



# San Mateo County

Real Estate Market Minute | April 2026

# San Mateo County - Residential - Single Family 2025 vs 2026

= 9

Median Days on Market  
Compared to 9

↑ 312

Closed Sales  
Compared to 283



\$2.2M

Median Price  
Compared to \$2.1M

↑ 476

New Listings  
Compared to 447

↑ 109%

Sale to List Price Ratio  
Compared to 108%

# San Mateo County - Residential - Common Interest 2025 vs 2026

**= 12**

Median Days on Market  
Compared to 12

**↓ 89**

Closed Sales  
Compared to 102



**\$946.0K**

Median Price  
Compared to \$1.0M

**↓ 172**

New Listings  
Compared to 178

**= 102%**

Sale to List Price Ratio  
Compared to 102%

# March 2026 Market Trends

Aculist provides real estate content for your sales and marketing needs.

# Market Trends – March 2026 in San Mateo County

## Pricing Trends

Median home prices typically climb from February to March as the spring market begins to accelerate. This year is no exception, with both the single family and common interest markets seeing an increase in the median price.

## Transactional Trends

Transactions increased in many cities, though not all. With the busiest part of the spring market nearing, monitoring inventory is critical, which is why we keep an eye on New Listings. Inventory is consistent with last year in the single family market.

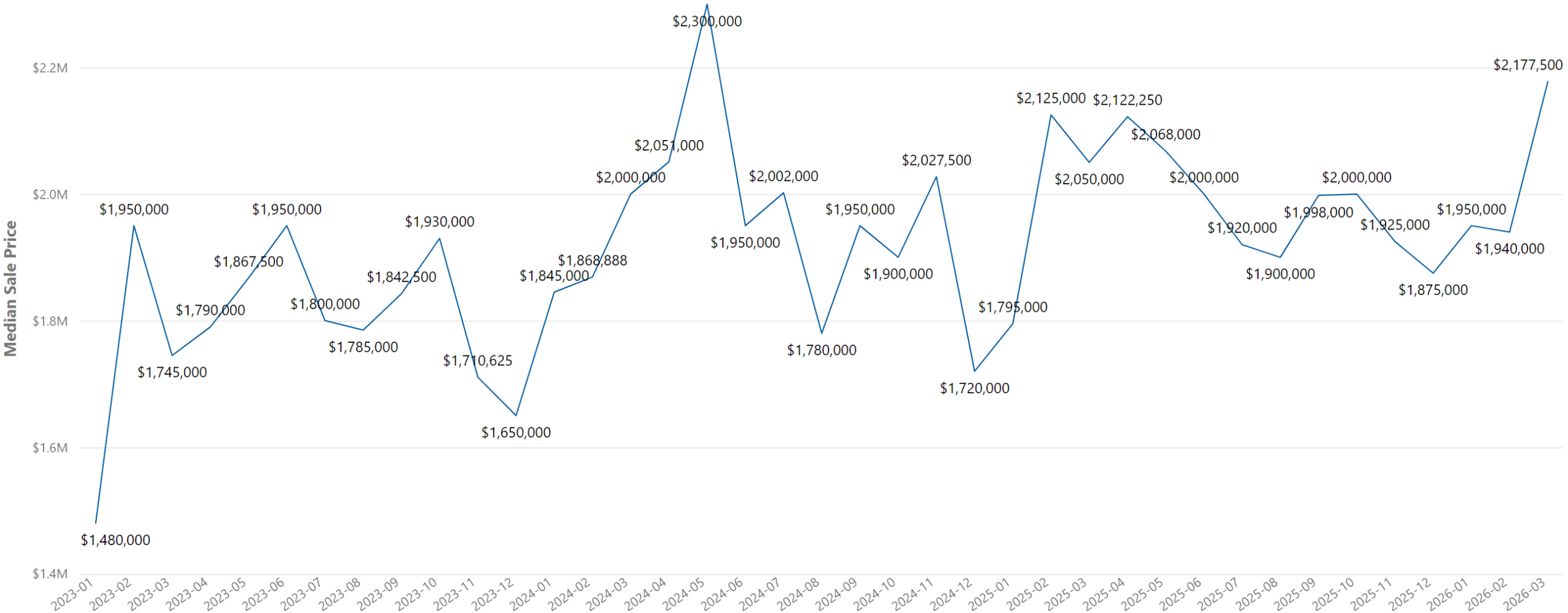
## Market Competition

This time of year is often among the most competitive—though not always. The market began strongly, with days on market dropping sharply and sale-to-list price ratios rising or holding at seasonal norms, reflecting solid demand and steady pricing pressure.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

