

An aerial photograph of San Mateo County, California. In the foreground, there are lush green hills with several large, modern houses. In the middle ground, a long, multi-span bridge stretches across a body of water. In the background, there are rolling hills and mountains under a clear blue sky.

San Mateo County

Real Estate Market Minute | August 2026

San Mateo County - Residential - Single Family 2025 vs 2026

↓ 13

Median Days on Market
Compared to 14



\$2.1M

Median Price
Compared to \$1.9M

↑ 365

Closed Sales
Compared to 362

↓ 342

New Listings
Compared to 366

↑ 106%

Sale to List Price Ratio
Compared to 102%

San Mateo County - Residential - Common Interest 2025 vs 2026

↑ 40

Median Days on Market
Compared to 25



\$954.0K

Median Price
Compared to \$998.0K

↑ 108

Closed Sales
Compared to 92

= 129

New Listings
Compared to 129

↑ 101%

Sale to List Price Ratio
Compared to 100%

July 2026 Market Trends

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

Market Trends – July 2026 in San Mateo County

Pricing Trends

The market moved in opposite directions, with median price declining for single-family homes but increasing for common interest properties. Year over year, single-family homes ended positively, while common interest properties continue to trail last year's price.

Transactional Trends

New listings declined in the single family market from June, where closed sales fell for only the second time this year. While the common interest market recorded its third consecutive monthly decline in closed sales but had an increase in new listings.

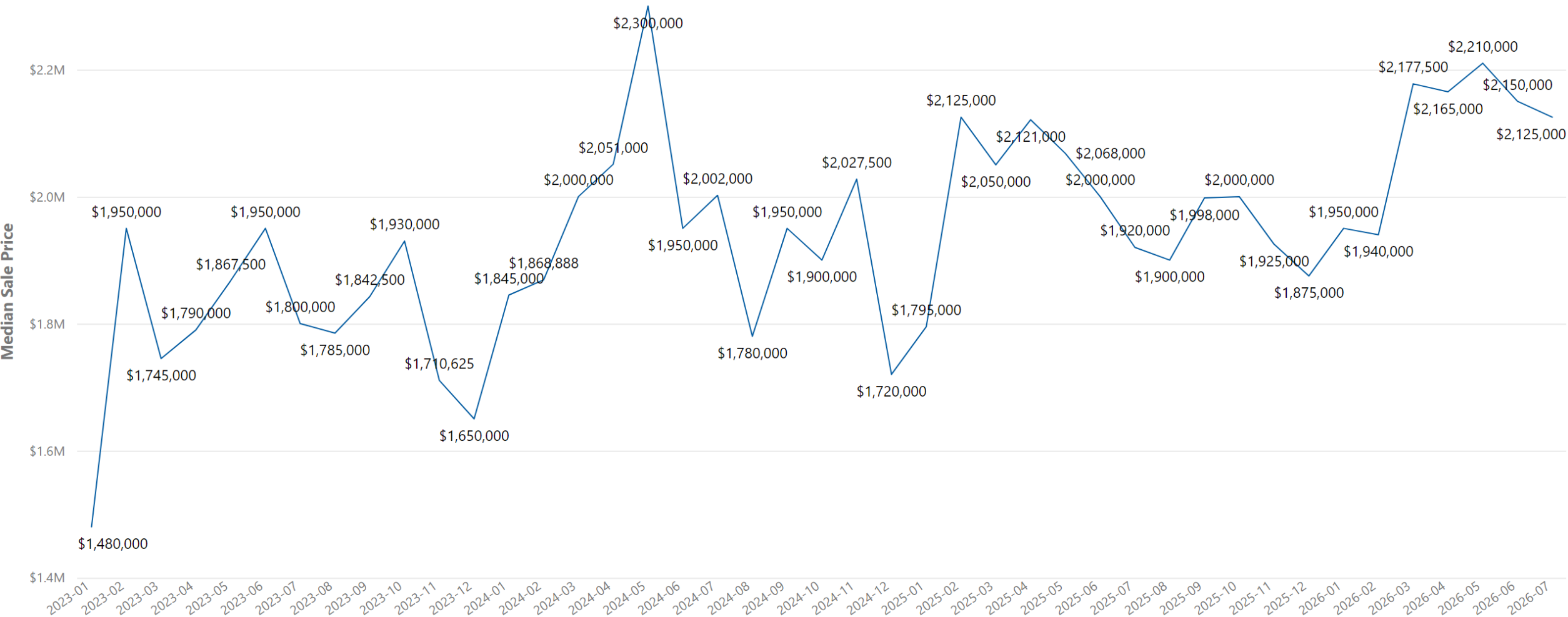
Market Competition

Single-family homes recorded a fourth consecutive increase in days on market, while sale-to-list price ratios declined but remain consistently strong. Common interest properties had year-end-like days on market, but the sale to list price ratio increased month over month.

