



San Mateo County

Real Estate Market Minute | February 2026

San Mateo County - Residential - Single Family 2025 vs 2026

=14

Median Days on Market
Compared to 14

=157

Closed Sales
Compared to 157



\$1.9M

Median Price
Compared to \$1.8M

↑ 305

New Listings
Compared to 296

↓ 103%

Sale to List Price Ratio
Compared to 104%

San Mateo County - Residential - Common Interest 2025 vs 2026

↑ 55

Median Days on Market
Compared to 40



\$830.0K

Median Price
Compared to \$914.0K

↑ 55

Closed Sales
Compared to 49

↓ 124

New Listings
Compared to 126

↓ 99%

Sale to List Price Ratio
Compared to 100%

January 2026 Market Trends

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

Market Trends – January 2026 in San Mateo County

Pricing Trends

Coming off a strong December median price, the single family market saw year over year and month over month increases. The common interest market had an increase in the median price month over month.

Transactional Trends

New listings were up in both the single family and common interest markets at numbers typical for this time of year. Similarly, decreased closed sales, were within the range we have seen over the past couple years.

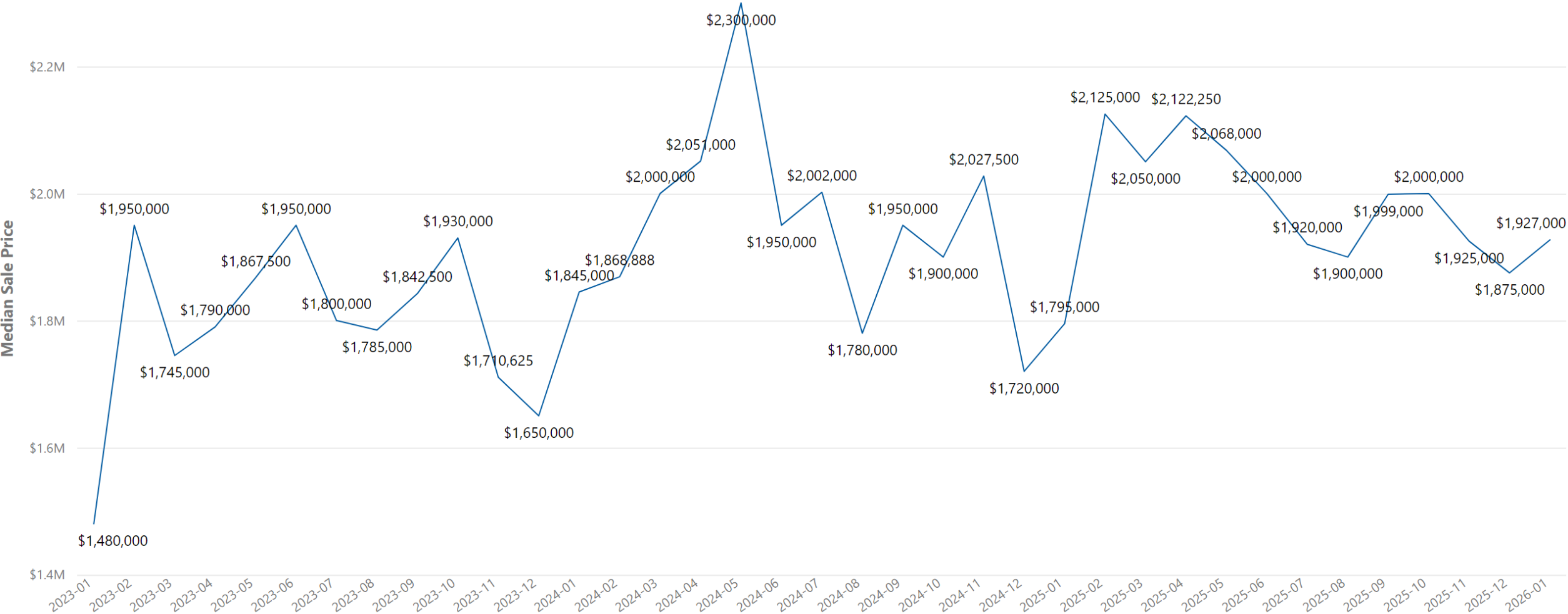
Market Competition

The number of days single family homes stayed on the market was the highest it has been in nearly two years, and the sale to list price decreased, whereas the common interest market is comparable to this time last year.