# San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 4/7/2026

Aculist@2026

Residential Single Family: 2023-2026

# San Mateo County - Increased Median Price

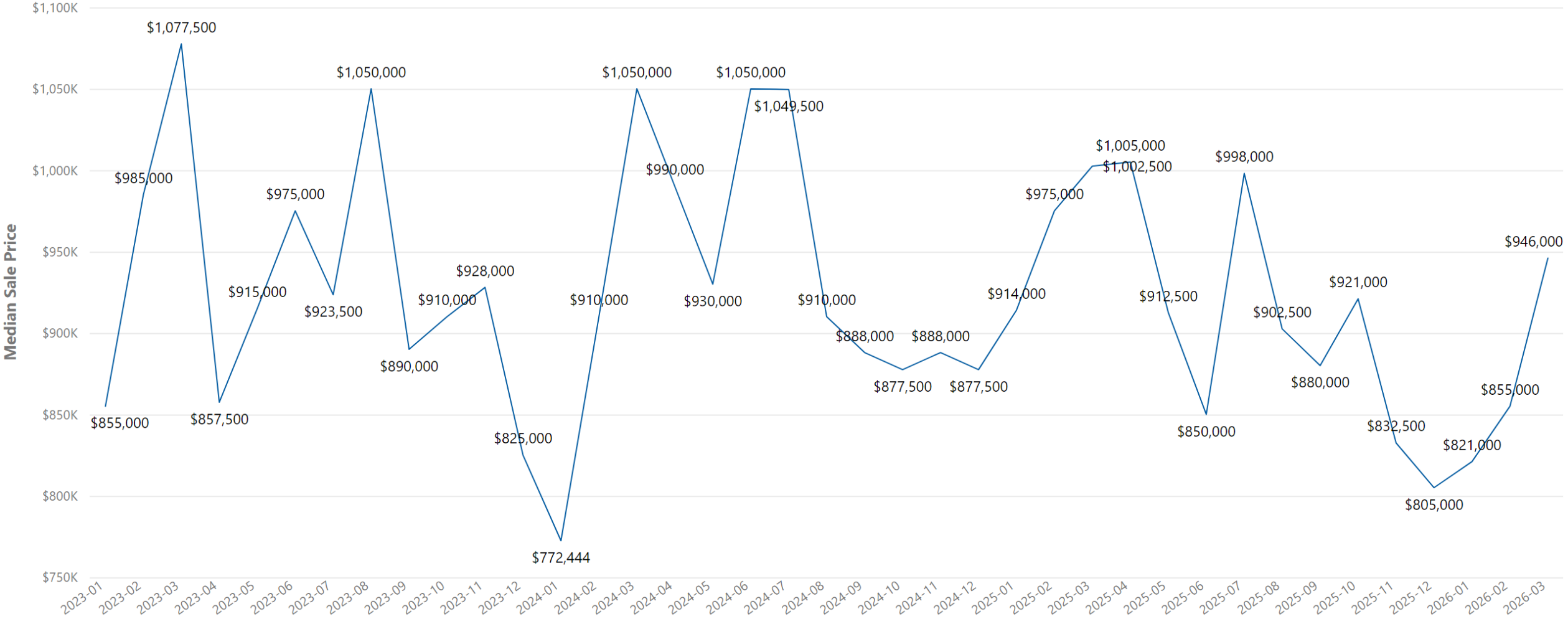
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Atherton	\$14,800,000	\$8,200,000	80%
Portola Valley	\$6,549,000	\$4,995,000	31%
Brisbane	\$1,785,000	\$1,375,000	30%
Woodside	\$5,750,000	\$4,522,823	27%
San Carlos	\$3,167,500	\$2,588,000	22%
San Mateo	\$2,375,944	\$1,950,000	22%
East Palo Alto	\$1,218,500	\$1,065,000	14%
Burlingame	\$3,280,000	\$2,905,500	13%
Hillsborough	\$7,152,000	\$6,500,000	10%
El Granada	\$2,195,000	\$2,062,500	6%
Half Moon Bay	\$1,500,000	\$1,435,000	5%
Menlo Park	\$3,500,000	\$3,400,000	3%
San Bruno	\$1,450,000	\$1,410,000	3%
Redwood City	\$2,470,000	\$2,411,000	2%
Millbrae	\$2,319,000	\$2,303,000	1%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
La Honda	\$0	\$1,130,000	-100%
Belmont	\$2,100,000	\$2,701,000	-22%
Pacifica	\$1,305,000	\$1,481,250	-12%
Moss Beach	\$1,400,000	\$1,572,500	-11%
Daly City	\$1,198,500	\$1,240,000	-3%
Foster City	\$2,247,713	\$2,300,000	-2%
So. San Francisco	\$1,350,000	\$1,355,000	0%