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



San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
La Honda	\$1,285,000	\$0	N/A
Redwood Shores	\$2,490,000	\$0	N/A
Pescadero	\$5,750,000	\$945,000	508%
Woodside	\$4,731,500	\$3,005,000	57%
Hillsborough	\$7,470,000	\$5,050,000	48%
Brisbane	\$1,842,500	\$1,280,000	44%
Burlingame	\$3,738,000	\$2,850,000	31%
Millbrae	\$2,537,500	\$2,160,000	17%
Redwood City	\$2,503,000	\$2,224,000	13%
Montara	\$1,465,000	\$1,325,000	11%
San Mateo	\$2,095,500	\$1,925,500	9%
Foster City	\$2,122,500	\$1,975,000	7%
Atherton	\$12,125,000	\$11,600,000	5%
San Bruno	\$1,516,940	\$1,480,000	2%
East Palo Alto	\$980,000	\$960,000	2%
San Carlos	\$2,702,500	\$2,653,000	2%

San Mateo County - Increased Median Price

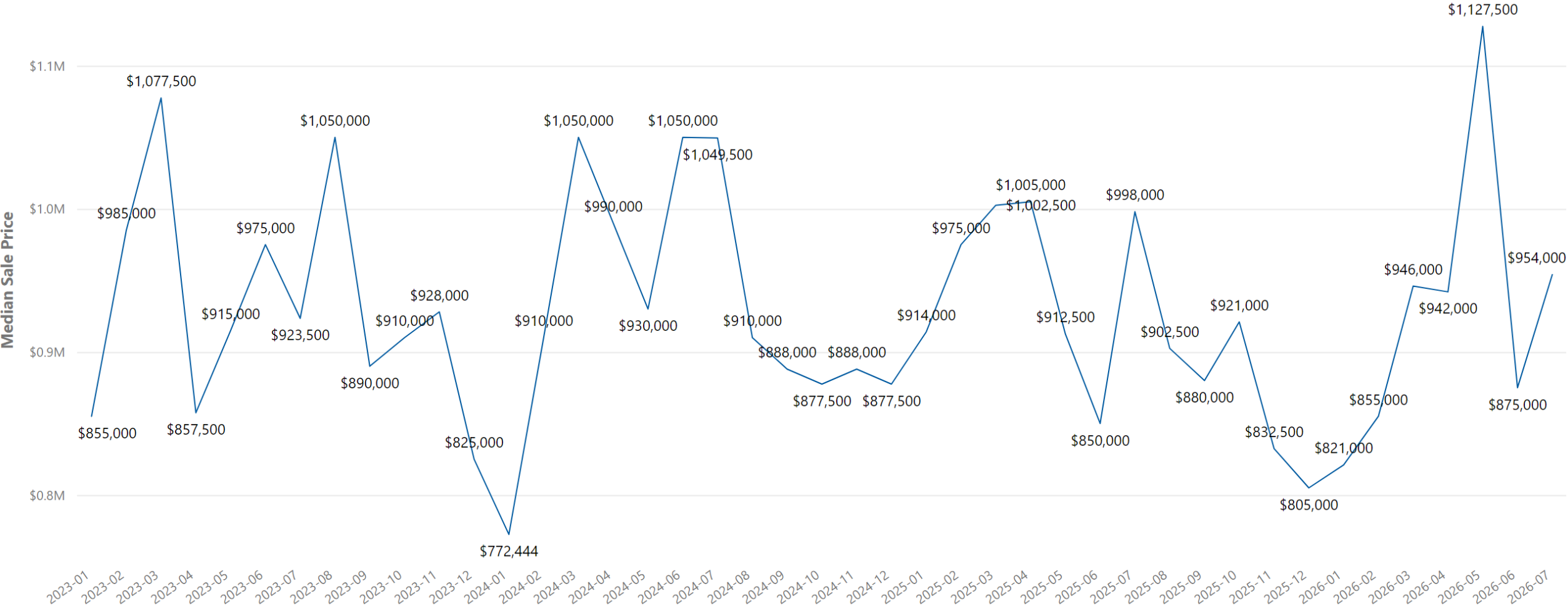
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pacifica	\$1,302,500	\$1,280,000	2%
Menlo Park	\$3,375,000	\$3,317,500	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
El Granada	\$0	\$1,400,000	-100%
Half Moon Bay	\$1,510,000	\$2,200,000	-31%
Moss Beach	\$1,300,000	\$1,800,000	-28%
Portola Valley	\$5,300,000	\$6,020,000	-12%
Belmont	\$2,200,000	\$2,480,000	-11%
So. San Francisco	\$1,240,000	\$1,254,000	-1%
Daly City	\$1,180,000	\$1,185,000	0%

