closed / For Sale</p> <p><i>Courtesy of KW Advisors</i></p>	Condo/Townhouse/Apt.	3/2	1,190	1,533 sqft	1970	78	\$714	\$850,000
3	<p>1040 Arnold Way Half Moon Bay, CA 94019 MLS ID: 81992695 ■ Closed / For Sale</p> <p><i>Courtesy of Alliance Bay Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,190	1,617 sqft	1970	8	\$727	\$865,000
4	<p>52 Amesport Lndg Half Moon Bay, CA 94019 MLS ID: 82021989 ■ Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	2/2	950	—	1989	—	\$874	\$830,000
5	<p>240 Amesport Lndg Half Moon Bay, CA 94019 MLS ID: 82013548 ■ Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	2/2	950	—	1989	15	\$897	\$852,000
6	<p>10 Patrick Way Half Moon Bay, CA 94019 MLS ID: 82024829 ■ Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	2/3	1,320	984 sqft	1991	—	\$678	\$895,000
7	<p>989 Ronald Ct Half Moon Bay, CA 94019 MLS ID: 81957694 ■ Closed / For Sale</p> <p><i>Courtesy of Redfin</i></p>	Condo/Townhouse/Apt.	3/2	1,190	1,428 sqft	1970	14	\$714	\$850,000
8	<p>172 Amesport Lndg Half Moon Bay, CA 94019 MLS ID: 82032162 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Condo/Townhouse/Apt.	2/2	950	908 sqft	1990	21	\$868	\$825,000
9	<p>43 Erin Ln Half Moon Bay, CA 94019 MLS ID: 82031706 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	2/3	1,400	984 sqft	1996	28	\$685	\$959,000

Comp Property Adjustments



Address	1031 S Colonel Way Half Moon Bay, CA 94019	1029 Suzanne Ct Half Moon Bay, CA 94019	988 Arnold Way Half Moon Bay, CA 94019	1040 Arnold Way Half Moon Bay, CA 94019
Status	Subject Property	1 Closed	2 Closed	3 Closed
MLS ID	82034128	82020812	82001931	81992695
Proximity		0.03 Mi. E	0.07 Mi. NE	0.07 Mi. E
Value	\$799,000	\$825,000	\$850,000	\$865,000
Date	2/9/2026 List Date	11/26/2025 Closed Date	7/28/2025 Closed Date	3/11/2025 Closed Date
Days in RPR	7	30	78	8
Price per Sq Ft	\$671	\$693	\$714	\$727
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse	Townhouse	Townhouse	Townhouse
Total Rooms	5	5	5	5
Bedrooms	3	3	3	3
Total Baths	1.1	1.1	1.1	2.0
Full Baths	1	1	1	2 -\$15,000
Partial Baths	1	1	1	-
Living Area (sq ft)	1,190	1,190	1,190	1,190
Building Area (sq ft)	1,190	1,190	1,190	1,190
Lot Size	1,577 sq ft	1,512 sq ft	1,533 sq ft	1,617 sq ft
Lot Dimensions	1577 SF	1512 SF	1533 SF	1617 SF
Garage	Yes	Yes	Yes	Yes
View	Y	Y	-	Y
View Factors	Hills, Neighborhood	Neighborhood	-	Hills
Year Built	1970	1970	1970	1970
Age	56	56	56	56
Heating Features	Forced Air, Gas	Forced Air	Gas Central Forced Air Heat	Central Forced Air
Cooling Features	None	None	None	None

Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments



Address	1031 S Colonel Way Half Moon Bay, CA 94019	1029 Suzanne Ct Half Moon Bay, CA 94019	988 Arnold Way Half Moon Bay, CA 94019	1040 Arnold Way Half Moon Bay, CA 94019
Status	Subject Property	1 Closed	2 Closed	3 Closed
Energy Efficient Items	-	-	-	Double Pane Windows
Roofing Features	Composition	Composition	Composition	Shingle
Basement Features	Basement	Basement	Basement	Basement
Foundation Features	Crawl Space	Concrete Perimeter And Slab	Concrete Slab	Crawl Space
Construction Features	Wood	Wood, Wood Frames	Wood	Stucco
Number of Units	0	0	0	0
Number of Stories	2	2	2	2
Flooring	Laminate/Carpet	Hardwood/Carpet -\$10,000	-	-
Upgraded Doors	No-Sliding	French -\$5,000	-	-
Open Kitchen	No	No	Yes -\$25,000	Yes -\$25,000
Counters in Kitchen	Formica	Formica	Quartz -\$10,000	Quartz -\$10,000
Additional Balcony	No	No	Yes -\$5,000	-
Listing Broker	<i>Listing Courtesy of Compass</i>	<i>Courtesy of Compass</i>	<i>Courtesy of KW Advisors</i>	<i>Courtesy of Alliance Bay Realty</i>

Adjusted Value of Comps	\$810,000 (\$681/sqft) Adjustments: -\$15,000 (Down \$12/sqft)	\$810,000 (\$681/sqft) Adjustments: -\$40,000 (Down \$33/sqft)	\$815,000 (\$685/sqft) Adjustments: -\$50,000 (Down \$42/sqft)
Net Adjustment %	-1.82%	-4.71%	-5.78%
Gross Adjustment %	1.82%	4.71%	5.78%
Comp Weighting	30%	25%	25%

Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments



Address	1031 S Colonel Way Half Moon Bay, CA 94019	52 Amesport Lndg Half Moon Bay, CA 94019	240 Amesport Lndg Half Moon Bay, CA 94019	10 Patrick Way Half Moon Bay, CA 94019
Status	Subject Property	4 Closed	5 Closed	6 Closed
MLS ID	82034128	82021989	82013548	82024829
Proximity		0.43 Mi. NW	0.41 Mi. NW	0.82 Mi. N
Value	\$799,000	\$830,000	\$852,000	\$895,000
Date	2/9/2026 List Date	10/9/2025 Closed Date	8/20/2025 Closed Date	10/14/2025 Closed Date
Days in RPR	7	-	15	-
Price per Sq Ft	\$671	\$874	\$897	\$678
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse	Condominium	Condominium	Townhouse
Total Rooms	5	4	4	5
Bedrooms	3	2 +\$40,000	2 +\$40,000	2 +\$40,000
Total Baths	1.1	2.0 -\$15,000	2.0 -\$15,000	2.1 -\$30,000
Full Baths	1	2	2	2
Partial Baths	1	-	-	1
Living Area (sq ft)	1,190	950	950	1,320
Building Area (sq ft)	1,190	950	950	1,320
Lot Size	1,577 sq ft	5,485 sq ft	5,491 sq ft	984 sq ft
Lot Dimensions	1577 SF	5485 SF	5491 SF	984 SF
Garage	Yes	Carport +\$10,000	Carport +\$10,000	Yes
View	Y	-	-	Beneficial -\$50,000
View Factors	Hills, Neighborhood	-	-	Ocean
Year Built	1970	1989 -\$20,000	1989 -\$20,000	1991 -\$20,000
Age	56	37	37	35
Heating Features	Forced Air, Gas	Central Forced Air	Gas Central Forced Air Heat	Gas Central Forced Air Heat
Cooling Features	None	None	None	None

Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments

Address	1031 S Colonel Way Half Moon Bay, CA 94019	52 Amesport Lndg Half Moon Bay, CA 94019	240 Amesport Lndg Half Moon Bay, CA 94019	10 Patrick Way Half Moon Bay, CA 94019
Status	Subject Property	4 Closed	5 Closed	6 Closed
Roofing Features	Composition	Composition	Composition	Composition
Fireplaces	–	1 -\$5,000	1 -\$5,000	Gas Log -\$10,000
Basement Features	Basement	No	No	Basement
Foundation Features	Crawl Space	Concrete Slab	Concrete Slab	Concrete Perimeter And Slab
Construction Features	Wood	–	–	Wood
Number of Units	0	120	120	0
Number of Stories	2	1	1	3
Flooring	Laminate/Carpet	Carpet/Tile	Wood -\$10,000	–
Upgraded Doors	No-Sliding	–	–	–
Open Kitchen	No	–	–	–
Counters in Kitchen	Formica	–	–	–
Additional Balcony	No	–	–	–
High Ceilings	–	–	–	-\$10,000
Listing Broker	<i>Listing Courtesy of Compass</i>	<i>Courtesy of Coldwell Banker Realty</i>	<i>Courtesy of Compass</i>	<i>Courtesy of Compass</i>
Adjusted Value of Comps		\$840,000 (\$884/sqft) Adjustments: +\$10,000 (Up \$10/sqft)	\$852,000 (\$897/sqft) Adjustments: \$0	\$815,000 (\$617/sqft) Adjustments: -\$80,000 (Down \$61/sqft)
Net Adjustment %		+1.2%	–	-8.94%
Gross Adjustment %		10.84%	11.74%	17.88%
Comp Weighting		<input type="text" value="5%"/>	<input type="text" value="5%"/>	<input type="text" value="5%"/>

Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments



Address	1031 S Colonel Way Half Moon Bay, CA 94019	989 Ronald Ct Half Moon Bay, CA 94019	172 Amesport Lndg Half Moon Bay, CA 94019	43 Erin Ln Half Moon Bay, CA 94019
Status	Subject Property	7 Closed	8 Active	9 Active
MLS ID	82034128	81957694	82032162	82031706
Proximity		0.06 Mi. NE	0.44 Mi. NW	0.8 Mi. N
Value	\$799,000	\$850,000	\$825,000	\$959,000
Date	2/9/2026 List Date	4/15/2024 Closed Date	1/26/2026 List Date	1/19/2026 List Date
Days in RPR	7	14	21	28
Price per Sq Ft	\$671	\$714	\$868	\$685
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse	Townhouse	Condominium	Townhouse
Total Rooms	5	5	4	5
Bedrooms	3	3	2	2
Total Baths	1.1	1.1	2.0	2.1
Full Baths	1	1	2	2
Partial Baths	1	1	-	1
Living Area (sq ft)	1,190	1,190	950	1,400
Building Area (sq ft)	1,190	1,190	950	1,400
Lot Size	1,577 sq ft	1,428 sq ft	908 sq ft	984 sq ft
Lot Dimensions	1577 SF	1428 SF	5799 SF	984 SF
Garage	Yes	Yes	Carport	Yes
Pool	-	Spa / Hot Tub	-	-
View	Y	-	Y	Y
View Factors	Hills, Neighborhood	-	Garden / Greenbelt	Forest, Neighborhood
Year Built	1970	1970	1990	1996
Age	56	56	36	30
Heating Features	Forced Air, Gas	Central Forced Air	Forced Air	Forced Air

Comp Property Adjustments

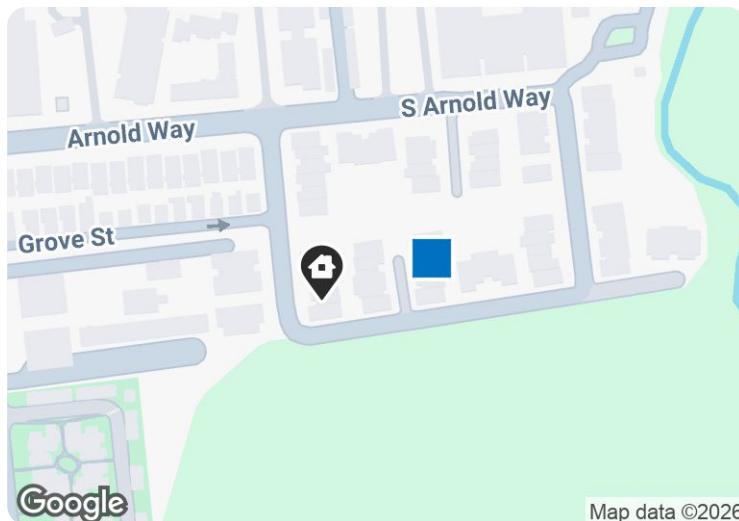


Address	1031 S Colonel Way Half Moon Bay, CA 94019	989 Ronald Ct Half Moon Bay, CA 94019	172 Amesport Lndg Half Moon Bay, CA 94019	43 Erin Ln Half Moon Bay, CA 94019
Status	Subject Property	7 Closed	8 Active	9 Active
Cooling Features	None	None	None	None
Energy Efficient Items	-	-	Double Pane Windows	Double Pane Windows
Roofing Features	Composition	Composition	Composition	Composition
Fireplaces	-	-	1	1
Basement Features	Basement	Basement	No	Basement
Foundation Features	Crawl Space	Concrete Perimeter	Concrete Slab	Concrete Slab
Construction Features	Wood	Wood	-	Wood
Number of Units	0	0	120	0
Number of Stories	2	2	1	3
Flooring	Laminate/Carpet	Wood -\$10,000	-	-
Upgraded Doors	No-Sliding	-	-	-
Open Kitchen	No	-	-	-
Counters in Kitchen	Formica	Granite -\$10,000	-	-
Additional Balcony	No	-	-	-
Upgraded bath	-	Yes -\$10,000	-	-
Listing Broker	<i>Listing Courtesy of Compass</i>	<i>Courtesy of Redfin</i>	<i>Listing Courtesy of Intero Real Estate Services</i>	<i>Listing Courtesy of Compass</i>

Adjusted Value of Comps	\$820,000 (\$689/sqft) Adjustments: -\$30,000 (Down \$25/sqft)	\$825,000 (\$868/sqft) Adjustments: \$0	\$959,000 (\$685/sqft) Adjustments: \$0
Net Adjustment %	-3.53%	-	-
Gross Adjustment %	3.53%	-	-
Comp Weighting	<input type="text" value="5%"/>	<input type="text" value="0%"/>	<input type="text" value="0%"/>

Highlighted fields were changed by agent to reflect knowledge of this property.