# San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 4/7/2026

Aculist@2026

Residential Common Interest: 2023-2026

# San Mateo County - Increased Median Price

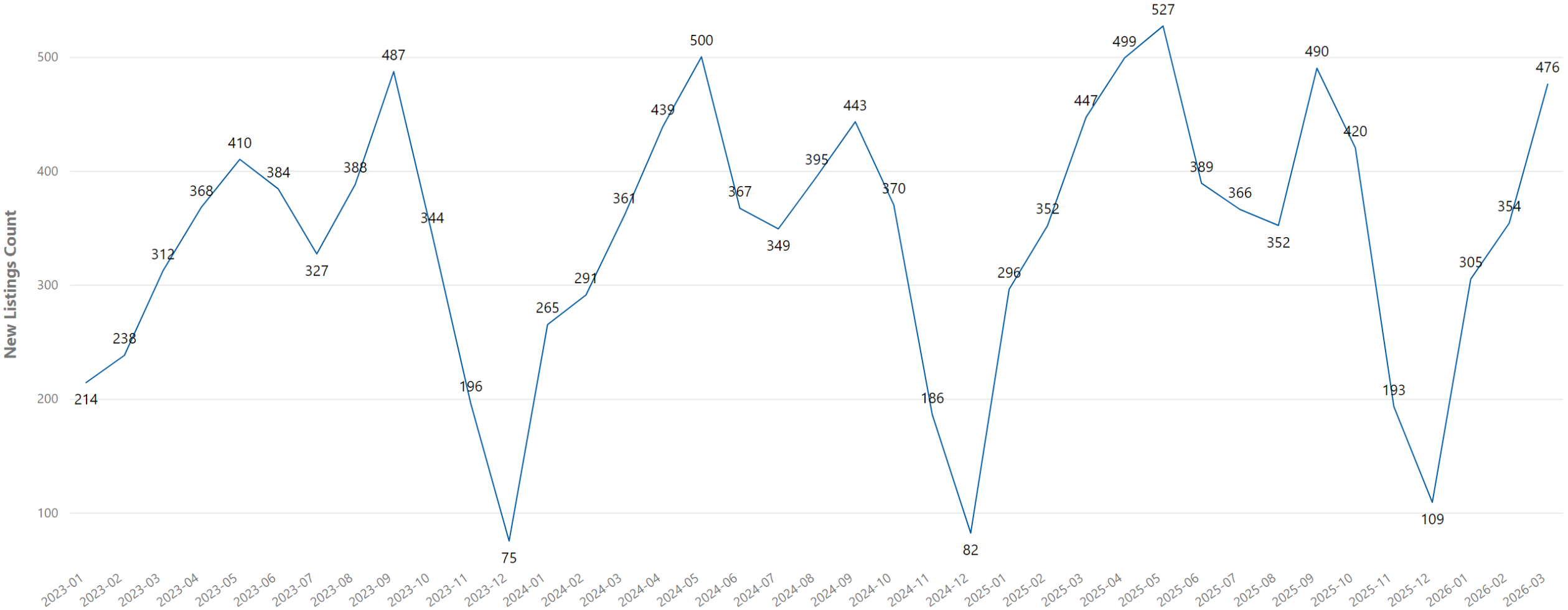
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Palo Alto	\$520,000	\$0	N/A
Belmont	\$1,475,000	\$583,500	153%
San Carlos	\$1,428,500	\$970,000	47%
Half Moon Bay	\$888,000	\$758,000	17%
Foster City	\$1,537,500	\$1,400,000	10%
Millbrae	\$865,000	\$850,000	2%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$998,000	-100%
Redwood Shores	\$820,000	\$1,387,500	-41%
Redwood City	\$741,500	\$1,157,500	-36%
Burlingame	\$1,049,000	\$1,481,944	-29%
Pacifica	\$631,446	\$795,000	-21%
San Mateo	\$875,000	\$1,010,000	-13%
San Bruno	\$413,275	\$445,000	-7%
So. San Francisco	\$735,000	\$790,000	-7%
Daly City	\$677,000	\$715,000	-5%
Menlo Park	\$2,200,000	\$2,225,000	-1%