San Mateo County - Median Sale Price

CountyName ● San Mateo



San Mateo County - Increased Median Price

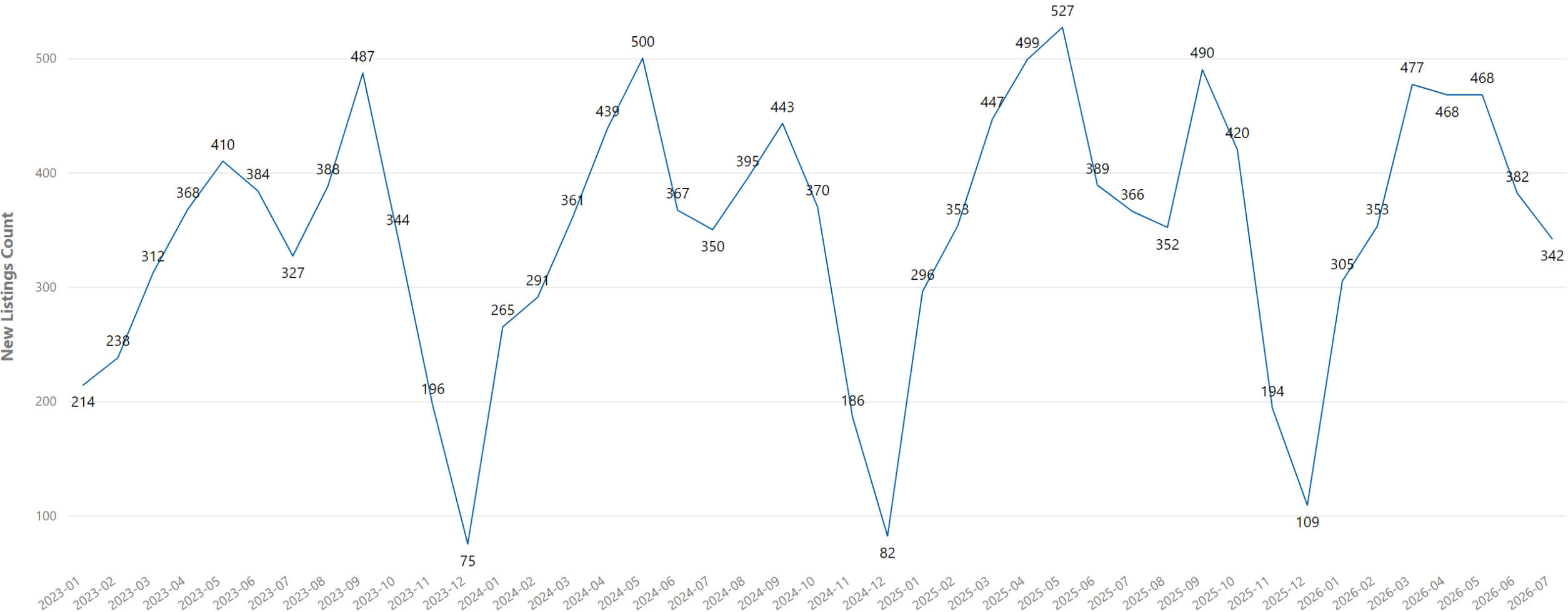
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Belmont	\$1,400,000	\$692,500	102%
Half Moon Bay	\$1,325,000	\$1,070,000	24%
Daly City	\$522,000	\$452,500	15%
Redwood City	\$1,100,000	\$972,500	13%
Redwood Shores	\$1,420,000	\$1,260,000	13%
Burlingame	\$1,130,000	\$1,022,500	11%
So. San Francisco	\$824,000	\$755,000	9%
San Bruno	\$442,000	\$421,000	5%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Menlo Park	\$1,247,500	\$2,035,000	-39%
East Palo Alto	\$580,000	\$775,000	-25%
Brisbane	\$800,000	\$1,050,000	-24%
San Carlos	\$1,387,500	\$1,640,000	-15%
Foster City	\$1,130,000	\$1,300,000	-13%
Millbrae	\$685,000	\$770,000	-11%
Pacifica	\$1,180,000	\$1,315,000	-10%
San Mateo	\$975,000	\$1,034,000	-6%

