

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1200 Jackling Drive	Hillsborough	11	10 5	0	18,535	\$1,348.80	5.36 (a)	\$25,000,000	96	\$25,000,000	07/21/25
1810 Brookvale Road	Hillsborough	5	5 2	5	7,221	\$2,604.90	32,436 (sf)	\$19,000,000	22	\$18,810,000	05/13/25
210 Uplands Drive	Hillsborough	6	4 1	380	5,030	\$2,733.60	1.81 (a)	\$14,999,000	76	\$13,750,000	04/18/25
615 Devon Drive	Hillsborough	5	5 1	0	4,082	\$2,694.76	19,010 (sf)	\$11,000,000	17	\$11,000,000	07/29/25
240 W Santa Inez Avenue	Hillsborough	5	4 1	0	4,680	\$2,350.43	1.06 (a)	\$11,000,000	115	\$11,000,000	06/06/25
2140 Forest View Avenue	Hillsborough	4	5 1	68	6,000	\$1,716.67	22,307 (sf)	\$10,980,000	8	\$10,300,000	07/10/25
35 Via Delizia	Hillsborough	4	5 1	117	4,945	\$1,921.13	31,799 (sf)	\$9,995,000	6	\$9,500,000	03/12/25
45 Kammerer Court	Hillsborough	5	3 1	7	3,430	\$2,711.37	16,992 (sf)	\$8,800,000	62	\$9,300,000	08/27/25
1225 La Cumbre Road	Hillsborough	6	6 2	5	5,689	\$1,582.00	21,759 (sf)	\$10,000,000	7	\$9,000,000	09/24/25
30 Melrose Court	Hillsborough	7	6 3	18	5,500	\$1,572.73	1.35 (a)	\$8,188,000	5	\$8,650,000	03/10/25
785 Pullman Road	Hillsborough	6	6 1	6	6,560	\$1,310.98	22,500 (sf)	\$8,995,000	74	\$8,600,000	08/25/25
127 Bridge Road	Hillsborough	4	3 1	0	4,200	\$2,023.81	25,700 (sf)	\$8,500,000	111	\$8,500,000	04/09/25
160 New Place Road	Hillsborough	5	5 0	113	5,861	\$1,450.26	1.06 (a)	\$9,650,000	44	\$8,500,000	01/09/25
110 New Place Road	Hillsborough	5	5 1	47	4,510	\$1,847.01	34,879 (sf)	\$8,500,000	52	\$8,330,000	07/02/25
70 Joyce Road	Hillsborough	6	6 1	5	4,909	\$1,680.59	23,400 (sf)	\$7,998,000	16	\$8,250,000	03/11/25
510 Darrell Road	Hillsborough	5	5 1	6	5,120	\$1,562.50	22,880 (sf)	\$7,488,000	73	\$8,000,000	06/27/25
915 W Santa Inez Avenue	Hillsborough	5	5 1	0	5,170	\$1,547.39	1.08 (a)	\$8,000,000	102	\$8,000,000	04/14/25
285 Eucalyptus Avenue	Hillsborough	4	5 1	8	4,885	\$1,637.67	21,789 (sf)	\$7,298,000	58	\$8,000,000	04/09/25
10 Fagan Drive	Hillsborough	4	3 1	27	4,880	\$1,557.38	24,343 (sf)	\$7,500,000	56	\$7,600,000	05/14/25
1048 Whitwell Road	Hillsborough	5	4 1	4	4,234	\$1,783.18	17,424 (sf)	\$7,700,000	88	\$7,550,000	09/16/25
100 Bella Vista Drive	Hillsborough	6	6 1	0	5,310	\$1,355.93	35,700 (sf)	\$7,200,000	26	\$7,200,000	02/10/25
30 Drayton Road	Hillsborough	5	4 3	32	5,892	\$1,174.90	25,321 (sf)	\$7,800,000	98	\$6,922,500	06/25/25
748 Jacaranda Circle	Hillsborough	5	3 2	104	4,545	\$1,496.15	26,020 (sf)	\$7,288,000	48	\$6,800,000	09/03/25
10 Fawn Court	Hillsborough	5	6 1	0	5,770	\$1,162.91	23,186 (sf)	\$6,710,000	57	\$6,710,000	06/23/25
840 Lombardi Lane	Hillsborough	5	4 2	147	6,338	\$1,041.34	1.00 (a)	\$6,900,000	39	\$6,600,000	04/08/25