# San Mateo County - New Listings

CountyName ● San Mateo



Data as of 4/7/2026

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Residential Single Family: 2023-2026

# San Mateo County - Increased New Listings

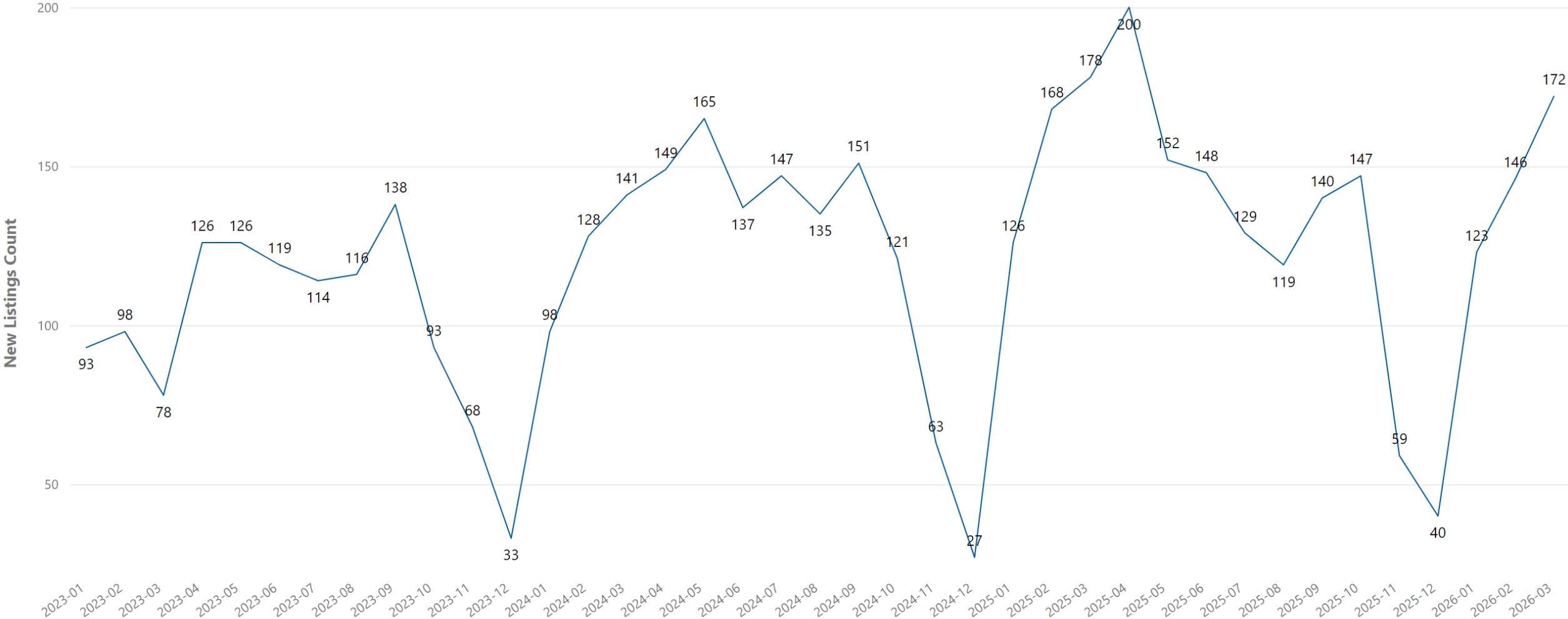
City	New Listings This Year	New Listings Last Year	% New Listings Change
Colma	1	0	N/A
Montara	7	2	250%
El Granada	8	3	167%
Woodside	20	11	82%
Menlo Park	40	28	43%
San Bruno	24	18	33%
San Mateo	61	46	33%
So. San Francisco	24	19	26%
Redwood City	66	53	25%
Belmont	24	20	20%
Burlingame	24	20	20%
La Honda	2	2	0%
Atherton	10	10	0%
East Palo Alto	12	12	0%
Half Moon Bay	17	17	0%

# San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Moss Beach	2	7	-71%
Redwood Shores	2	6	-67%
Foster City	7	15	-53%
Pescadero	1	2	-50%
Brisbane	2	4	-50%
Hillsborough	11	22	-50%
Portola Valley	10	15	-33%
Millbrae	10	13	-23%
San Carlos	24	28	-14%
Pacifica	29	33	-12%
Daly City	37	41	-10%