San Mateo County - New Listings

CountyName ● San Mateo



San Mateo County - Increased New Listings

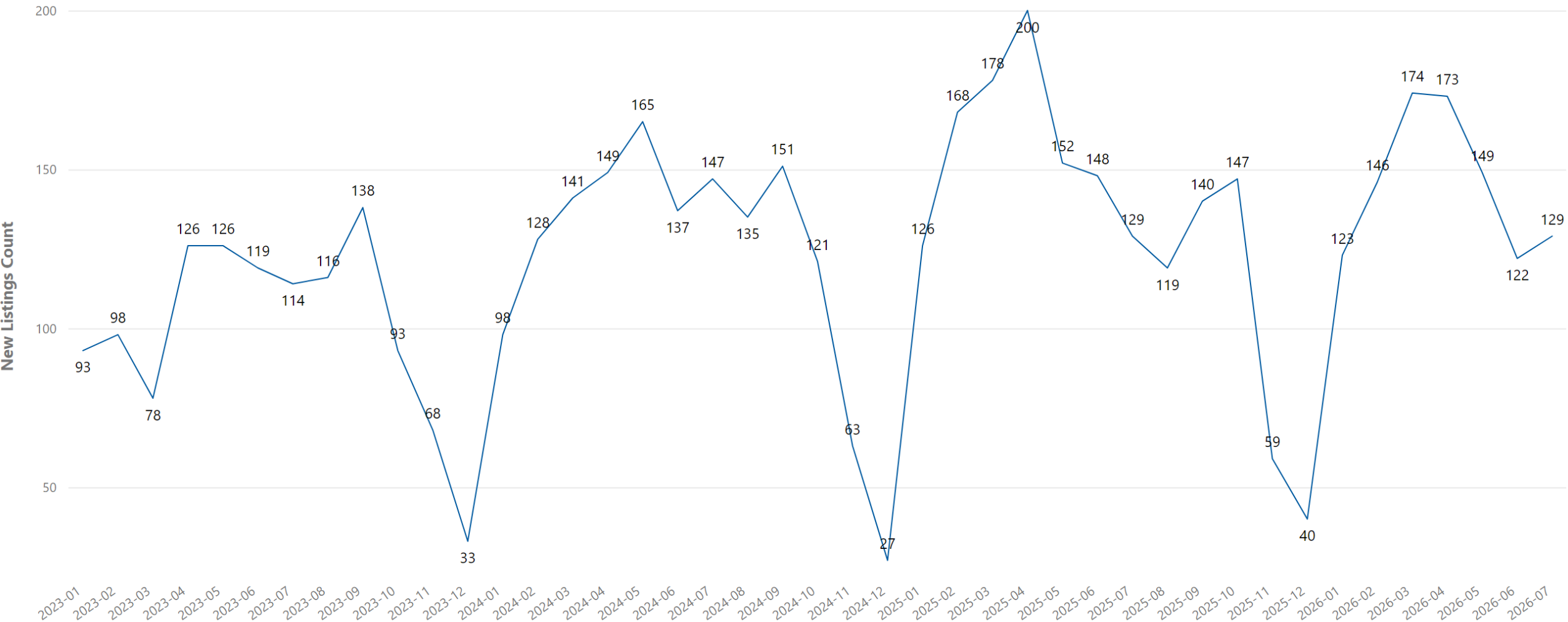
City	New Listings This Year	New Listings Last Year	% New Listings Change
Colma	1	0	N/A
Redwood Shores	1	0	N/A
Montara	3	1	200%
Brisbane	6	3	100%
Woodside	7	4	75%
Pacifica	25	16	56%
El Granada	6	4	50%
Portola Valley	6	4	50%
Redwood City	51	37	38%
Hillsborough	11	8	38%
East Palo Alto	10	8	25%
San Carlos	24	21	14%
Menlo Park	33	32	3%
La Honda	3	3	0%
Burlingame	17	17	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Atherton	3	7	-57%
San Mateo	30	63	-52%
Moss Beach	1	2	-50%
Pescadero	1	2	-50%
Half Moon Bay	7	14	-50%
Millbrae	8	13	-38%
So. San Francisco	20	27	-26%
San Bruno	16	21	-24%
Belmont	11	13	-15%
Daly City	31	36	-14%
Foster City	9	10	-10%