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

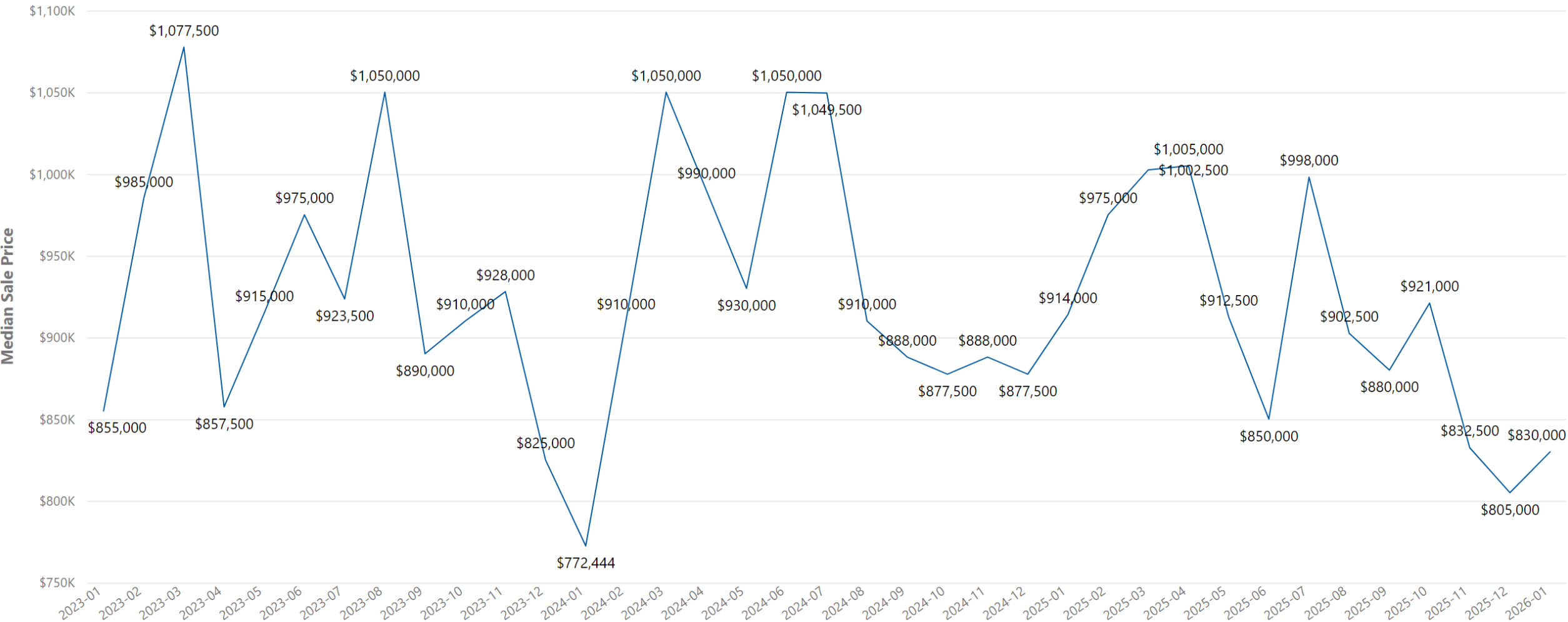
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Atherton	\$25,225,000	\$5,530,000	356%
Portola Valley	\$9,262,500	\$4,125,000	125%
Half Moon Bay	\$2,018,500	\$1,360,000	48%
Redwood Shores	\$2,850,000	\$2,080,000	37%
San Bruno	\$1,616,525	\$1,280,000	26%
San Mateo	\$2,150,000	\$1,769,441	22%
El Granada	\$1,460,000	\$1,310,000	11%
Redwood City	\$2,235,000	\$2,050,000	9%
So. San Francisco	\$1,276,500	\$1,188,000	7%
San Carlos	\$2,740,000	\$2,569,125	7%
Daly City	\$1,237,500	\$1,180,000	5%
East Palo Alto	\$1,000,000	\$980,000	2%
Menlo Park	\$3,300,000	\$3,250,000	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$1,350,000	-100%
Colma	\$0	\$1,550,000	-100%
La Honda	\$0	\$1,190,000	-100%
Montara	\$0	\$1,502,000	-100%
Moss Beach	\$1,489,000	\$2,300,000	-35%
Woodside	\$2,525,000	\$3,322,500	-24%
Burlingame	\$3,450,000	\$4,200,000	-18%
Belmont	\$2,300,000	\$2,625,000	-12%
Hillsborough	\$5,290,000	\$6,005,000	-12%
Foster City	\$2,400,000	\$2,552,500	-6%
Millbrae	\$1,892,500	\$1,901,000	0%
Pacifica	\$1,347,500	\$1,350,000	0%