① 1029 Suzanne Ct Half Moon Bay, CA 94019



Closed / For Sale • Sold Date: 11/26/2025, MLS Listing 82020812: 9/8/2025

Subject Property This Property

Closed Price

\$825,000

Closed Date 11/26/2025

Days in RPR 30

Adjusted Price

\$810,000

Net Adjustments (Price/%)

-\$15,000 / -1.82%

Gross Adjustments (Price/%)

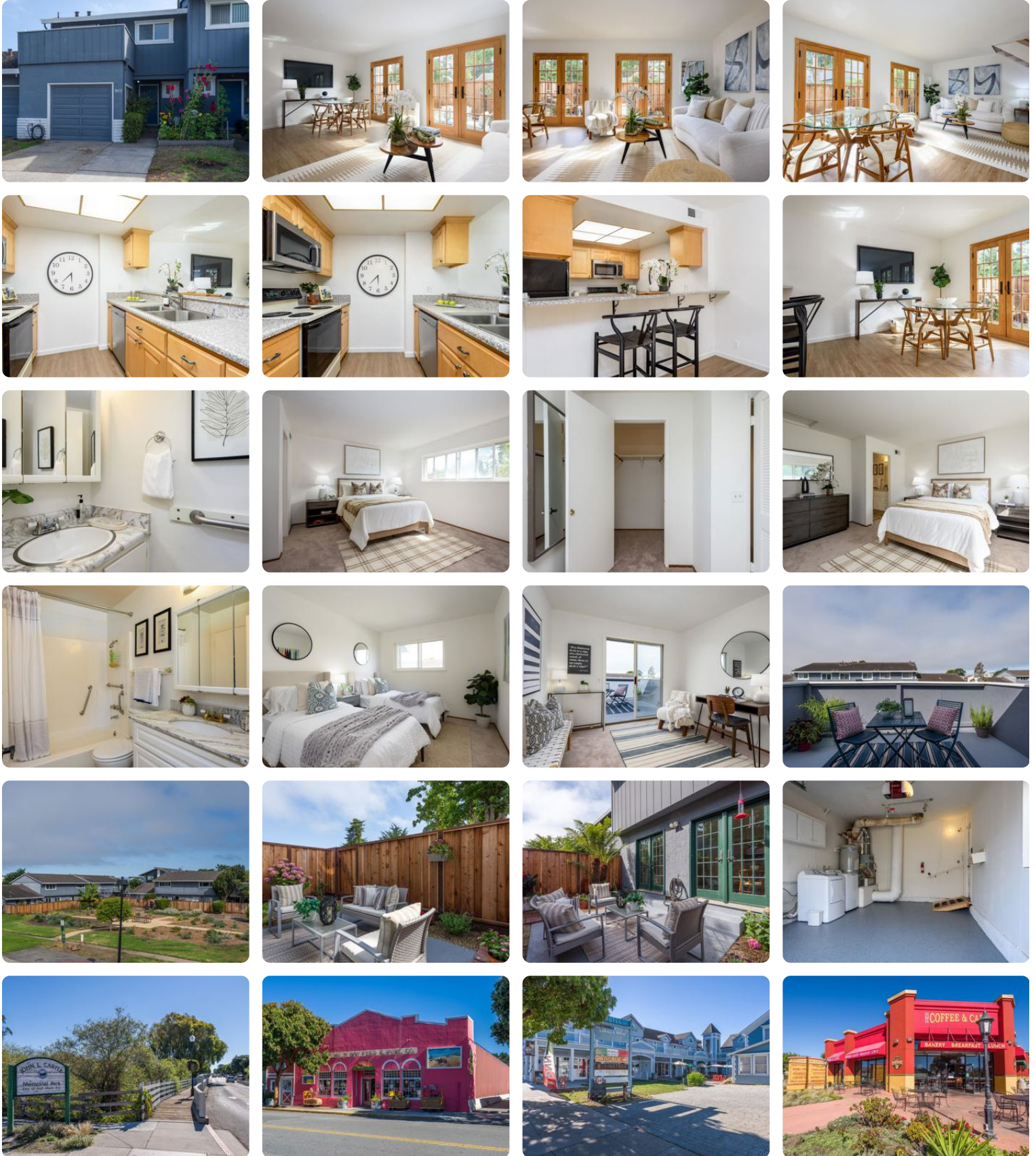
\$15,000 / 1.82%

This charming townhouse in the villa cardoza community of half moon bay offers a convenient and comfortable lifestyle. It features a thoughtfully designed floor plan with an entry hall, half bathroom, modern kitchen with light cabinetry and ample storage, and...

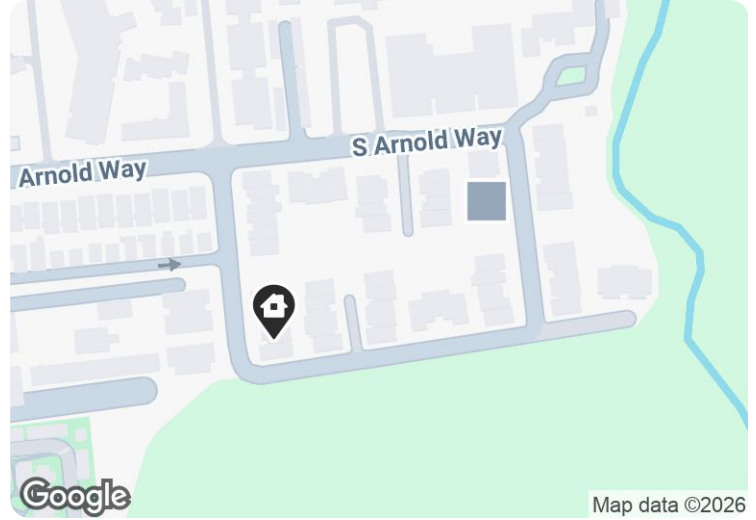
	Public Facts	Listing Facts
Property Type	Single Family	Condo/Townhouse/Apt.
Property Subtype	Single Family Residential	Townhouse
Bedrooms	3	3
Total Baths	2	2
Full Baths	1	1
Partial Baths	1	1
Living Area (sq ft)	1,190	1,190
Building Area (sq ft)	1,190	1,190
Lot Size	1,512 sq ft	1,512 sq ft
Lot Dimensions	1512 SF	-
Garage	Yes	-
Garage (spaces)	1	1
Year Built	1970	1970
Total Rooms	5	-
Roofing	-	Composition
Heating	Central	Forced Air
Cooling	None	None
Basement	Basement	No
Foundation	-	Concrete Perimeter And Slab
Construction	Wood	Wood, Wood Frames
Number of Units	0	-
Number of Stories	2 story with Basement	2

Courtesy of Compass

Photos



2 988 Arnold Way Half Moon Bay, CA 94019



Closed / For Sale • Sold Date: 7/28/2025, MLS Listing 82001931: 4/10/2025

Subject Property This Property

Closed Price

\$850,000

Closed Date 7/28/2025

Days in RPR 78

Adjusted Price

\$810,000

Net Adjustments (Price/%)

-\$40,000 / -4.71%

Gross Adjustments (Price/%)

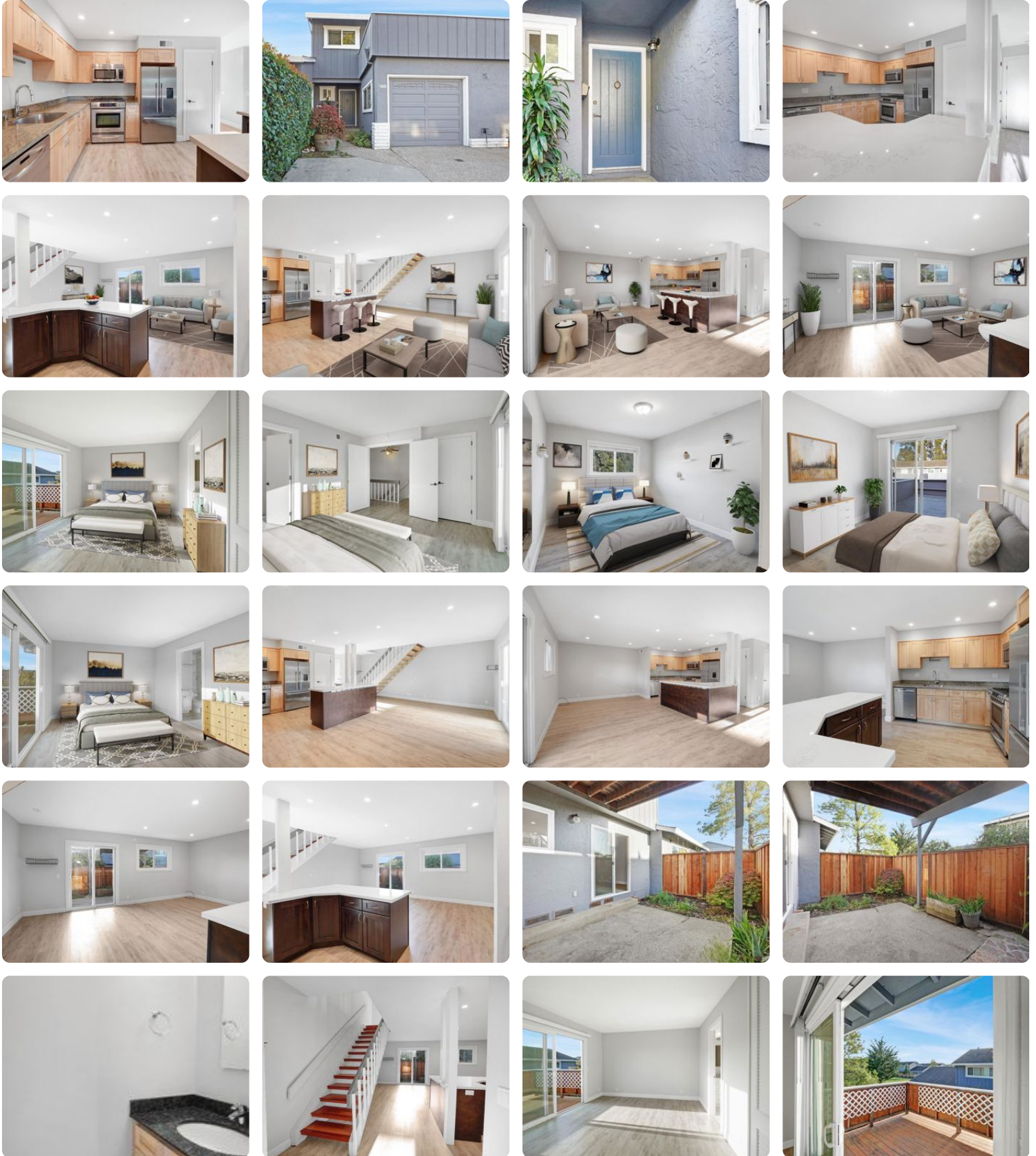
\$40,000 / 4.71%

Welcome to this lovely 2-level home just a short stroll from main street, where you'll find the best of downtown half moon bay's shops, restaurants, and coastal charm. With 1,190 square feet of thoughtfully designed living space, this 3-bedroom, 1.5-bath home...