San Mateo County - New Listings

CountyName ● San Mateo



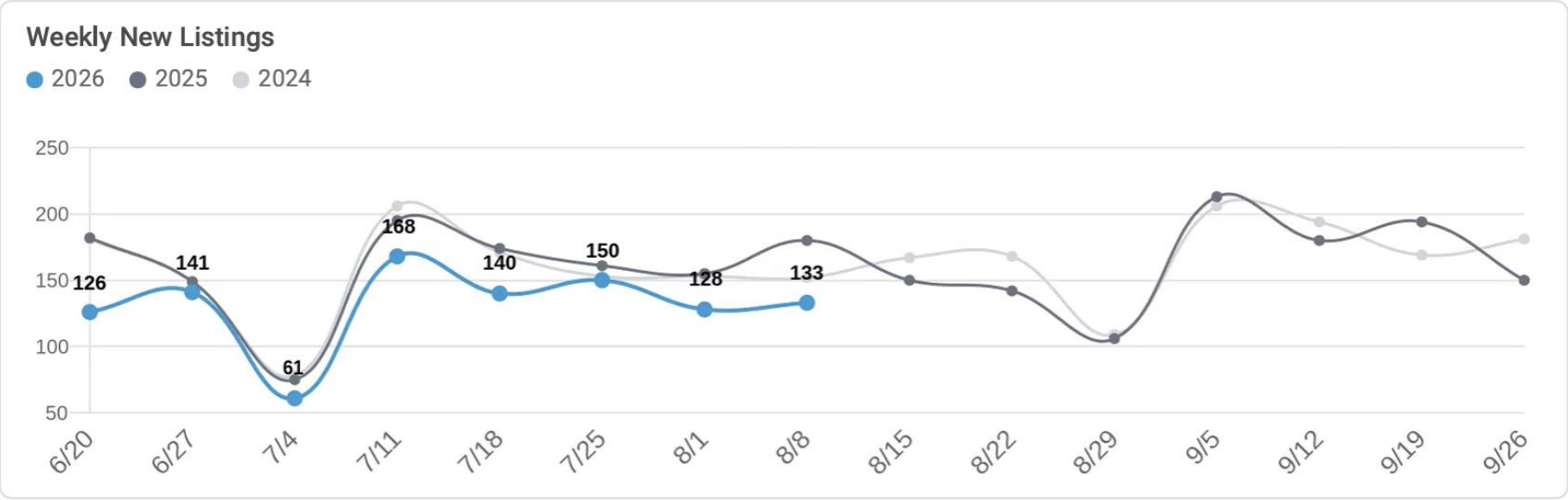
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Atherton	1	0	N/A
Brisbane	2	0	N/A
Belmont	10	2	400%
Pacifica	8	2	300%
Burlingame	10	3	233%
Half Moon Bay	3	1	200%
Menlo Park	11	6	83%
So. San Francisco	10	9	11%
East Palo Alto	1	1	0%
Redwood Shores	1	1	0%
Redwood City	13	13	0%