San Mateo County - Median Sale Price

CountyName ● San Mateo



San Mateo County - Increased Median Price

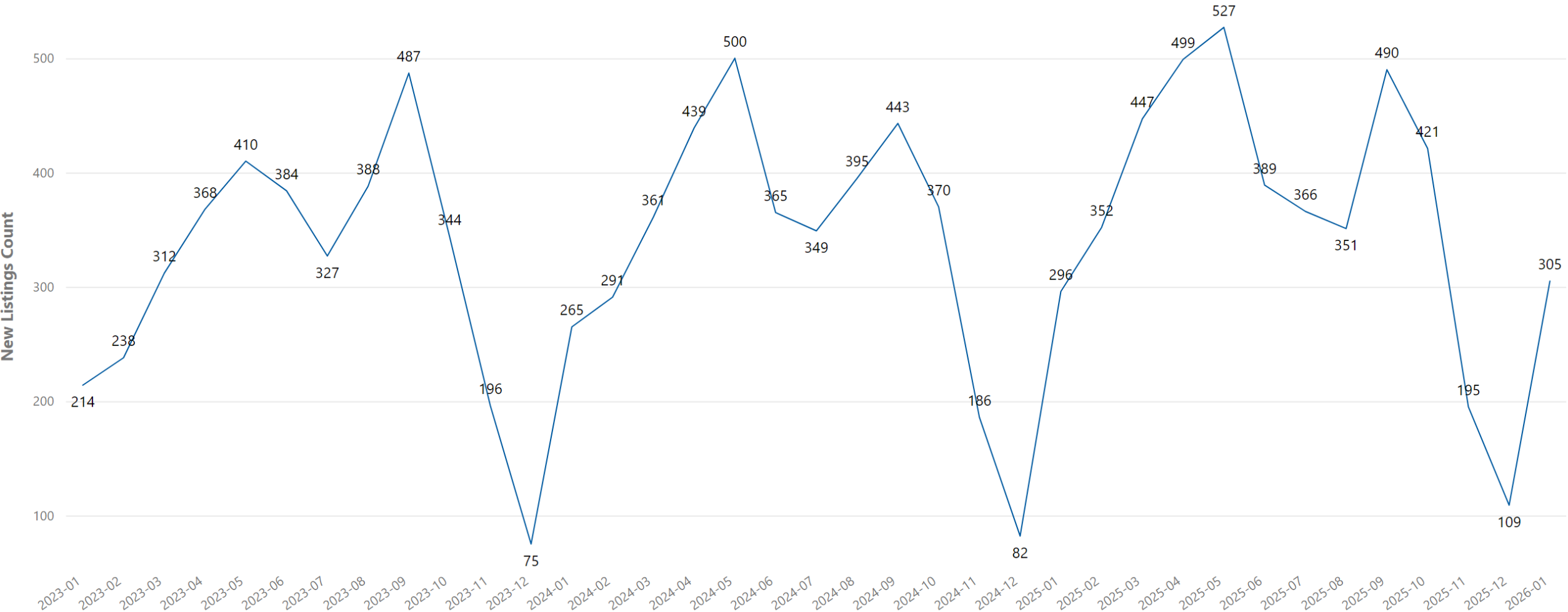
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Palo Alto	\$765,000	\$0	N/A
Redwood Shores	\$1,245,000	\$0	N/A
Burlingame	\$1,050,000	\$775,000	35%
Menlo Park	\$1,950,000	\$1,500,000	30%
San Bruno	\$481,000	\$375,000	28%
Redwood City	\$897,944	\$780,000	15%
So. San Francisco	\$752,500	\$712,000	6%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pacifica	\$0	\$899,500	-100%
Belmont	\$453,000	\$1,277,000	-65%
Millbrae	\$685,000	\$960,000	-29%
Foster City	\$1,050,000	\$1,340,000	-22%
San Mateo	\$855,000	\$1,072,500	-20%
San Carlos	\$732,500	\$862,500	-15%
Daly City	\$650,000	\$710,000	-8%