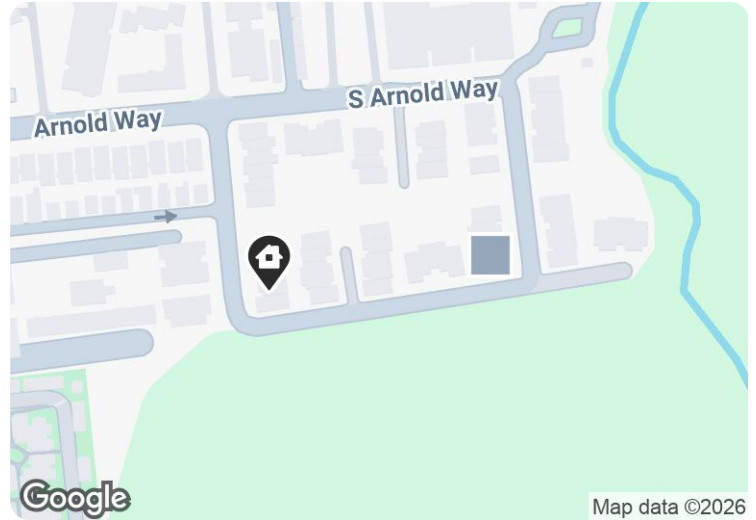
	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Condo/Townhouse/Apt.	-
Property Subtype	Single Family Residential	Townhouse	-
Bedrooms	3	3	-
Total Baths	2	2	2
Full Baths	1	1	1
Partial Baths	1	1	1
Living Area (sq ft)	1,190	1,190	-
Building Area (sq ft)	1,190	1,190	-
Lot Size	1,533 sq ft	1,533 sq ft	-
Lot Dimensions	1533 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	1	-
Year Built	1970	1970	-
Total Rooms	5	-	-
Roofing	-	Composition	-
Heating	Central	Gas Central Forced Air Heat	-
Cooling	None	None	-
Basement	Basement	No	-
Foundation	-	Concrete Slab	-
Construction	Wood	-	-
Number of Units	0	-	-
Number of Stories	2 story with Basement	2	-

Courtesy of KW Advisors

Photos



3 1040 Arnold Way Half Moon Bay, CA 94019



Closed / For Sale • Sold Date: 3/11/2025, MLS Listing 81992695: 2/3/2025

Subject Property This Property

Closed Price

\$865,000

Closed Date 3/11/2025

Days in RPR 8

Adjusted Price

\$815,000

Net Adjustments (Price/%)

-\$50,000 / -5.78%

Gross Adjustments (Price/%)

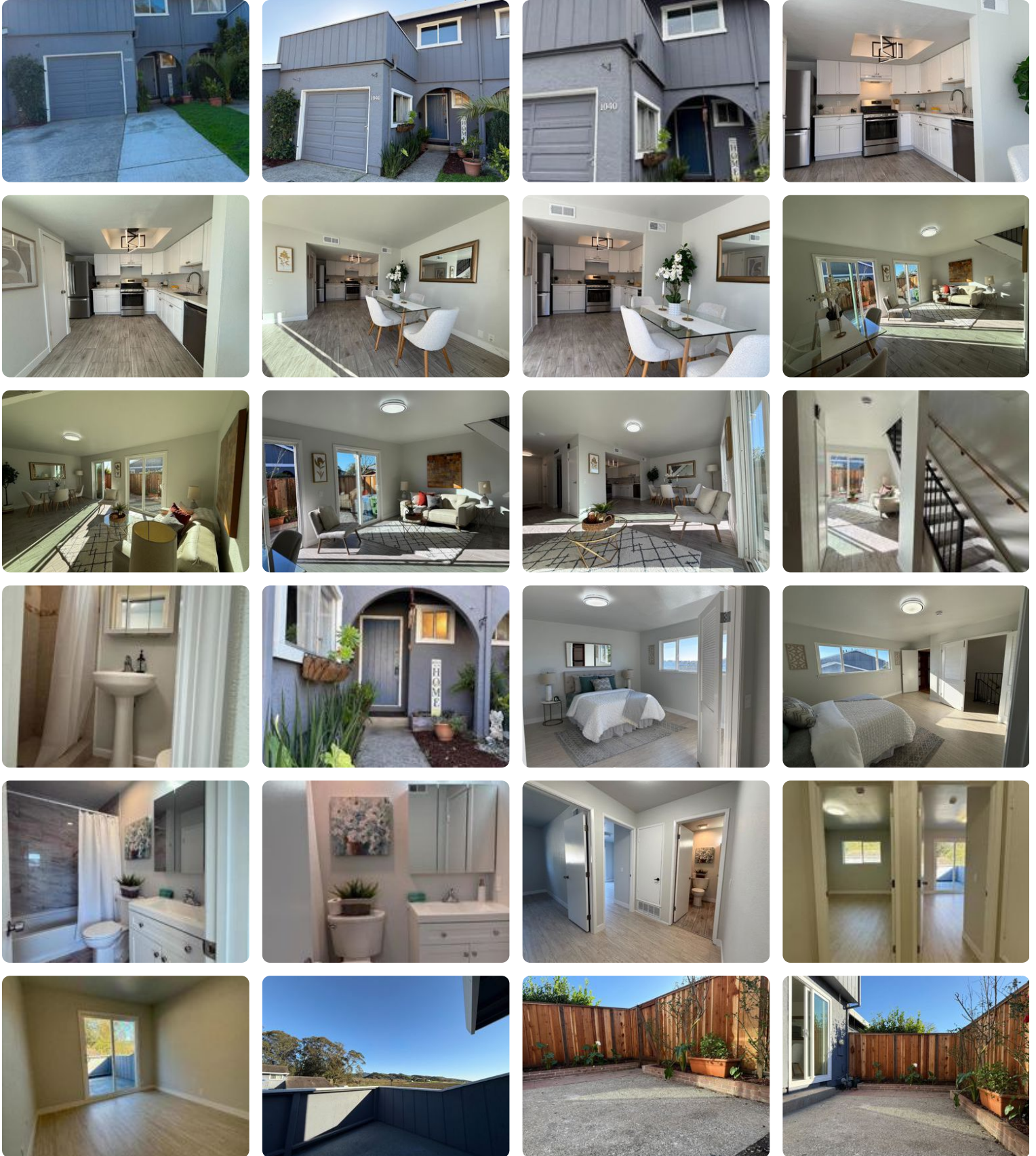
\$50,000 / 5.78%

Enjoy living in the cost.make this wonderful condo your home sweet home. Great location as it offers walking distance to historical downtown, trails, schools, churches and parks.recently remodeled throughout.first level counts with a nice kitchen with...

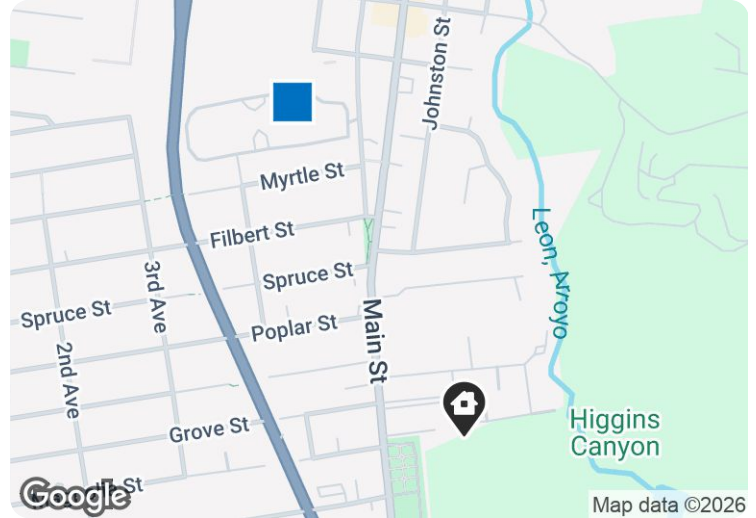
	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Condo/Townhouse/Apt.	-
Property Subtype	Single Family Residential	Townhouse	-
Bedrooms	3	3	-
Total Baths	2	2	2
Full Baths	1	1	2
Partial Baths	1	1	-
Living Area (sq ft)	1,190	1,190	-
Building Area (sq ft)	1,190	1,190	-
Lot Size	1,617 sq ft	1,617 sq ft	-
Lot Dimensions	1617 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	1	-
Year Built	1970	1970	-
Total Rooms	5	-	-
Roofing	Composition Shingle	Shingle	-
Heating	Central	Central Forced Air	-
Cooling	None	None	-
Basement	Basement	No	-
Foundation	-	Crawl Space	-
Construction	Wood	Stucco	-
Number of Units	0	-	-
Number of Stories	2 story with Basement	2	-

Courtesy of Alliance Bay Realty

Photos



4 52 Amesport Lndg Half Moon Bay, CA 94019



Closed / For Sale • Sold Date: 10/9/2025, MLS Listing 82021989: 9/17/2025

Subject Property This Property

Closed Price

\$830,000

Closed Date 10/9/2025

Adjusted Price

\$840,000

Net Adjustments (Price/%)

+\$10,000 / +1.2%

Gross Adjustments (Price/%)

\$90,000 / 10.84%

Ground floor, corner unit, with no stairs, this lovely home is in the wonderful amesport landing complex, just off of main street in half moon bay. This inviting 2 bed/2 bath condo has a spacious, open-concept layout with abundant natural light. The cozy...