San Mateo County - Decreased New Listings

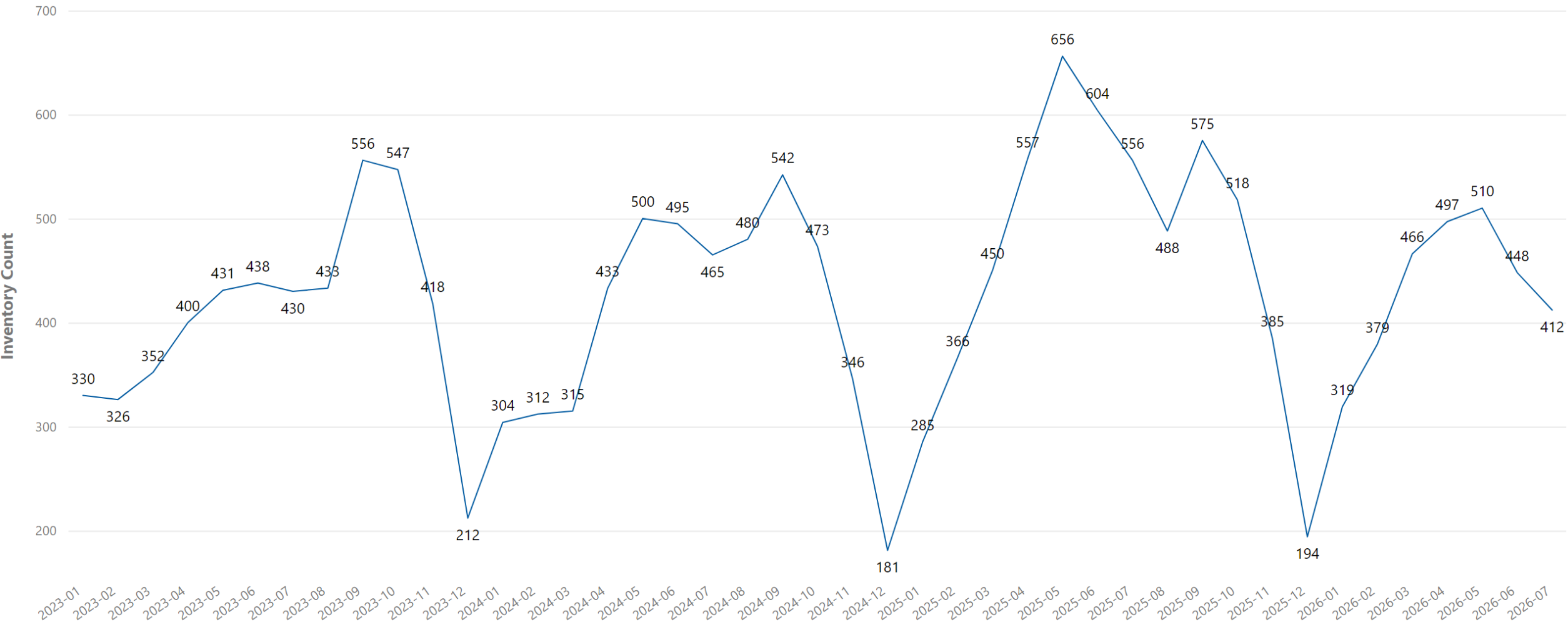
City	New Listings This Year	New Listings Last Year	% New Listings Change
Foster City	6	14	-57%
Daly City	7	12	-42%
San Bruno	5	8	-38%
San Mateo	31	44	-30%
Millbrae	3	4	-25%
San Carlos	7	9	-22%