San Mateo County - New Listings

CountyName ● San Mateo



San Mateo County - Increased New Listings

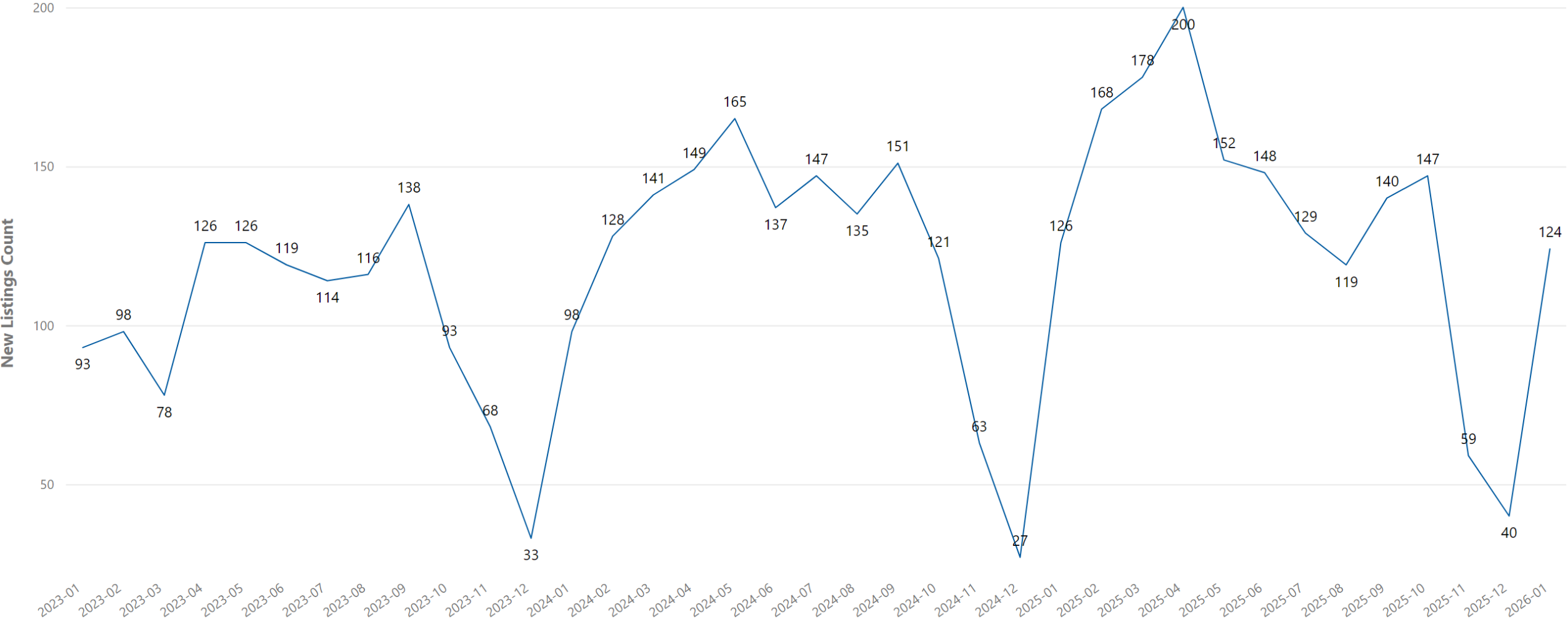
City	New Listings This Year	New Listings Last Year	% New Listings Change
San Gregorio	1	0	N/A
Menlo Park	31	15	107%
Montara	2	1	100%
Millbrae	9	5	80%
Hillsborough	10	6	67%
Half Moon Bay	13	8	63%
Pacifica	23	15	53%
Burlingame	15	10	50%
East Palo Alto	11	8	38%
Brisbane	4	3	33%
El Granada	4	3	33%
Redwood City	38	36	6%
La Honda	1	1	0%
Pescadero	1	1	0%
Woodside	10	10	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Moss Beach	1	2	-50%
Foster City	5	10	-50%
Portola Valley	5	8	-38%
Belmont	10	16	-38%
Daly City	21	32	-34%
Atherton	4	6	-33%
San Bruno	14	18	-22%
San Carlos	18	22	-18%
So. San Francisco	16	18	-11%
San Mateo	38	39	-3%