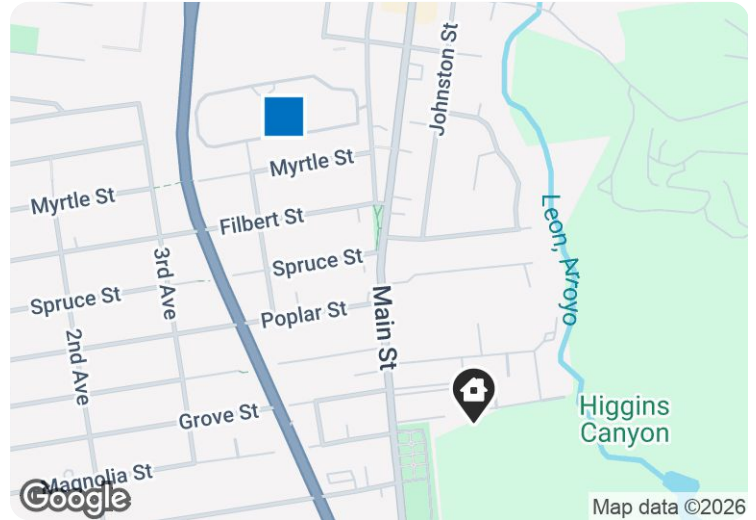
	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Condominium Unit (Residential)	Condominium
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	950	950
Building Area (sq ft)	950	950
Lot Size	5,485 sq ft	-
Lot Dimensions	5485 SF	-
Garage	Carport	-
Garage (spaces)	0	1
Year Built	1989	1989
Total Rooms	4	-
Roofing	-	Composition
Heating	-	Central Forced Air
Cooling	-	None
Fireplaces	1	Wood Burning
Foundation	-	Concrete Slab
Number of Units	120	-
Number of Stories	1	1

Courtesy of Coldwell Banker Realty

Photos



5 240 Amesport Lndg Half Moon Bay, CA 94019



Closed / For Sale • Sold Date: 8/20/2025, MLS Listing 82013548: 7/7/2025

Subject Property This Property

Closed Price

\$852,000

Closed Date 8/20/2025

Days in RPR 15

Gross Adjustments (Price/%)

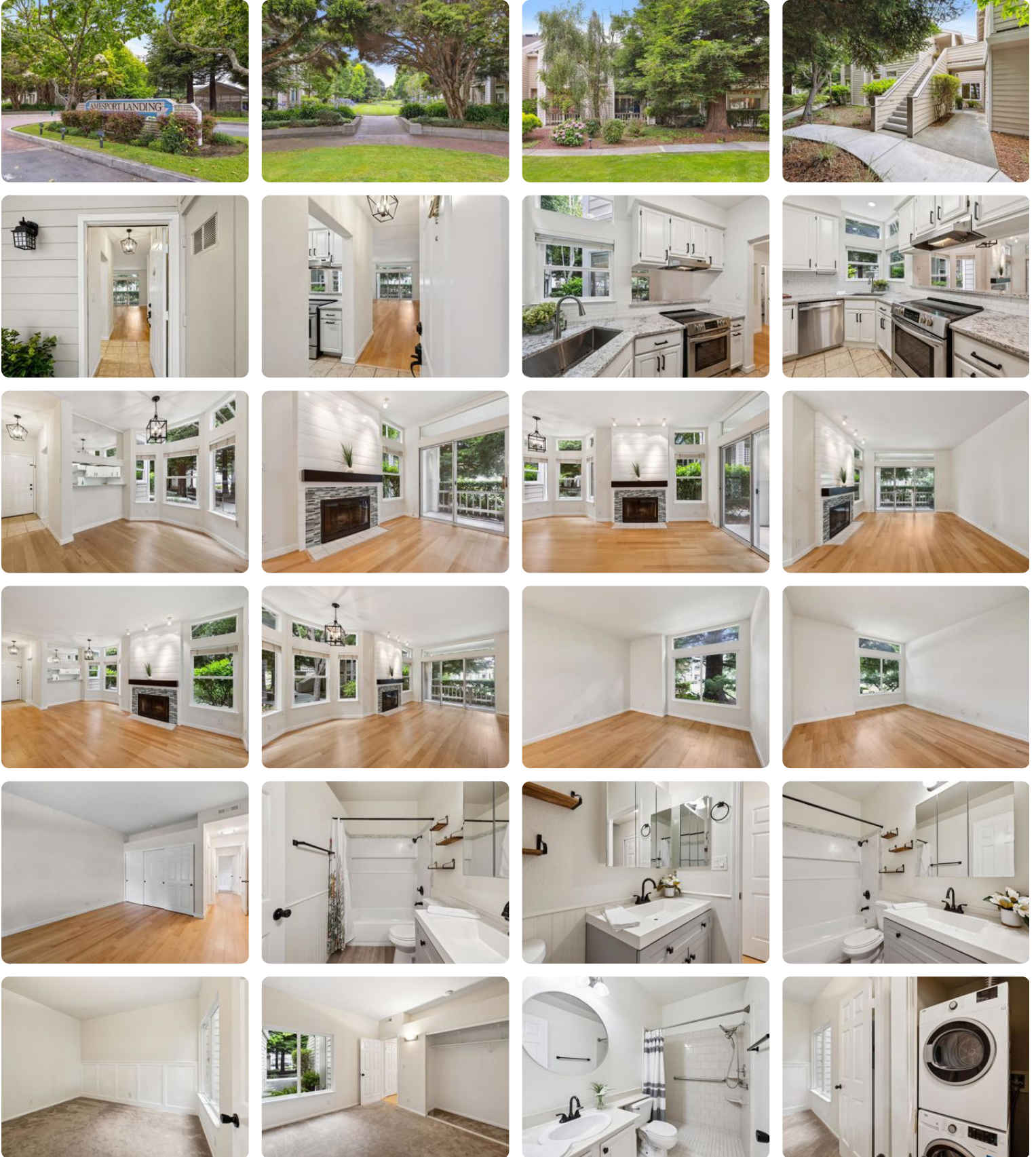
\$100,000 / 11.74%

Welcome to 240 amesport landing in charming half moon bay! this delightful 2-bedroom, 2-bathroom condo offers a cozy 950 square feet of living space, perfect for anyone seeking comfort and style. step inside and be greeted by beautiful wood flooring and fresh...

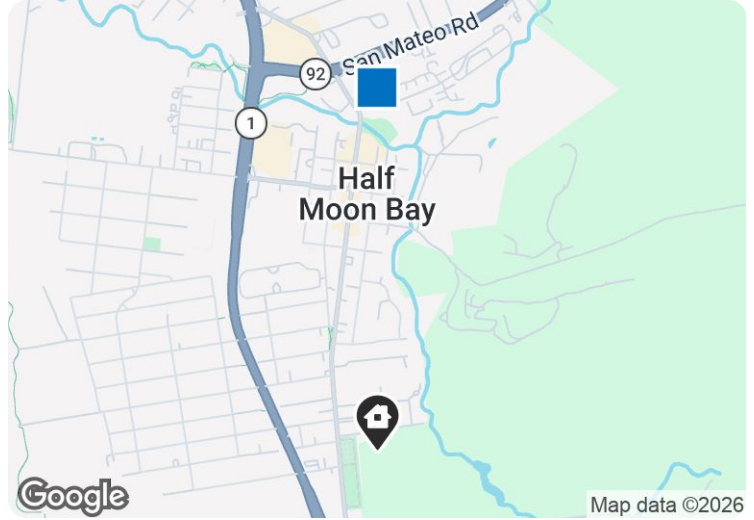
	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Condominium Unit (Residential)	Condominium
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	950	950
Building Area (sq ft)	950	950
Lot Size	5,491 sq ft	-
Lot Dimensions	5491 SF	-
Garage	Carport	-
Garage (spaces)	0	1
Year Built	1989	1989
Total Rooms	4	-
Roofing	-	Composition
Heating	-	Gas Central Forced Air Heat
Cooling	-	None
Fireplaces	1	Wood Burning
Foundation	-	Concrete Slab
Number of Units	120	-
Number of Stories	1	1

Courtesy of Compass

Photos



6 10 Patrick Way Half Moon Bay, CA 94019



Closed / For Sale • Sold Date: 10/14/2025, MLS Listing 82024829: 10/14/2025

Subject Property This Property

Closed Price

\$895,000

Closed Date 10/14/2025

Adjusted Price

\$815,000

Net Adjustments (Price/%)

-\$80,000 / -8.94%

Gross Adjustments (Price/%)

\$160,000 / 17.88%

Welcome to 10 patrick way, a charming retreat nestled in the heart of half moon bay in the cypress cove. This delightful 2-bedroom, 2.5-bathroom home offers 1,320 square feet of smartly designed living space. Step inside to discover high ceilings that...

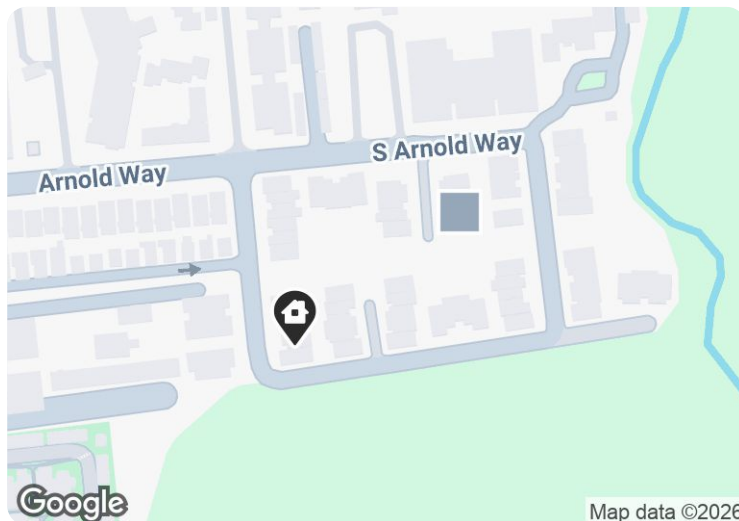
	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,320	1,320
Building Area (sq ft)	1,320	1,320
Lot Size	984 sq ft	984 sq ft
Lot Dimensions	984 SF	-
Garage	Yes	-
Garage (spaces)	2	2
Year Built	1991	1991
Total Rooms	5	-
Roofing	-	Composition
Heating	Central	Gas Central Forced Air Heat
Cooling	None	None
Fireplaces	-	Gas Log
Basement	Basement	No
Foundation	-	Concrete Perimeter And Slab
Construction	Wood	-
Number of Units	0	-
Number of Stories	2 story with Basement	3

Courtesy of Compass

Photos



7 989 Ronald Ct Half Moon Bay, CA 94019



Closed / For Sale • Sold Date: 4/15/2024, MLS Listing 81957694: 3/15/2024

Subject Property This Property

Closed Price

\$850,000

Closed Date 4/15/2024

Days in RPR 14

Adjusted Price

\$820,000

Net Adjustments (Price/%)

-\$30,000 / -3.53%

Gross Adjustments (Price/%)

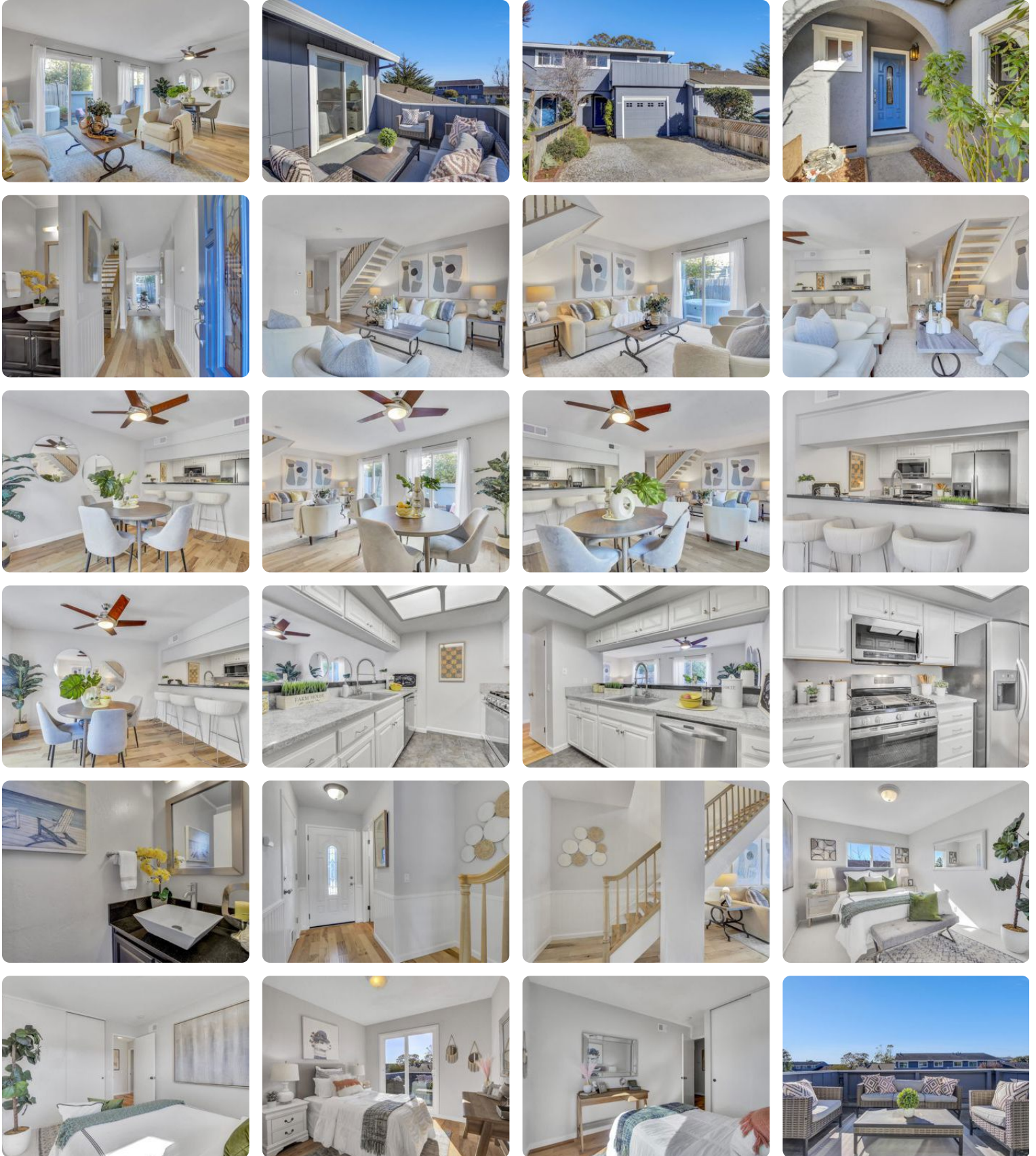
\$30,000 / 3.53%

Located near the charming historic downtown area of half moon bay, this updated 3 bedroom/1.5 bath townhome is a rare gem nestled within the sought-after villa cardoza community. Step inside to discover an inviting open layout featuring a contemporary living...