# San Mateo County - New Listings

CountyName ● San Mateo



Data as of 4/7/2026

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Residential Common Interest: 2023-2026

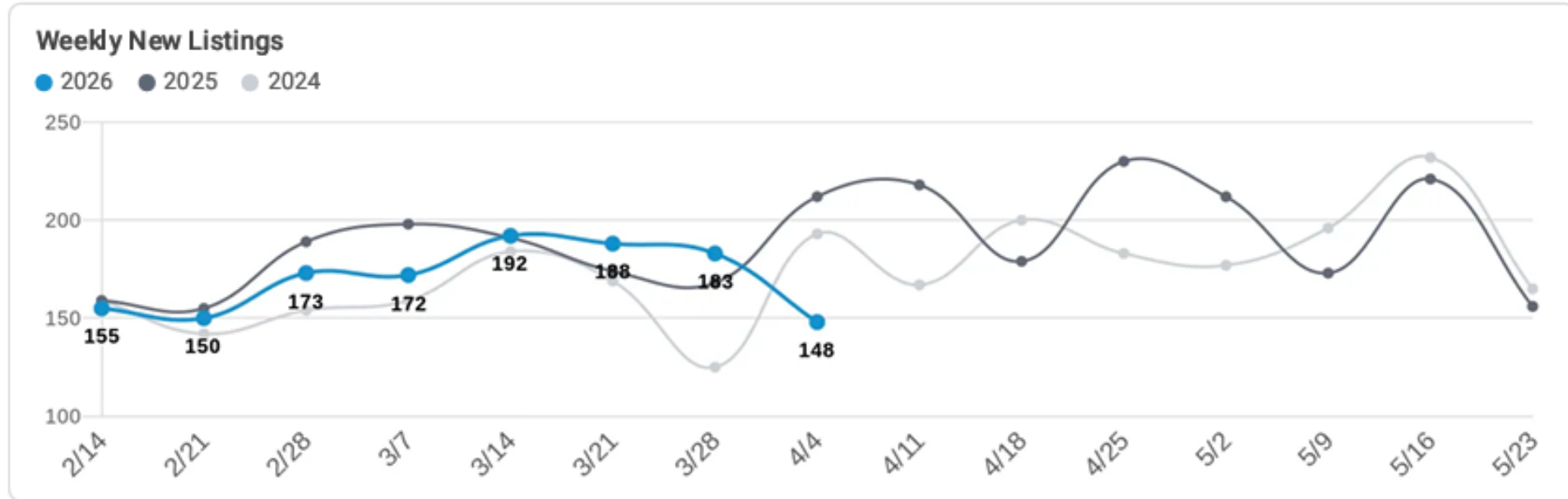
# San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Millbrae	5	2	150%
Daly City	18	8	125%
East Palo Alto	2	1	100%
Redwood Shores	3	2	50%
Half Moon Bay	4	3	33%
Redwood City	23	20	15%
Brisbane	2	2	0%
Pacifica	3	3	0%
Foster City	21	21	0%