San Mateo County – New Listings Week Ending 08/08/2026



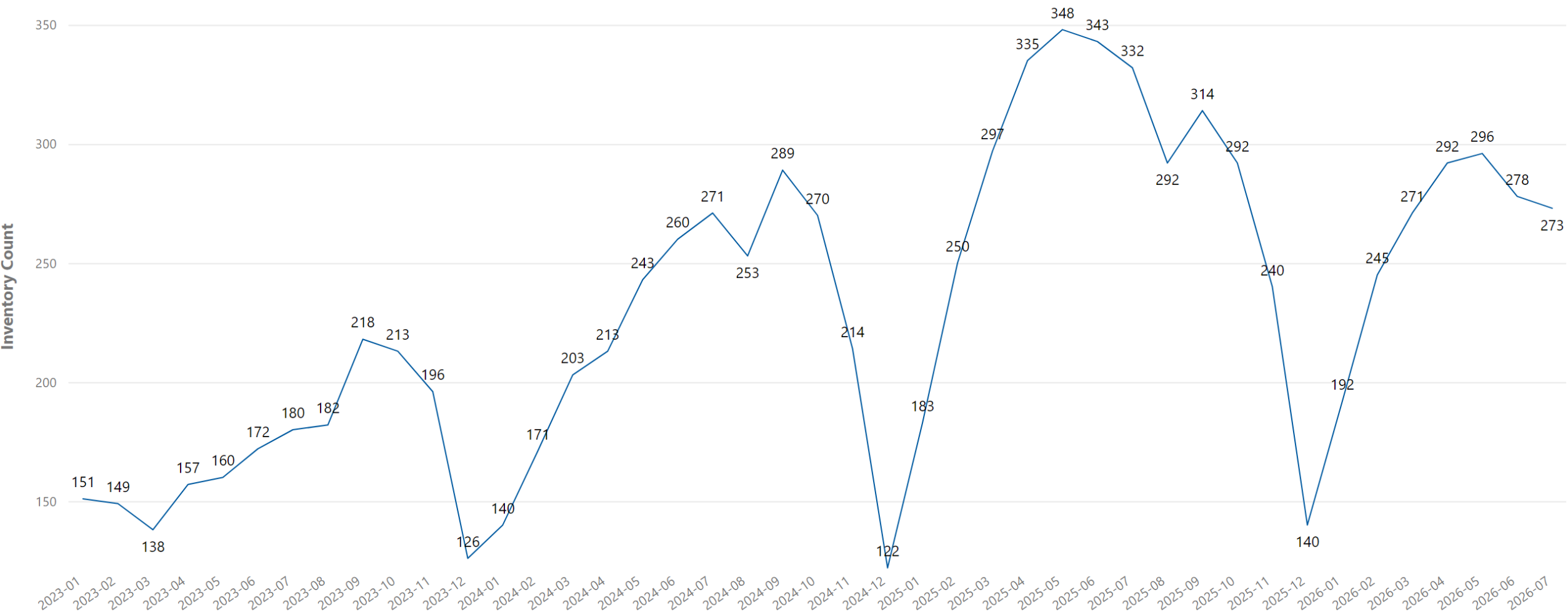
San Mateo County - Inventory

CountyName ● San Mateo



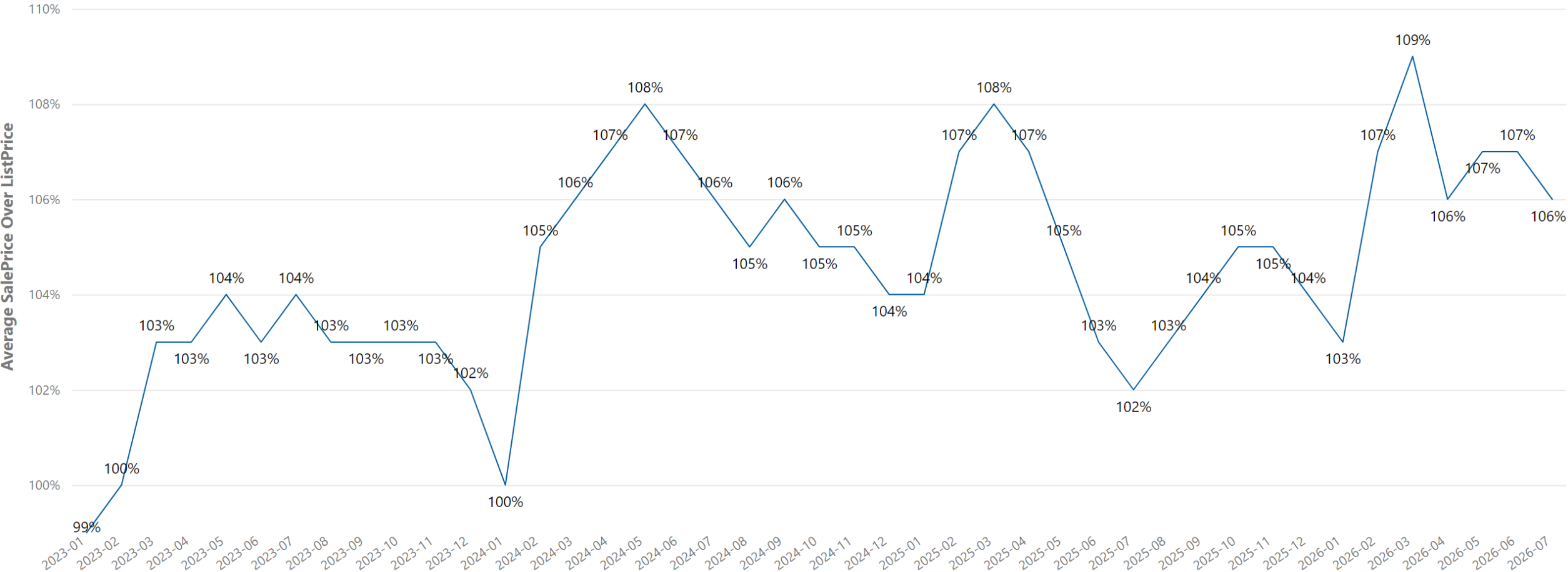
San Mateo County - Inventory

CountyName ● San Mateo



San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
La Honda	100%	0%	N/A
Redwood Shores	101%	0%	N/A
Brisbane	124%	108%	15%
Hillsborough	106%	98%	8%
Atherton	108%	100%	8%
Redwood City	107%	100%	7%
Foster City	104%	98%	6%
Menlo Park	105%	99%	6%
San Mateo	108%	103%	5%
Moss Beach	100%	96%	4%
San Bruno	106%	102%	4%
San Carlos	109%	105%	4%
Millbrae	105%	102%	3%
Daly City	109%	106%	3%
Woodside	97%	95%	2%