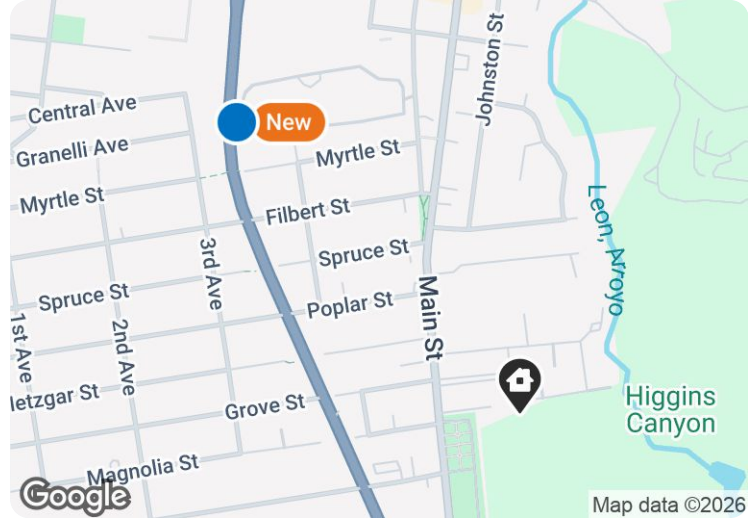
	Public Facts	Listing Facts
Property Type	Single Family	Condo/Townhouse/Apt.
Property Subtype	Single Family Residential	Townhouse
Bedrooms	3	3
Total Baths	2	2
Full Baths	1	1
Partial Baths	1	1
Living Area (sq ft)	1,190	1,190
Building Area (sq ft)	1,190	1,190
Lot Size	1,428 sq ft	1,428 sq ft
Lot Dimensions	1428 SF	-
Garage	Yes	-
Garage (spaces)	1	1
Pool	-	Spa / Hot Tub
Year Built	1970	1970
Total Rooms	5	-
Roofing	-	Composition
Heating	Central	Central Forced Air
Cooling	None	None
Basement	Basement	No
Foundation	-	Concrete Perimeter
Construction	Wood	-
Number of Units	0	-
Number of Stories	2 story with Basement	2

Courtesy of Redfin

Photos



8 172 Amesport Lndg Half Moon Bay, CA 94019



New Active / For Sale • New, Active: 1/26/2026

Subject Property This Listing

List Price

\$825,000

List Date 1/26/2026

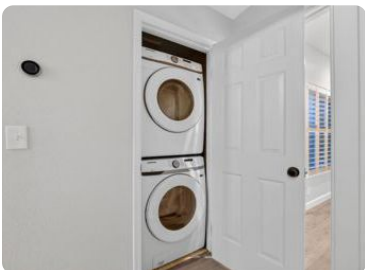
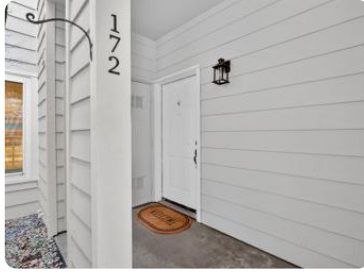
Days in RPR 21

Welcome home to 172 amesport landing in serene half moon bay! this beautiful 2-bedroom, 2-bathroom condo offers 950 square feet of living space.step inside to updated flooring, high ceilings and transom windows to illuminate your home with natural light. The...

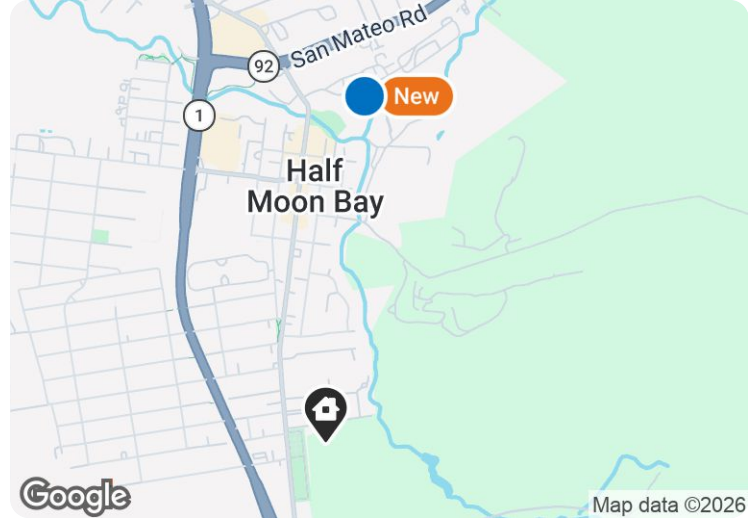
	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Condominium Unit (Residential)	Condominium
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	950	950
Building Area (sq ft)	950	950
Lot Size	5,799 sq ft	908 sq ft
Lot Dimensions	5799 SF	-
Garage	Carport	-
Garage (spaces)	0	1
Year Built	1990	1990
Total Rooms	4	-
Roofing	-	Composition
Heating	-	Forced Air
Cooling	-	None
Fireplaces	1	Living Room
Foundation	-	Concrete Slab
Number of Units	120	-
Number of Stories	1	1

Listing Courtesy of Intero Real Estate Services

Photos



9 43 Erin Ln Half Moon Bay, CA 94019



New Active / For Sale • New, Active: 1/19/2026

Subject Property This Listing

List Price

\$959,000

List Date 1/19/2026

Days in RPR 28

Welcome to this secluded contemporary 2-bedroom, 2.5-bath home at 43 erin lane in beautiful half moon bay! enter into the inviting living room with its soaring ceiling, expansive windows and southern exposure that floods the home with natural light. The...

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.
Property Subtype	Townhouse (Residential)	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,400	1,400
Building Area (sq ft)	1,400	1,400
Lot Size	984 sq ft	984 sq ft
Lot Dimensions	984 SF	-
Garage	Yes	-
Garage (spaces)	2	2
Year Built	1996	1996
Total Rooms	5	-
Roofing	-	Composition
Heating	Central	Forced Air
Cooling	None	None
Fireplaces	1	Yes
Basement	Basement	No
Foundation	-	Concrete Slab
Construction	Wood	-
Number of Units	0	-
Number of Stories	2 story with Basement	3

Listing Courtesy of Compass

Photos



● Active Comp Property Stats

Average List Price

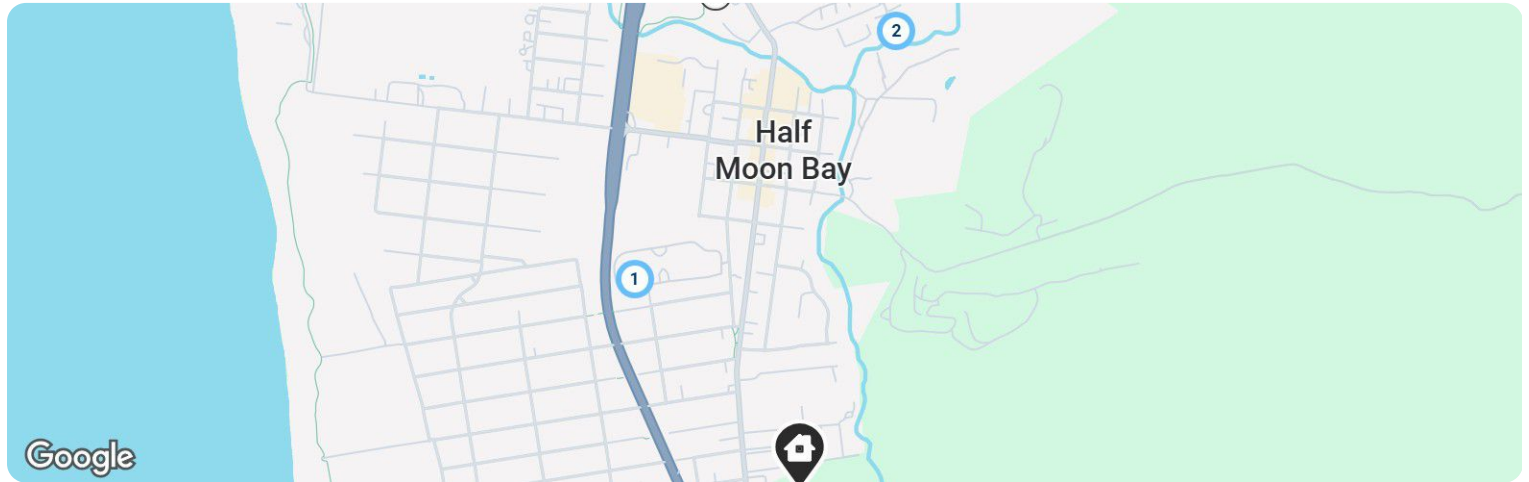
\$892,000

Average \$/Sqft

\$777

Average Days in RPR

25



Active List Price
(2 properties)

Low
\$825,000

Average
\$892,000

High
\$959,000



Property Facts	Low	Average	High
Price per Sqft	\$685	\$777	\$868
Age	36	33	30
Living Area (sqft)	950	1,175	1,400
Lot Size (sqft)	908	946	984
Days in RPR	21	25	28
Price per Bedroom	412,500	446,000	479,500

Average List Price by Square Footage

This chart shows the average list price of agent-selected properties in Active status, according to the size of the living space (square footage sourced from listings or public records).

Source: Public Records and MLS data where licensed.