# San Mateo County - Decreased New Listings

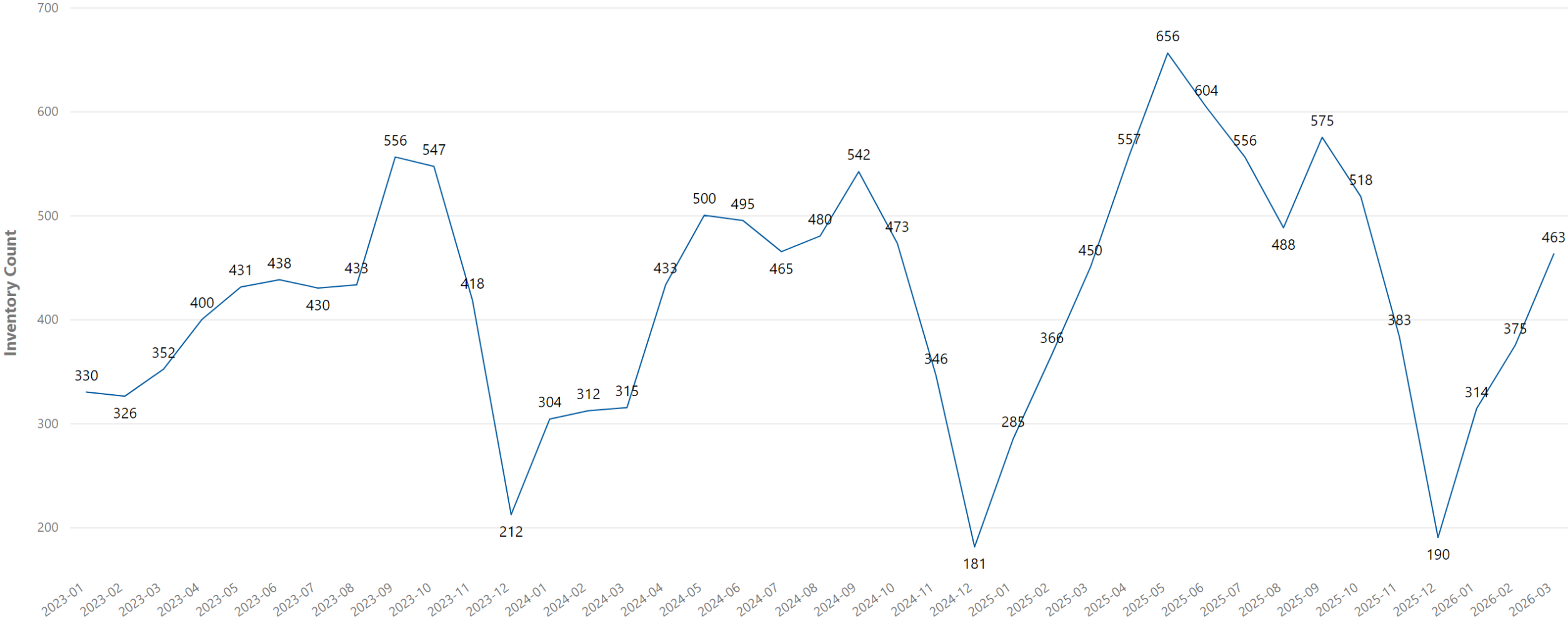
City	New Listings This Year	New Listings Last Year	% New Listings Change
Belmont	2	6	-67%
San Bruno	9	13	-31%
Menlo Park	12	15	-20%
San Carlos	12	15	-20%
San Mateo	39	48	-19%
Burlingame	6	7	-14%
So. San Francisco	11	12	-8%