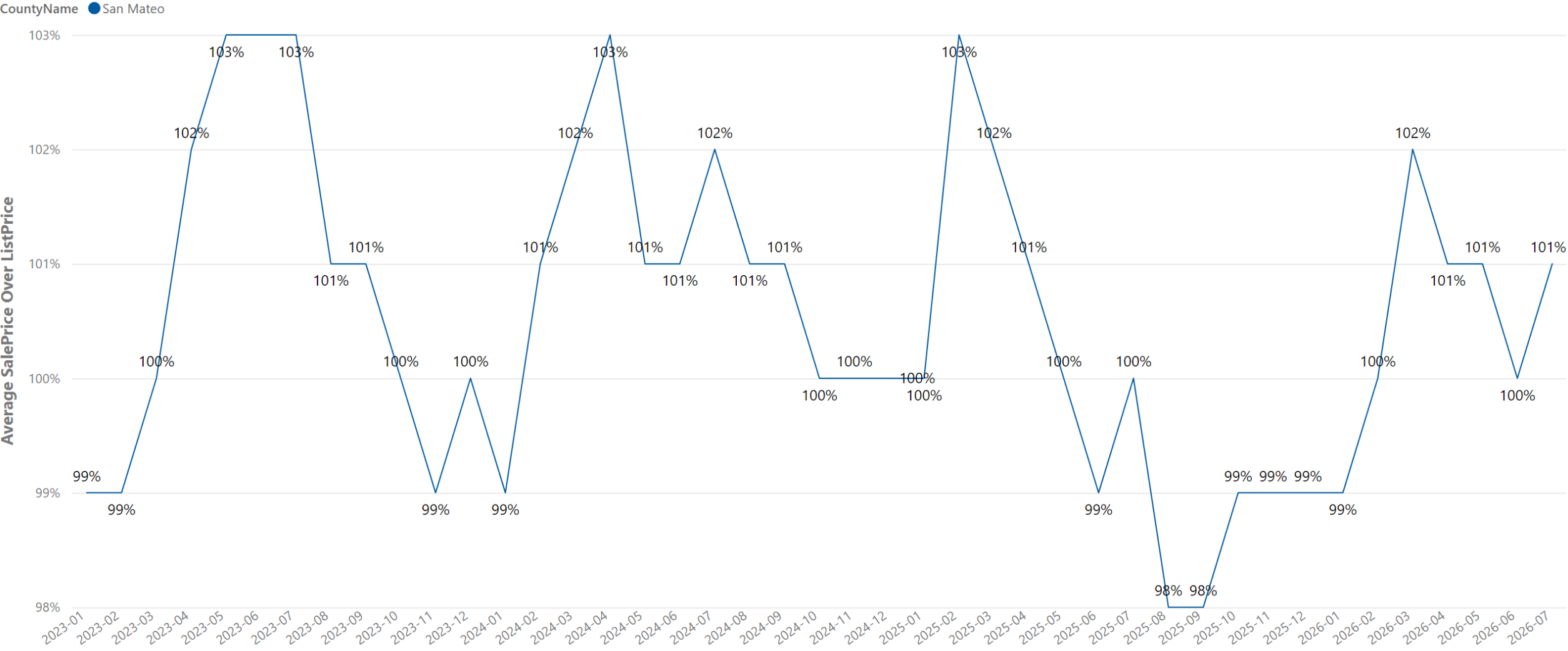
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Burlingame	109%	107%	2%
So. San Francisco	108%	107%	1%
Belmont	104%	104%	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
Pescadero	86%	95%	-9%
Portola Valley	97%	104%	-7%
East Palo Alto	102%	105%	-3%
Half Moon Bay	98%	100%	-2%
Montara	98%	99%	-1%
Pacifica	104%	105%	-1%

San Mateo County - Average Sale Price Over List Price



San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Half Moon Bay	133%	97%	37%
Burlingame	112%	98%	14%
San Carlos	105%	95%	11%
Daly City	101%	99%	2%
Millbrae	104%	102%	2%
Foster City	100%	99%	1%
Belmont	100%	100%	0%
Redwood Shores	102%	102%	0%
San Mateo	99%	99%	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
East Palo Alto	90%	100%	-10%
Brisbane	99%	105%	-6%
Menlo Park	94%	99%	-5%
So. San Francisco	101%	105%	-4%
Pacifica	99%	101%	-2%
San Bruno	99%	101%	-2%
Redwood City	100%	102%	-2%

Thank You