1140 Bromfield Road	Hillsborough	5	5 1	114	6,130	\$1,068.52	1.11 (a)	\$7,480,000	23	\$6,550,000	10/01/25
801 Eucalyptus Avenue	Hillsborough	5	4 1	57	4,220	\$1,547.39	28,707 (sf)	\$6,998,000	51	\$6,530,000	08/19/25
990 Yale Drive	Hillsborough	6	7 1	126	6,116	\$1,062.79	23,958 (sf)	\$7,698,000	54	\$6,500,000	03/12/25
510 N. San Raymundo Road	Hillsborough	5	5 1	7	5,047	\$1,277.99	20,990 (sf)	\$5,995,000	89	\$6,450,000	05/29/25
2110 Redington Road	Hillsborough	3	3 1	3	3,210	\$1,993.77	17,873 (sf)	\$5,395,000	79	\$6,400,000	04/07/25
380 Arden Road	Hillsborough	4	3 1	0	4,094	\$1,538.84	25,305 (sf)	\$6,300,000	21	\$6,300,000	06/03/25
280 Uplands Drive	Hillsborough	5	4 1	73	4,970	\$1,257.55	25,455 (sf)	\$6,998,000	83	\$6,250,000	07/23/25
1775 Floribunda Avenue	Hillsborough	4	3 0	2	3,300	\$1,881.82	23,603 (sf)	\$6,500,000	66	\$6,210,000	01/13/25
15 Orange Court	Hillsborough	5	3 1	12	3,265	\$1,837.67	24,890 (sf)	\$5,295,000	48	\$6,000,000	02/26/25
2915 Summit Drive	Hillsborough	4	3 1	161	3,570	\$1,652.66	1.56 (a)	\$6,495,000	74	\$5,900,000	04/21/25
1255 Armsby Drive	Hillsborough	4	3 1	0	3,400	\$1,713.24	21,858 (sf)	\$5,825,000	62	\$5,825,000	04/14/25
1830 Elmwood Road	Hillsborough	4	3 1	1	3,390	\$1,710.91	17,424 (sf)	\$5,800,000	82	\$5,800,000	01/07/25
1745 Crockett Lane	Hillsborough	5	4 0	11	3,050	\$1,871.34	20,920 (sf)	\$5,500,000	77	\$5,707,600	09/19/25
35 Brooke Court	Hillsborough	6	6 1	0	5,375	\$1,060.47	1.19 (a)	\$5,700,000	38	\$5,700,000	05/28/25
15 Pine Court	Hillsborough	5	3 1	4	4,760	\$1,194.96	42,688 (sf)	\$5,688,000	47	\$5,688,000	03/27/25
2665 Butternut Drive Drive	Hillsborough	4	4 0	0	4,635	\$1,208.20	21,750 (sf)	\$5,600,000	45	\$5,600,000	02/18/25
1535 Hayne Road	Hillsborough	4	3 0	41	3,358	\$1,646.22	26,245 (sf)	\$5,498,000	70	\$5,528,000	02/27/25
575 Craig Road	Hillsborough	4	2 1	0	3,500	\$1,571.43	23,250 (sf)	\$5,500,000	75	\$5,500,000	03/21/25
2320 Skyfarm Drive	Hillsborough	4	2 1	195	2,580	\$2,131.78	27,052 (sf)	\$6,500,000	50	\$5,500,000	09/30/25
240 Bridge Road	Hillsborough	4	3 1	3	3,260	\$1,671.78	17,677 (sf)	\$5,695,000	85	\$5,450,000	07/17/25
2813 Easton Drive	Hillsborough	4	4 1	47	4,760	\$1,144.96	23,052 (sf)	\$5,500,000	23	\$5,450,000	06/13/25
40 Pear Court	Hillsborough	5	3 1	11	4,040	\$1,342.82	34,472 (sf)	\$5,475,000	47	\$5,425,000	04/28/25
20 Cedar Court	Hillsborough	4	3 1	0	3,020	\$1,746.69	23,053 (sf)	\$5,275,000	66	\$5,275,000	04/23/25
841 Hayne Road	Hillsborough	5	4 0	6	4,010	\$1,309.23	23,694 (sf)	\$4,995,000	92	\$5,250,000	05/06/25