# San Mateo County – New Listings Week Ending 04/04/2026



# San Mateo County - Inventory

CountyName ● San Mateo



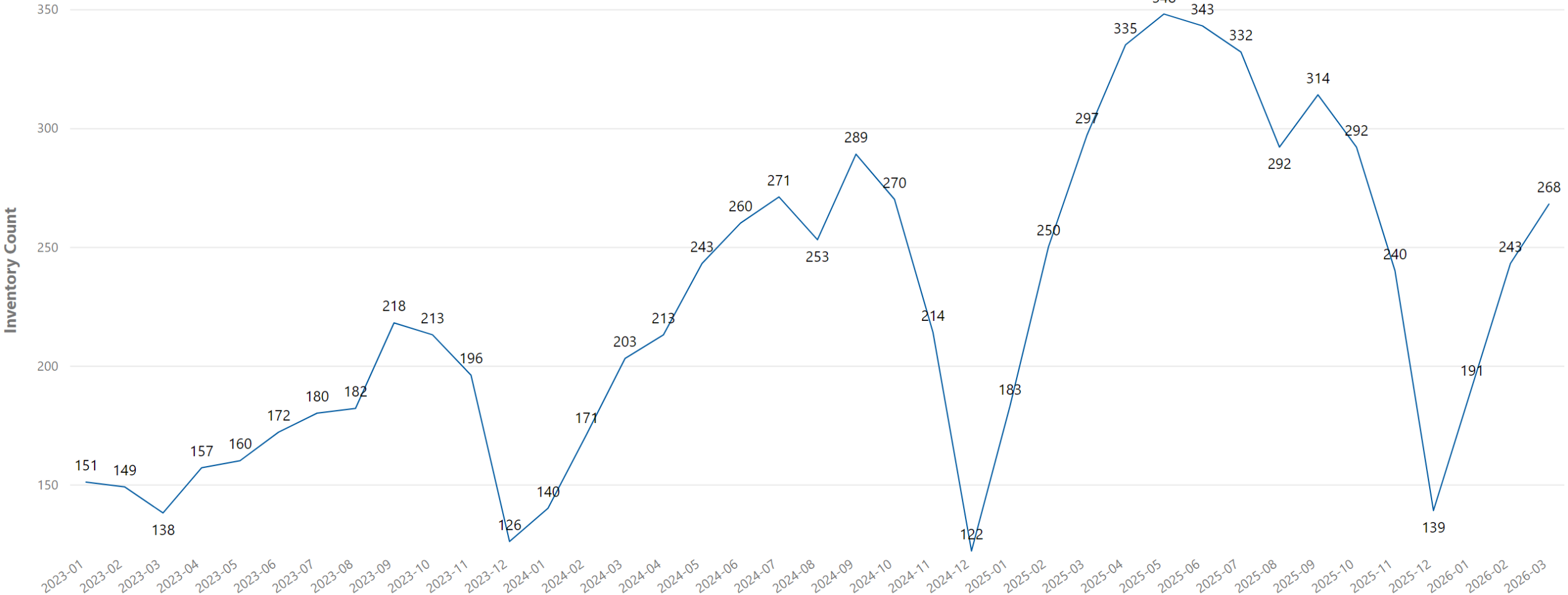
Data as of 4/7/2026

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Residential Single Family: 2023-2026

# San Mateo County - Inventory

CountyName ● San Mateo



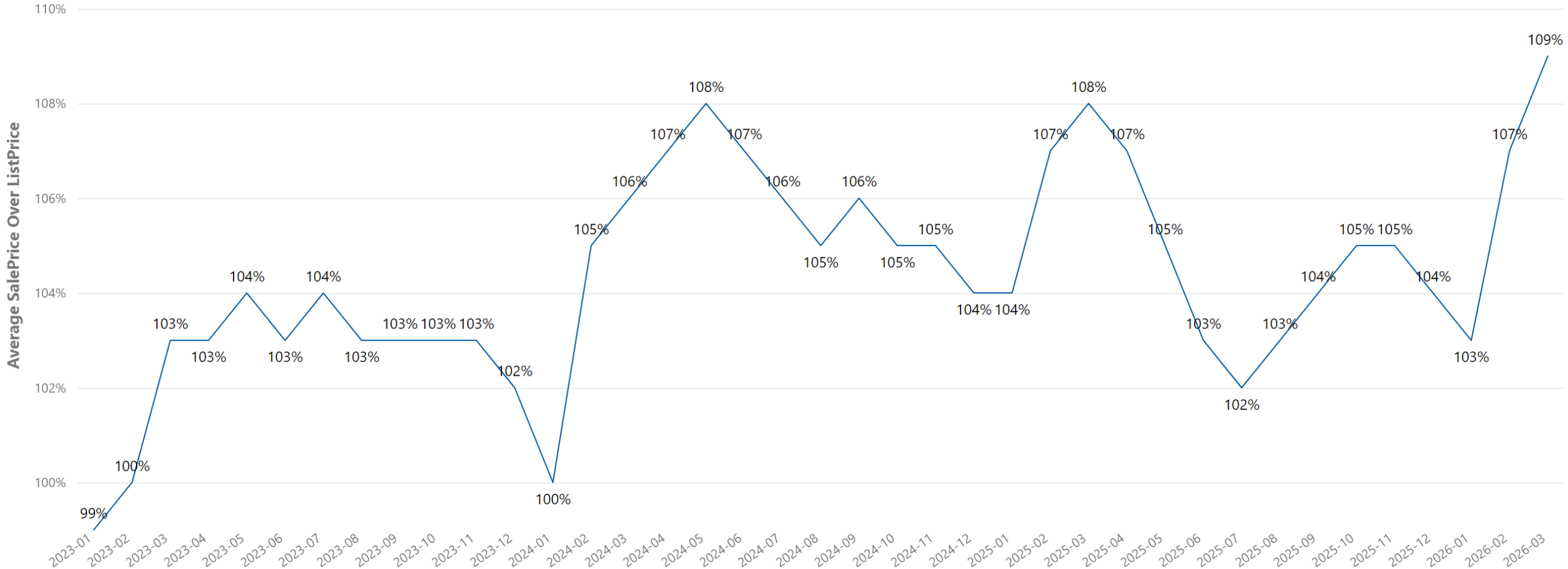
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Residential Common Interest: 2023-2026

# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 4/7/2026

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Residential Single Family: 2023-2026