Update Frequency: Daily

This Property

1,190 sq. ft. **\$815,000**

Comps

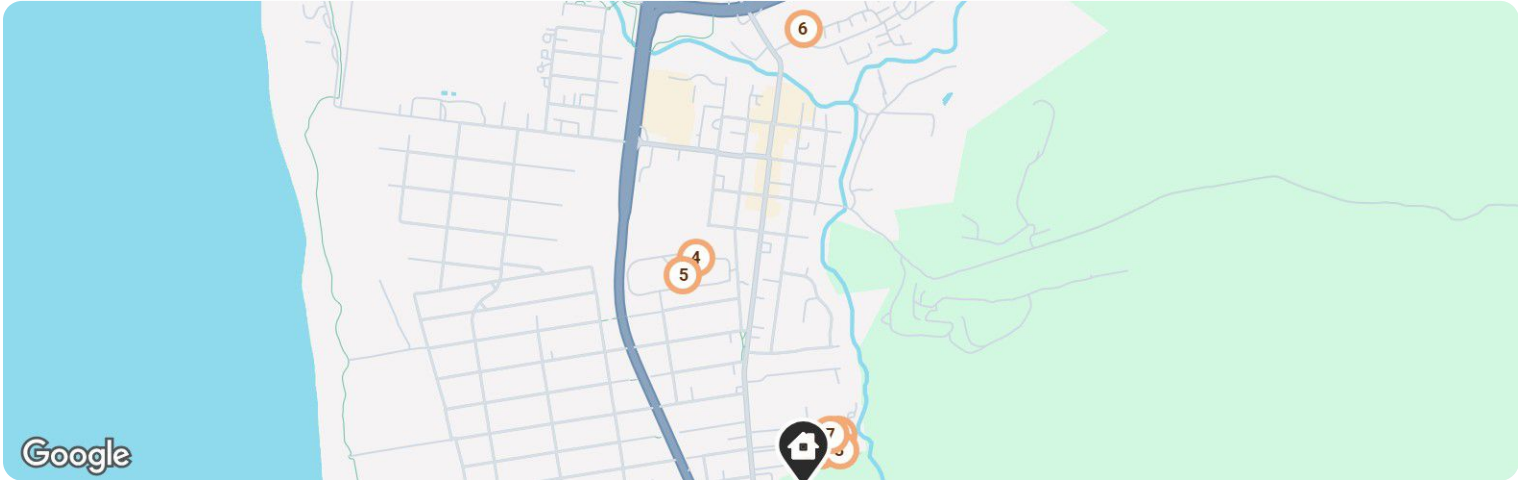
950 sq. ft. **\$825,000**

1,400 sq. ft. **\$959,000**

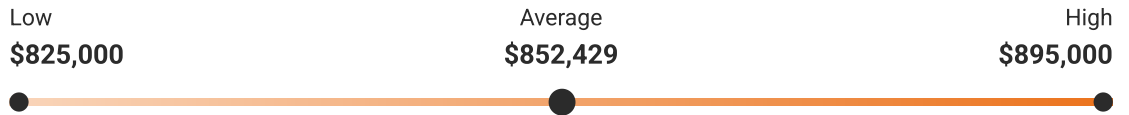
Average List Price

Closed Comp Property Stats

Average Closed Price **\$852,429** Average \$/Sqft **\$757** Average Days Until Contract **21** Average Sold to List Price % **101.4%**



Closed Price
(7 properties)



Property Facts	Low	Average	High
Price per Sqft	\$678	\$757	\$897
Sold to List Price %	100%	101.4%	103%
Age	56	48	35
Living Area (sqft)	950	1,140	1,320
Lot Size (sqft)	984	1,415	1,617
Days Until Contract	-	21	78
Days in RPR	8	29	78
Price per Bedroom	275,000	345,500	447,500

Average Sold Price by Square Footage

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

Source: Public Records and MLS data where licensed.

Update Frequency: Monthly

This Property

1,190 sq. ft. **\$815,000**

Comps

- 1,197 - 1,321 sq. ft. **\$895,000**
- 1,073 - 1,197 sq. ft. **\$847,500**
- 950 - 1,073 sq. ft. **\$841,000**

Average Sales Price

Pricing Strategy

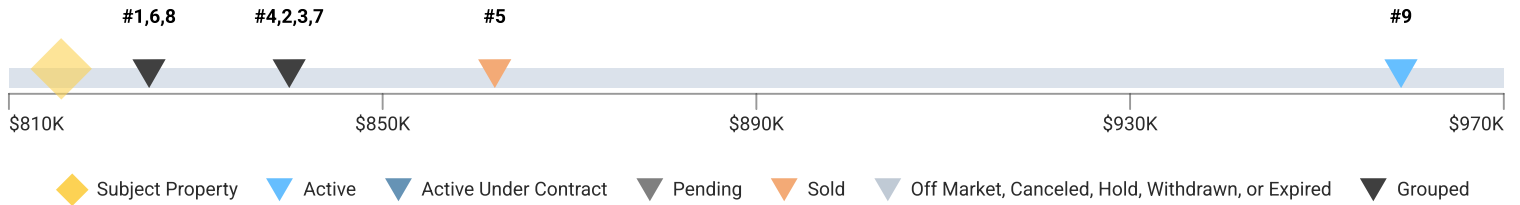
CMA Value

\$815,000

Last Edited 2/17/2026 Price per Sq Ft \$685

Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



CMA Summary

This section compares the prices of 9 agent-selected properties near the subject property.

Number of Comps	9
Comps Range	\$825K - \$959K
Recommended Price	\$815,000 (or \$685 per sq ft)

Refined Value

Pricing Strategy

Refined Value

\$847,200

Price per Sq Ft \$712

Refined Value Summary

Original Estimated Value	\$847,200
Basic Facts Adjustments	-
Home Improvements	-
Needed Improvements	-
Market and Home Conditions	-
Refined Estimate	\$847,200

Market Trends

Market Trends for Half Moon Bay, CA 94019

Condo/Townhouse/Apt.

January 2026

Market Type

**Seller's
Market**

Balanced
Market

Buyer's
Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.16	—	—	—
↑ 40.26% MoM			

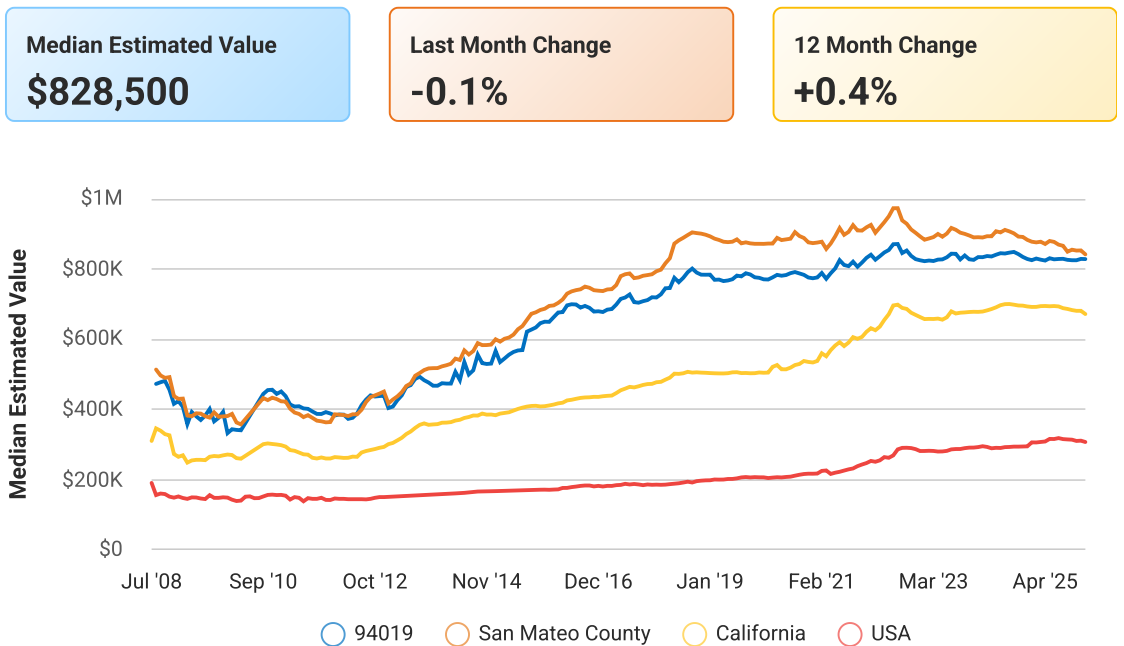
January 2026 Median Estimated Property Value

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



January 2026 Active Listings

Half Moon Bay, CA 94019

Condo/Townhouse/Apt.

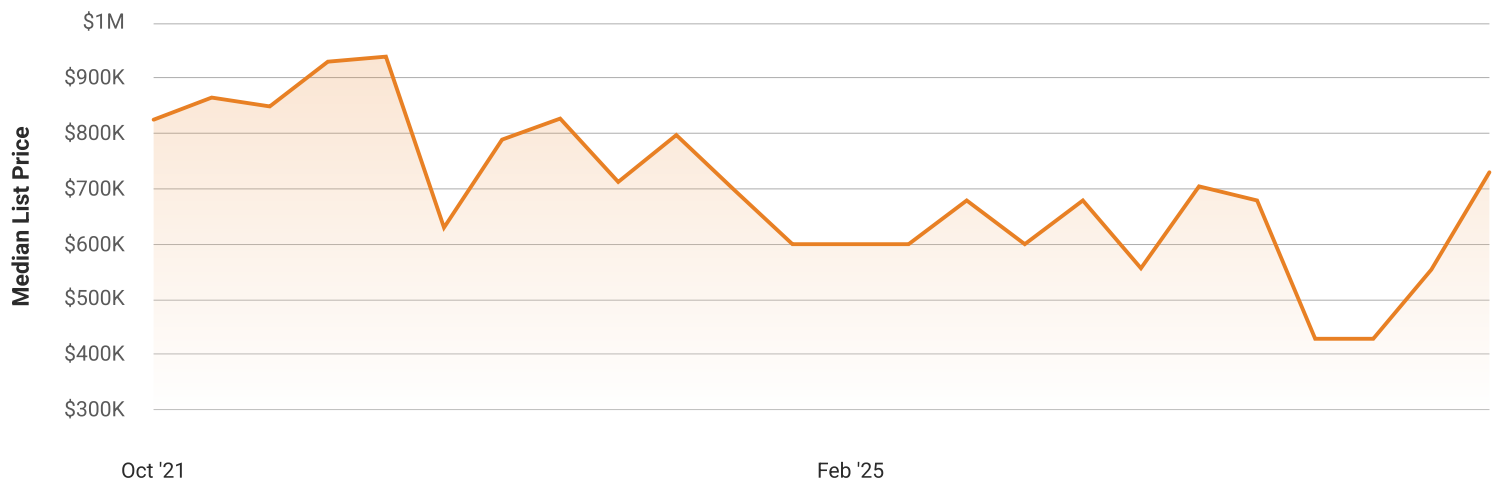
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

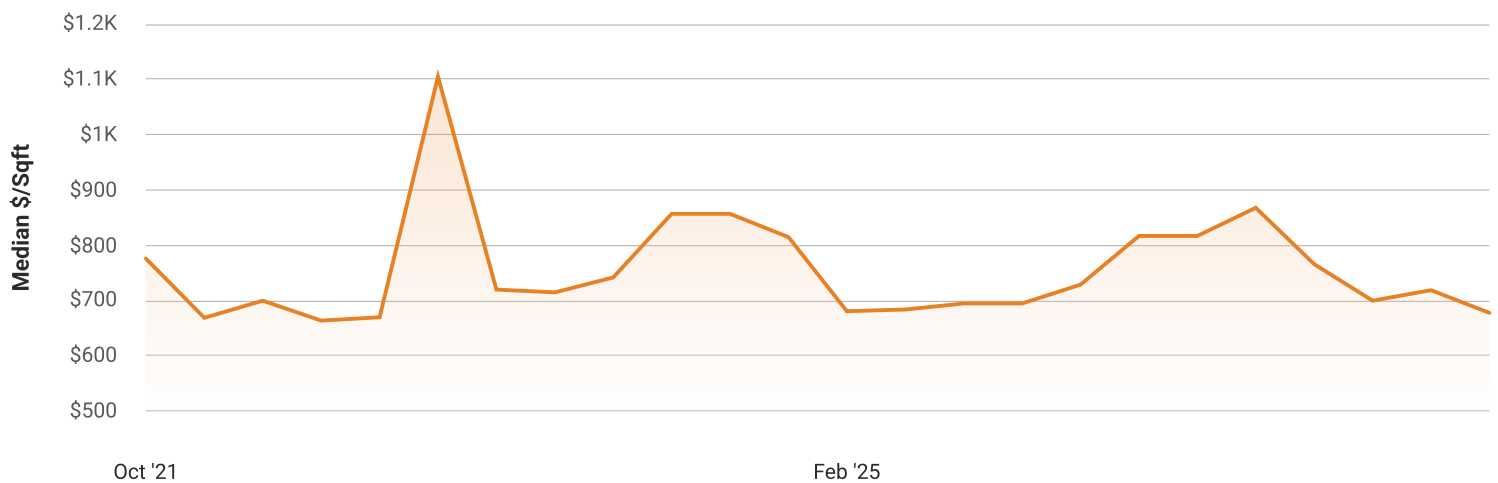
Median List Price - \$730,000

↑ 31.8% Month over Month



Median \$/Sqft - \$678

↓ 5.7% Month over Month



Sold Listings

Half Moon Bay, CA 94019

Condo/Townhouse/Apt.