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940 Hayne Road	Hillsborough	4	4 1	3	5,100	\$1,021.57	1.11 (a)	\$4,800,000	45	\$5,210,000	09/03/25
50 Sugar Hill Drive	Hillsborough	4	3 0	11	3,200	\$1,625.00	23,934 (sf)	\$5,198,000	46	\$5,200,000	04/22/25
1285 Tournament Drive	Hillsborough	6	4 1	7	5,162	\$1,007.36	22,376 (sf)	\$4,999,000	38	\$5,200,000	04/04/25
2625 Skyfarm Drive	Hillsborough	6	5 0	99	4,734	\$1,087.87	1.08 (a)	\$5,490,000	48	\$5,150,000	02/12/25
2295 Skyfarm Drive	Hillsborough	4	3 1	12	3,350	\$1,529.85	27,522 (sf)	\$4,595,000	52	\$5,125,000	07/10/25
46 Eugenia Way	Hillsborough	5	4 0	84	5,530	\$926.45	37,960 (sf)	\$5,750,000	45	\$5,123,250	06/20/25
581 Laurent Road	Hillsborough	4	3 1	6	3,550	\$1,436.62	22,263 (sf)	\$4,798,000	63	\$5,100,000	07/22/25
1320 Lakeview Drive	Hillsborough	4	2 1	0	3,549	\$1,437.02	24,190 (sf)	\$5,100,000	49	\$5,100,000	04/02/25
2120 Redington Road	Hillsborough	4	4 0	1	2,860	\$1,765.73	17,737 (sf)	\$4,495,000	77	\$5,050,000	10/01/25
2855 Churchill Drive	Hillsborough	5	5 1	20	4,340	\$1,163.59	23,516 (sf)	\$5,149,000	24	\$5,050,000	09/22/25
2260 Summit Drive	Hillsborough	5	3 1	10	3,625	\$1,393.10	40,805 (sf)	\$4,999,999	71	\$5,050,000	07/21/25
355 Alberta Way	Hillsborough	4	3 1	12	3,560	\$1,418.54	21,871 (sf)	\$4,998,000	47	\$5,050,000	04/29/25
20 Mc Kenzie Court	Hillsborough	3	3 0	6	2,630	\$1,901.52	23,287 (sf)	\$4,449,000	71	\$5,001,000	04/11/25
1024 La Cuesta Road	Hillsborough	4	3 0	0	3,040	\$1,644.74	17,623 (sf)	\$5,000,000	72	\$5,000,000	05/08/25
105 Falkirk Lane	Hillsborough	6	5 1	142	6,400	\$781.25	1.07 (a)	\$5,180,000	48	\$5,000,000	09/03/25
1040 Woodland Drive	Hillsborough	4	2 1	7	3,970	\$1,259.45	21,960 (sf)	\$4,495,000	57	\$5,000,000	02/06/25
1575 Kingswood Drive	Hillsborough	5	3 0	24	3,260	\$1,506.13	21,780 (sf)	\$4,788,000	66	\$4,910,000	07/09/25
1 Scott Court	Hillsborough	5	5 1	54	4,956	\$986.46	23,056 (sf)	\$4,680,000	20	\$4,888,888	04/24/25
2905 Privet Drive	Hillsborough	6	5 1	0	4,270	\$1,128.81	22,505 (sf)	\$4,820,000	45	\$4,820,000	06/30/25
50 Roberts Way	Hillsborough	5	3 1	48	3,170	\$1,507.89	22,699 (sf)	\$4,988,000	69	\$4,780,000	07/21/25
244 Roblar Avenue	Hillsborough	3	3 1	10	2,352	\$2,023.81	13,603 (sf)	\$4,695,000	77	\$4,760,000	06/02/25
3795 Ralston Avenue	Hillsborough	4	4 0	20	3,630	\$1,280.99	22,500 (sf)	\$4,988,000	71	\$4,650,000	08/15/25
401 Hillsborough Boulevard	Hillsborough	4	3 0	55	3,920	\$1,173.47	18,422 (sf)	\$4,790,000	79	\$4,600,000	09/24/25
1260 Hayne Road	Hillsborough	4	4 0	37	4,165	\$1,080.43	39,640 (sf)	\$4,880,000	59	\$4,500,000	07/25/25
1355 Lakeview Drive	Hillsborough	4	2 1	6	2,620	\$1,679.39	22,090 (sf)	\$3,998,000	49	\$4,400,000	04/21/25