# San Mateo County - Increased Sale To List Price

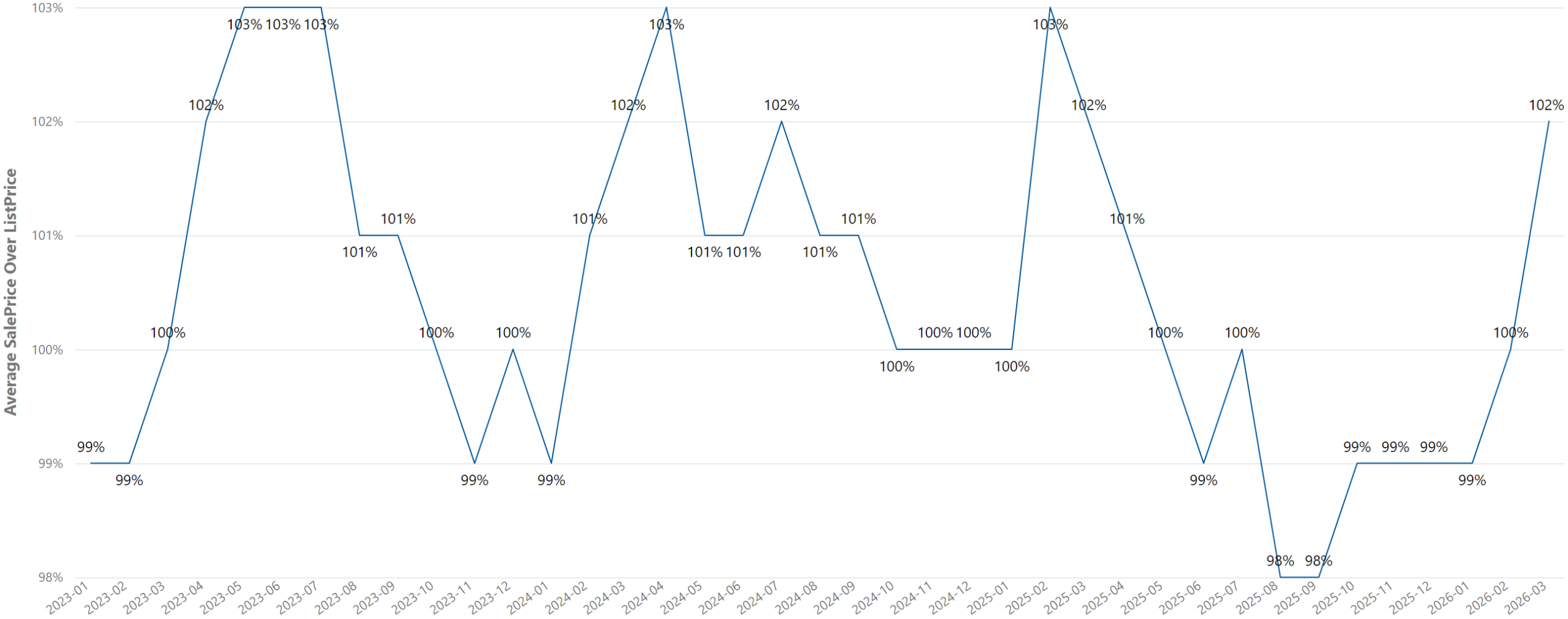
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Woodside	108%	97%	11%
Hillsborough	105%	98%	7%
Brisbane	116%	109%	6%
Half Moon Bay	106%	103%	3%
Belmont	112%	109%	3%
Millbrae	114%	111%	3%
Menlo Park	110%	108%	2%
San Mateo	111%	109%	2%
Burlingame	108%	107%	1%
Pacifica	108%	107%	1%
So. San Francisco	112%	111%	1%
Redwood City	107%	107%	0%
San Bruno	110%	110%	0%

# San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Moss Beach	97%	107%	-9%
East Palo Alto	101%	108%	-6%
Portola Valley	97%	103%	-6%
San Carlos	105%	110%	-5%
Daly City	110%	113%	-3%
El Granada	100%	102%	-2%
Atherton	103%	105%	-2%
Foster City	106%	107%	-1%

# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 4/7/2026

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Residential Common Interest: 2023-2026

# San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
East Palo Alto	116%	0%	N/A
Daly City	107%	101%	6%
San Bruno	103%	100%	3%
Half Moon Bay	101%	99%	2%
San Mateo	101%	100%	1%
Millbrae	103%	102%	1%
Belmont	98%	98%	0%
Menlo Park	102%	102%	0%

# San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Redwood Shores	97%	106%	-8%
Redwood City	96%	103%	-7%
So. San Francisco	97%	102%	-5%
Pacifica	97%	100%	-3%
Burlingame	100%	103%	-3%
San Carlos	103%	105%	-2%
Foster City	105%	107%	-2%

# Thank You