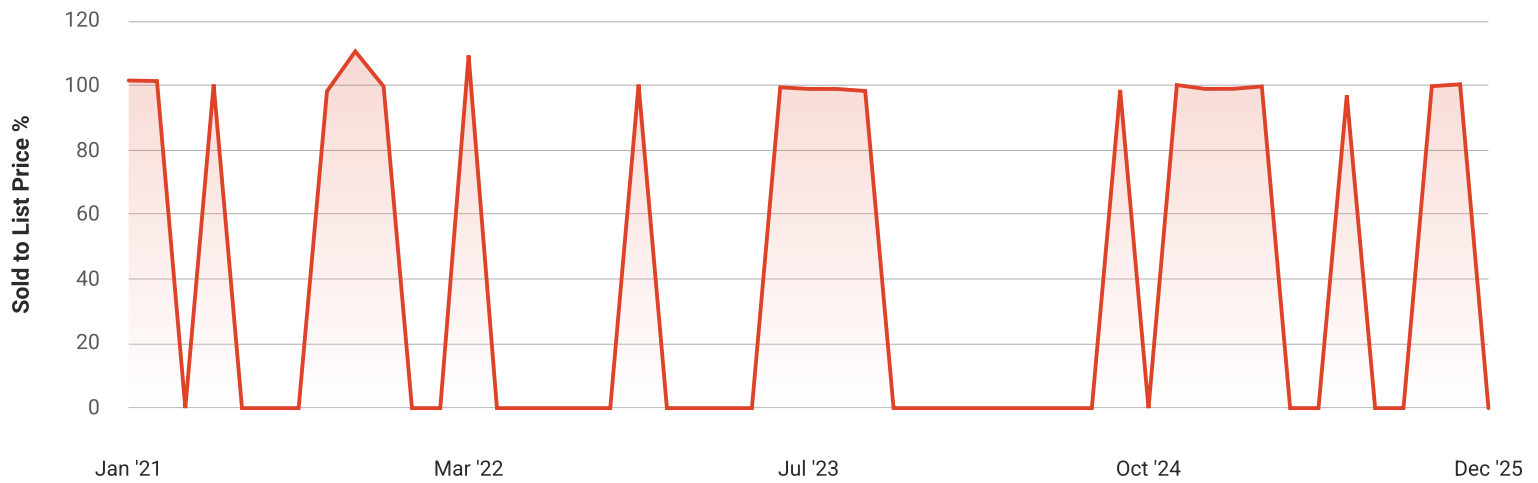
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

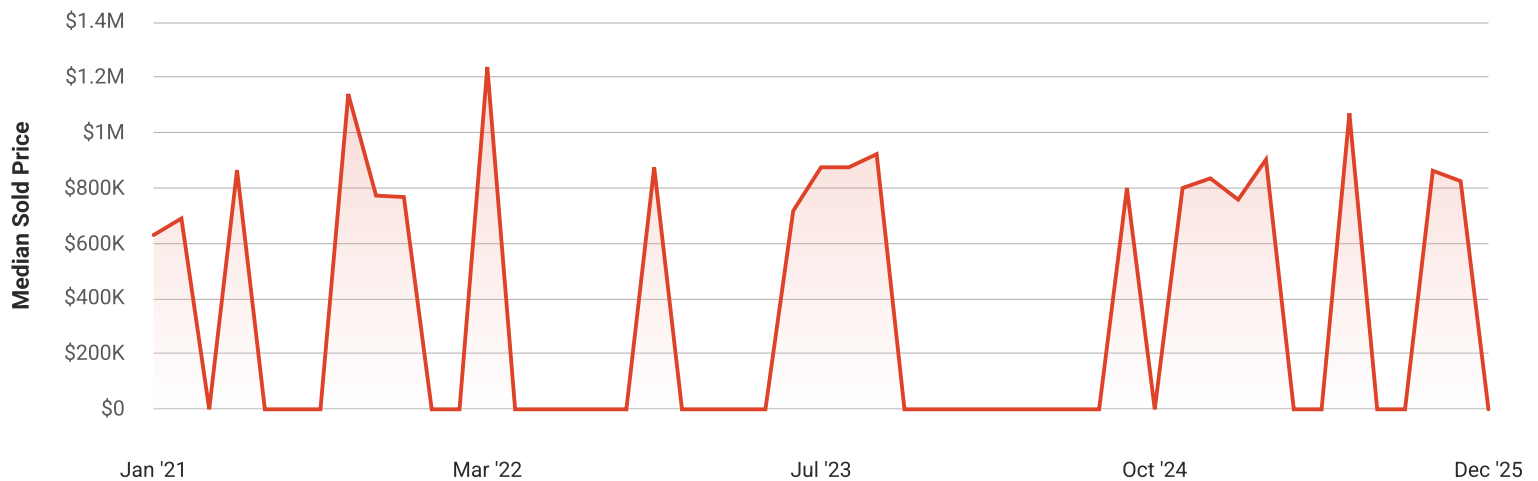
Avg. List to Sale Price % - -

Month over Month



Median Sold Price - -

Month over Month



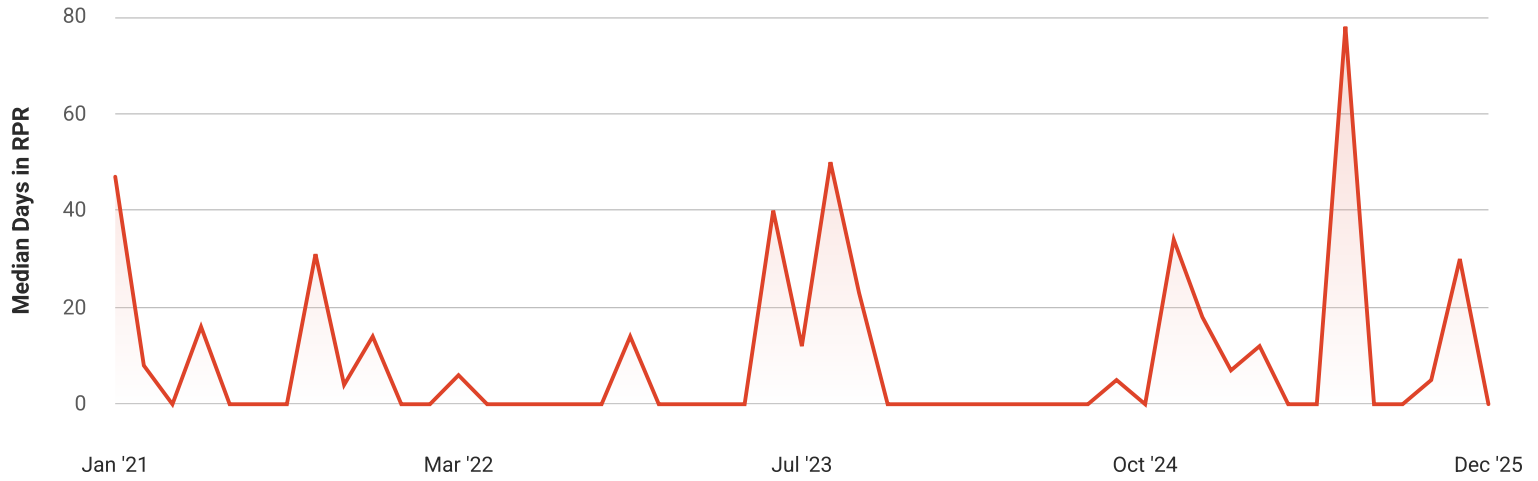
Sold Listings

Half Moon Bay, CA 94019

Condo/Townhouse/Apt.

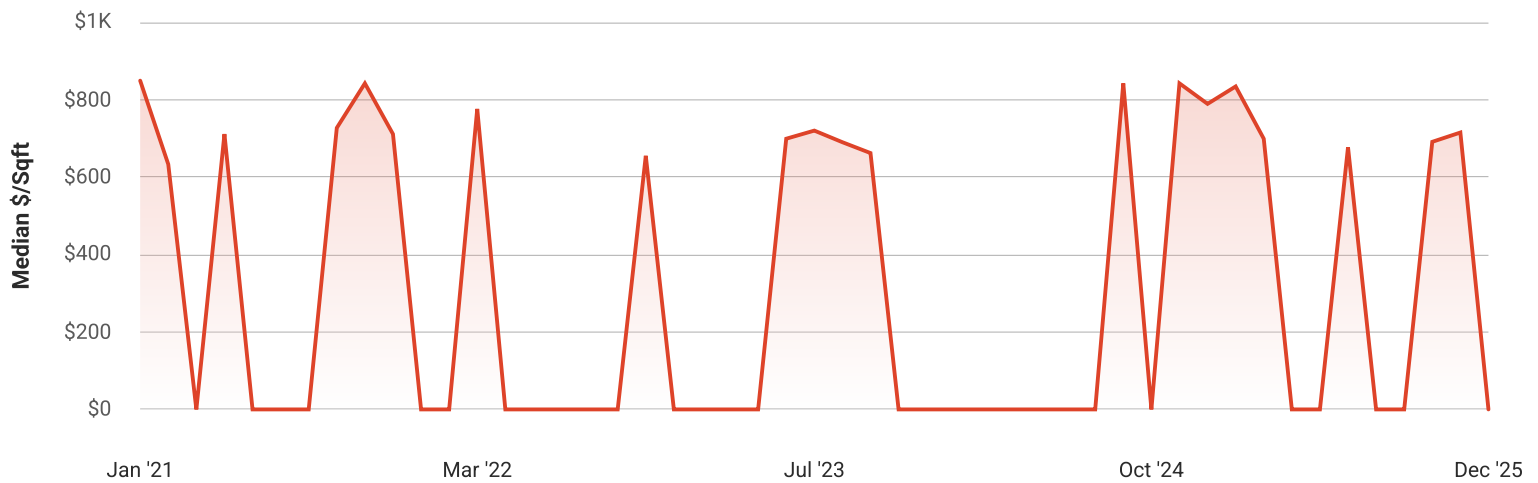
Median Days in RPR - -

Month over Month



Median \$/Sqft - -

Month over Month



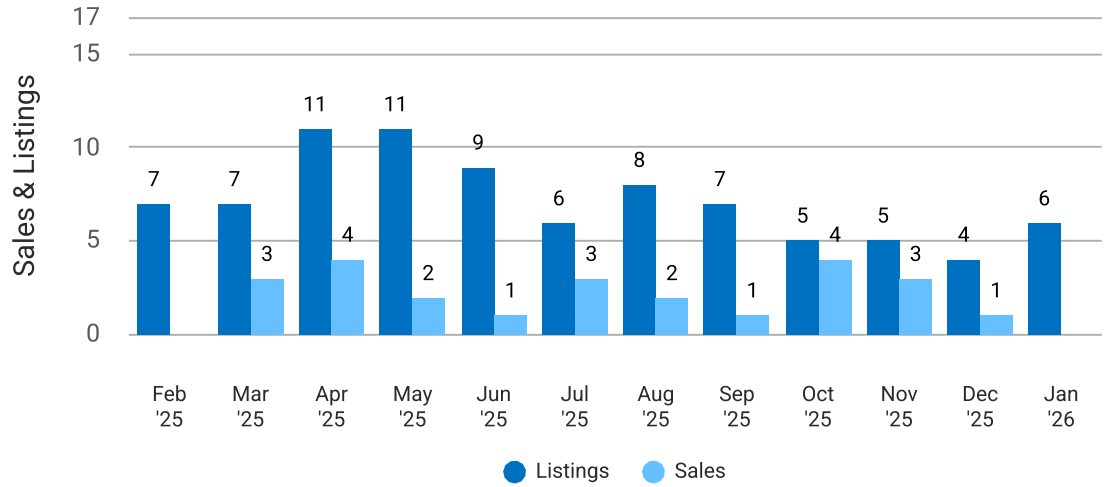
Total Sales and Active Listings in Half Moon Bay, CA 94019

