



**RENT RANGE ESTIMATE**

**\$ 5503**

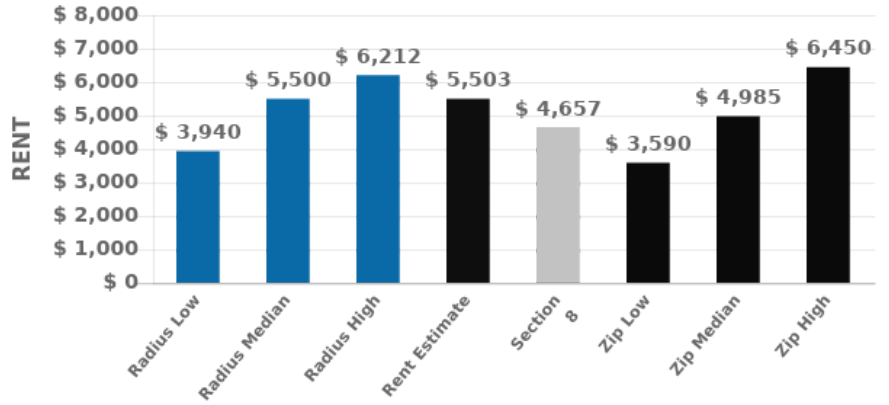
**CONFIDENCE SCORE**

**87.0 %**

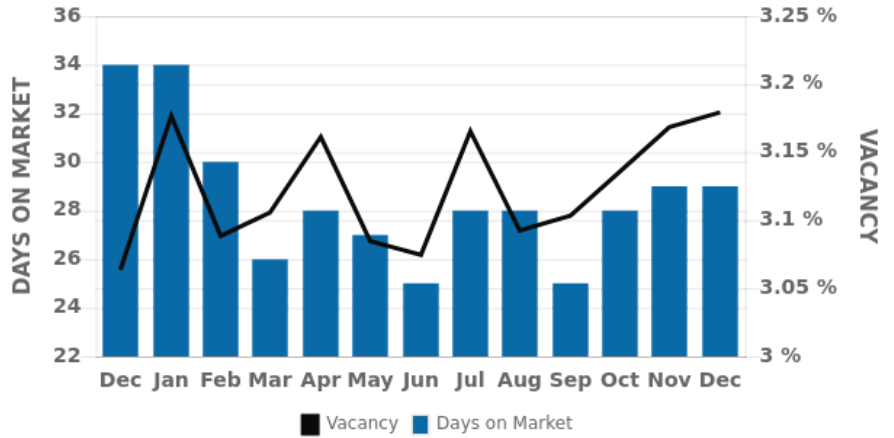
**EST PROPERTY VACANCY RATE**

**3.18 %**

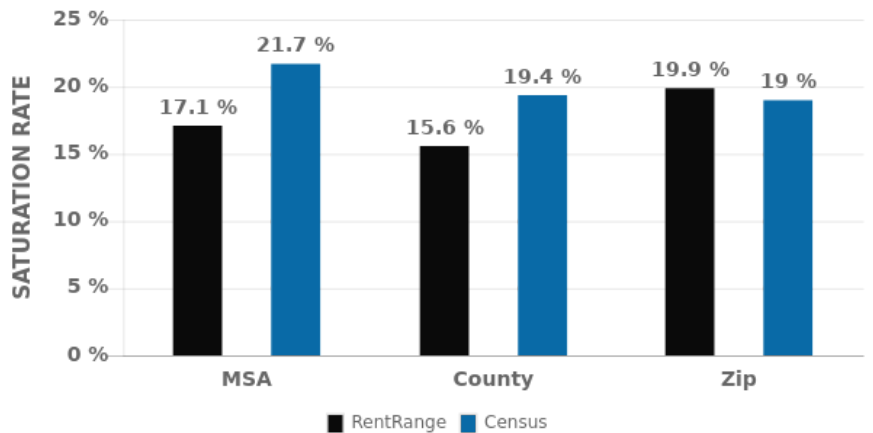
**RENTAL BENCHMARKS**



**DAYS ON MARKET VS VACANCY IN COUNTY**



**RENTAL SATURATION BENCHMARKS**



SUBJECT PROPERTY DETAILS	
	<b>TYPE</b> Single Family
	<b>YEAR BUILT</b> 2006
	<b>SQ/FT</b> 2510
	<b>SQ/FT LOT</b> 8860
	<b>BEDS</b> 4
	<b>BATHS</b> 3.0
	<b>RADIUS SEARCHED</b> 2.09 mi.
	<b># OF COMPS</b> 18
	<b>GLA SQ/FT VS COMPS</b> SMALLER THAN 67 %

Report Date: 01/27/2020 Versions: R34.A3



**COMPARABLE FOR-RENT PROPERTIES**



	SQ/FT	Bed	Bath	Dist	Type	Rent
A: 631 MILL ST HALF MOON BAY CA 94019	980	4	1	2.46 mi.	Single Family	\$ 4,000
B: 925 MIRAMONTES ST HALF MOON BAY CA 94019	2,800	3	2	2.73 mi.	Single Family	\$ 5,000
C: 116 BIRKDALE RD HALF MOON BAY CA 94019	2,450	3	3	4.12 mi.	Single Family	\$ 5,195
D: 171 CORONADO AVE HALF MOON BAY CA 94019	850	1	2	0.4 mi.	Single Family	\$ 4,200
E: 2060 AVIGNON PL HALF MOON BAY CA 94019	2,710	5	3	0.81 mi.	Single Family	\$ 6,250
F: 336 KELLY AVE HALF MOON BAY CA 94019	3,490	3	4	2.29 mi.	Single Family	\$ 6,450
G: 740 LE MANS WAY HALF MOON BAY CA 94019	2,060	4	2	0.96 mi.	Single Family	\$ 5,500
H: 7 TURNBERRY RD HALF MOON BAY CA 94019	3,248	4	3	4.06 mi.	Single Family	\$ 6,500
I: 278 NEVADA AVE MOSS BEACH CA 94038	1,890	3	3	3.96 mi.	Single Family	\$ 4,300
J: 462 CALIFORNIA AVE MOSS BEACH CA 94038	1,120	2	2	3.92 mi.	Single Family	\$ 4,000