105 Stonepine Road	Hillsborough	5	4 1	32	4,850	\$907.22	1.41 (a)	\$4,998,000	31	\$4,400,000	04/25/25
3780 Ralston Avenue	Hillsborough	4	3 0	8	2,720	\$1,599.26	21,698 (sf)	\$4,098,000	67	\$4,350,000	06/25/25
20 Ridgeway Road	Hillsborough	4	3 1	6	3,520	\$1,221.59	38,333 (sf)	\$4,350,000	73	\$4,300,000	05/09/25
15 Crystal Springs Terrace	Hillsborough	6	5 1	134	5,280	\$804.92	1.04 (a)	\$4,490,000	34	\$4,250,000	03/21/25
525 El Arroyo Road	Hillsborough	3	3 1	25	3,390	\$1,238.94	15,451 (sf)	\$4,485,000	73	\$4,200,000	06/23/25
937 Parrott Drive	Hillsborough	4	2 1	17	3,415	\$1,224.01	20,125 (sf)	\$4,990,000	52	\$4,180,000	07/29/25
1495 Crystal Drive	Hillsborough	4	3 0	11	2,550	\$1,639.22	22,066 (sf)	\$3,990,000	74	\$4,180,000	02/13/25
1500 Oak Rim Drive	Hillsborough	4	3 1	12	3,310	\$1,238.67	23,217 (sf)	\$3,999,000	69	\$4,100,000	07/02/25
732 Jacaranda Circle	Hillsborough	4	3 1	13	3,180	\$1,273.58	25,825 (sf)	\$3,900,000	48	\$4,050,000	04/18/25
1431 Carlton Road	Hillsborough	4	3 0	27	3,325	\$1,193.98	16,799 (sf)	\$3,975,000	77	\$3,970,000	07/10/25
337 Robinwood Lane	Hillsborough	6	3 0	13	2,590	\$1,529.34	23,037 (sf)	\$4,198,000	70	\$3,961,000	05/09/25
1021 Merner Road	Hillsborough	5	4 1	70	3,700	\$1,067.57	1.05 (a)	\$4,198,000	89	\$3,950,000	07/03/25
807 Crystal Springs Road	Hillsborough	4	3 2	6	2,836	\$1,375.18	14,503 (sf)	\$3,595,000	89	\$3,900,000	06/23/25
123 Baywood Avenue	Hillsborough	3	2 1	9	3,150	\$1,206.35	8,820 (sf)	\$3,388,000	125	\$3,800,000	06/12/25
2480 Summit Drive	Hillsborough	4	3 0	97	2,085	\$1,798.56	29,240 (sf)	\$4,595,000	74	\$3,750,000	06/09/25
1315 Black Mountain Road	Hillsborough	4	3 0	66	3,172	\$1,169.61	31,799 (sf)	\$3,799,900	66	\$3,710,000	09/19/25
35 Anguido Court	Hillsborough	4	2 1	41	4,300	\$860.47	33,217 (sf)	\$3,990,000	40	\$3,700,000	07/29/25
1575 Kingswood Drive	Hillsborough	4	2 0	0	3,260	\$1,134.97	21,750 (sf)	\$3,700,000	66	\$3,700,000	01/13/25
40 Bluebell Lane	Hillsborough	4	2 1	10	3,090	\$1,182.85	40,278 (sf)	\$3,300,000	50	\$3,655,000	05/05/25
2845 Churchill Drive	Hillsborough	4	3 1	0	4,680	\$747.86	25,511 (sf)	\$3,500,000	44	\$3,500,000	05/22/25

SOLD

# Listings:	94	AVG VALUES:	35	4,316	\$1,473.33	31,076 (sf)	\$6,317,616	59	\$6,233,886
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# Listings Total:	94	AVG VALUES FOR ALL:	35	4,316	\$1,473.33	31,076 (sf)	\$6,317,616	59	\$6,233,886
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Quick Summary of Comparable Properties

Quick Statistics (94 Listings Total)			
	Min	Max	Median
List Price	\$3,300,000	\$25,000,000	\$5,435,000
Sale Price	\$3,500,000	\$25,000,000	\$5,350,000

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