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



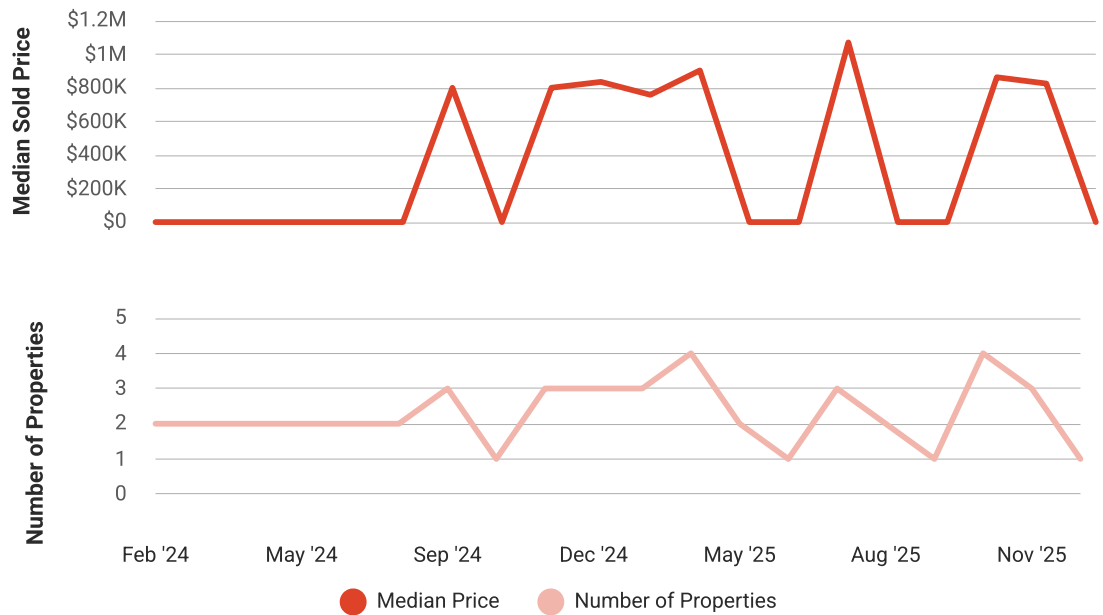
Median Sold Price vs Sold Listings in Half Moon Bay, CA 94019

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



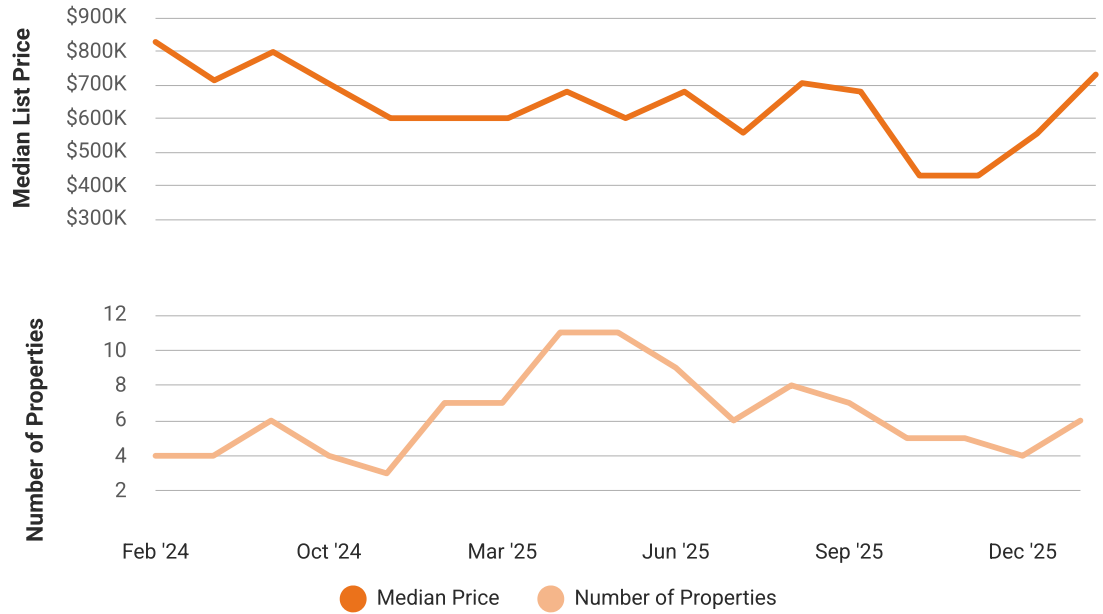
Median List Price vs Active Listings in Half Moon Bay, CA 94019

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



Neighborhood

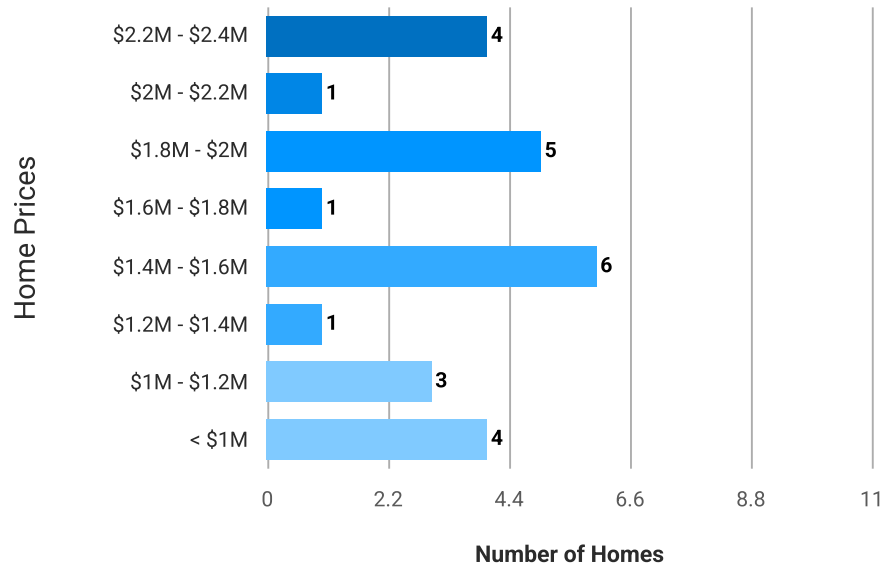
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

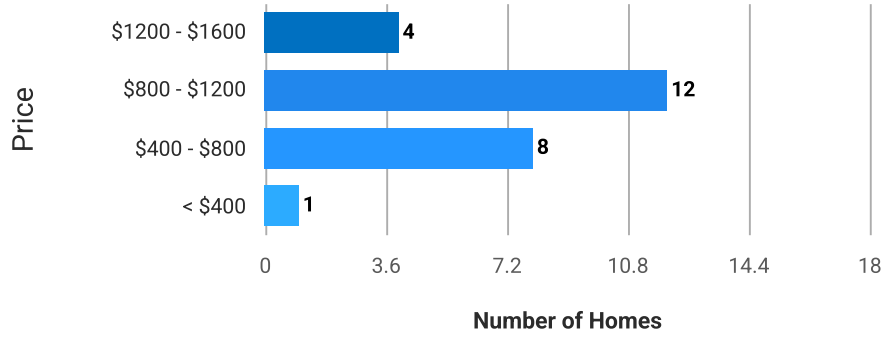


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

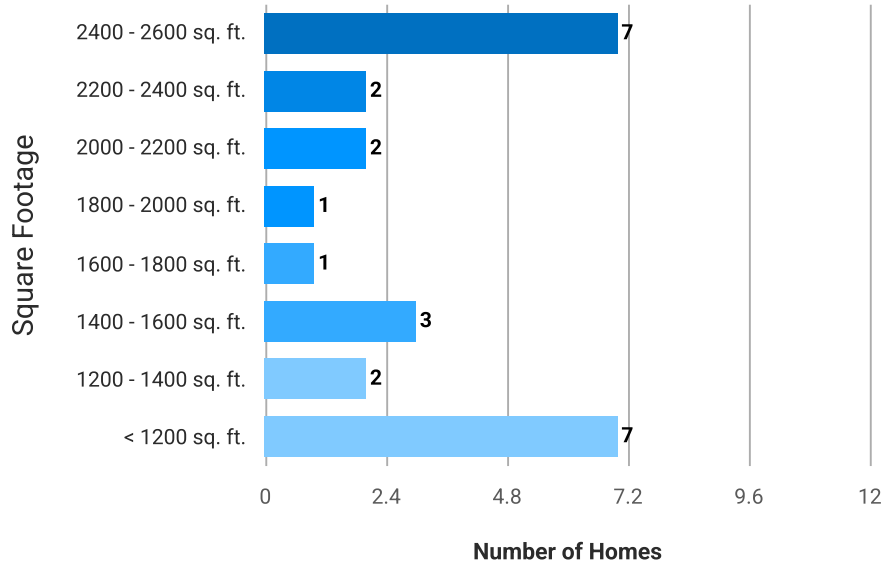


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

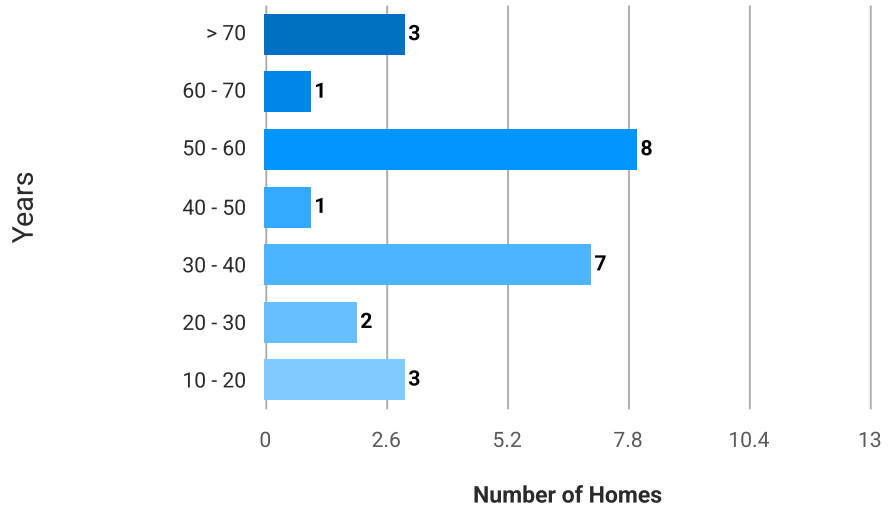


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



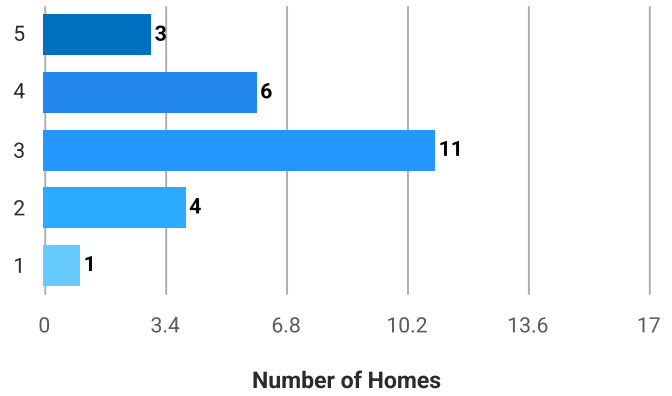
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily

Bedrooms



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



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<p>Express Offers</p> <p>http://exprealty.workplace.com/groups/E...</p>	<p>Currencies Direct</p> <p>http://exprealty.workplace.com/groups/C...</p>	<p>eXp 360 Tours</p> <p>http://exprealty.workplace.com/groups/e...</p>

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Affiliated Services

The CE Shop



<http://exprealty.workplace.com/groups/T...>

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