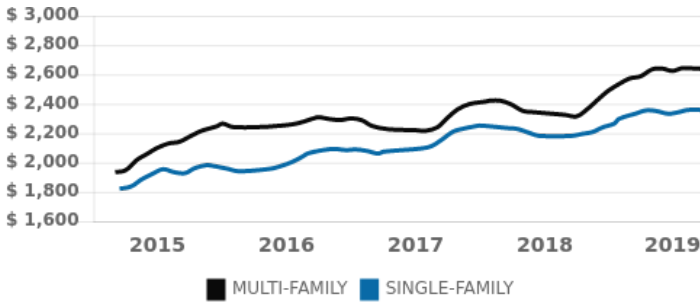




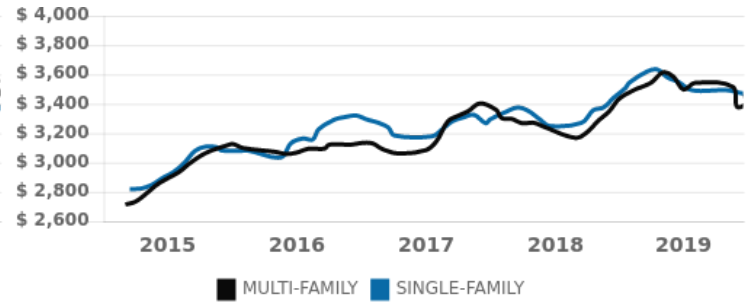
**COUNTY RENT TRENDS BY BEDROOM & TYPE**



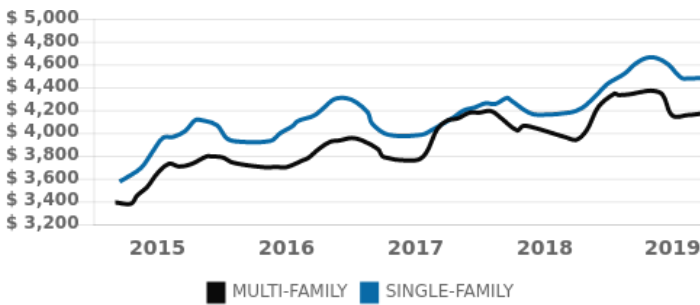
**1BD RENTAL TRENDS IN COUNTY**



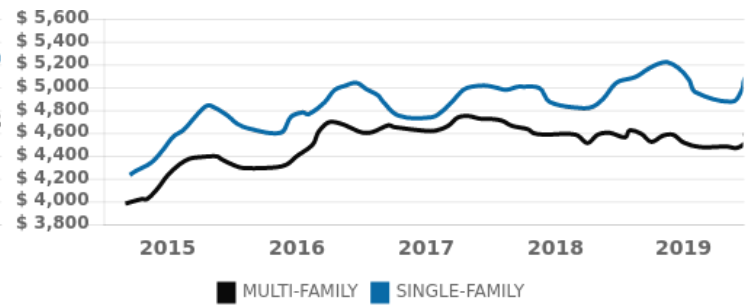
**2BD RENTAL TRENDS IN COUNTY**



**3BD RENTAL TRENDS IN COUNTY**



**4BD RENTAL TRENDS IN COUNTY**



**MEDIAN HOUSING RENTAL RATES IN HALF MOON BAY, CA**

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in HALF MOON BAY	\$ 2,621	\$ 2720	764	\$ 2.54
1BD MULTI-FAMILY in HALF MOON BAY	\$ 2,794	\$ 2720	750	\$ 3
2BD SINGLE-FAMILY in HALF MOON BAY	\$ 3,712	\$ 3339	1,193	\$ 2.9
2BD MULTI-FAMILY in HALF MOON BAY	\$ 3,486	\$ 3339	1,150	\$ 3.09
3BD SINGLE-FAMILY in HALF MOON BAY	\$ 4,570	\$ 4365	1,664	\$ 2.37
3BD MULTI-FAMILY in HALF MOON BAY	\$ 4,526	\$ 4365	1,533	\$ 2.69
4BD SINGLE-FAMILY in HALF MOON BAY	\$ 4,985	\$ 4657	2,280	\$ 2.08
4BD MULTI-FAMILY in HALF MOON BAY	\$ 4,852	\$ 4657	2,248	\$ 2.07



**AREA GROSS YIELD & RENTAL TRENDS**



**GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES**

ZIP CODES	GROSS YIELD %	MEDIAN RENT
94019	4.65 %	\$ 4,570
94038	5.21 %	\$ 4,644
94402	3.54 %	\$ 5,212
94002	3.11 %	\$ 4,744
94010	3.43 %	\$ 5,401
94037	4.79 %	\$ 4,621
94403	3.39 %	\$ 4,701
94062	3.89 %	\$ 4,924
94070	3.52 %	\$ 4,935
94401	4.46 %	\$ 4,526

**RENTAL TREND SUMMARY**

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 94019	\$ 6	\$ 91	\$ 242
City of HALF MOON BAY	\$ 6	\$ 91	\$ 242
County of SAN MATEO	\$ -122	\$ -146	\$ 6
State of CA	\$ -31	\$ -70	\$ -15

**Data Sources**

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.