San Mateo County - New Listings

CountyName ● San Mateo



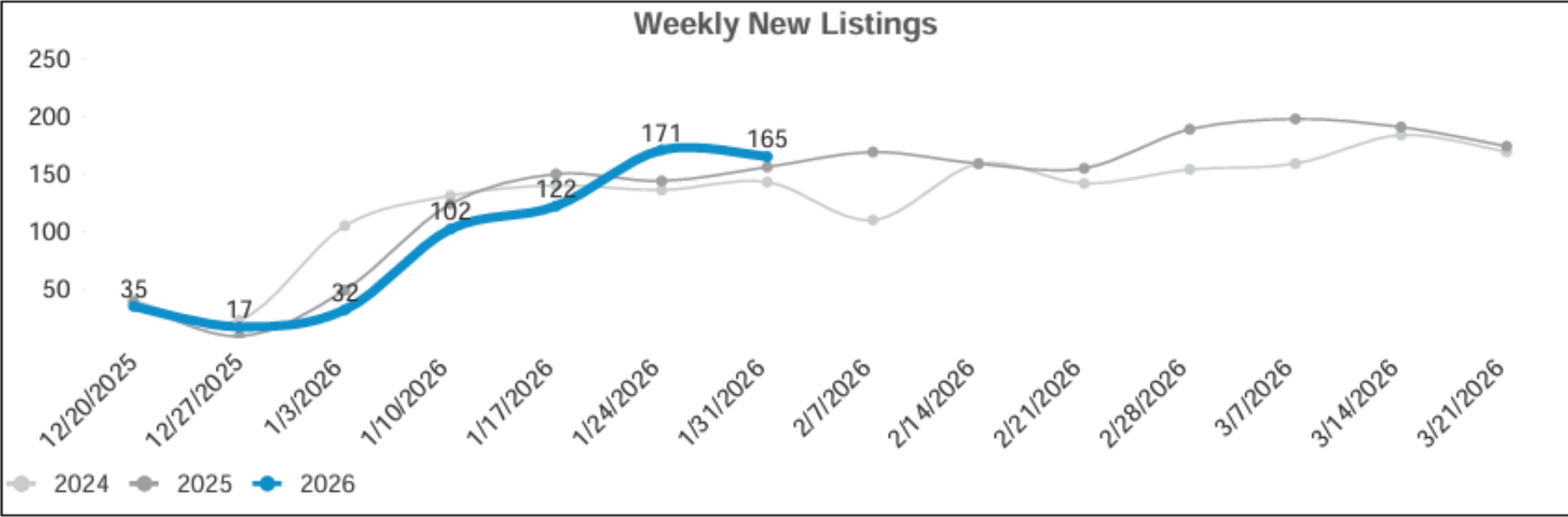
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	1	0	N/A
Menlo Park	11	7	57%
Belmont	3	2	50%
Half Moon Bay	3	2	50%
San Carlos	9	6	50%
Millbrae	5	4	25%
San Bruno	10	8	25%
Redwood City	15	12	25%
San Mateo	33	32	3%
Redwood Shores	1	1	0%
Burlingame	3	3	0%

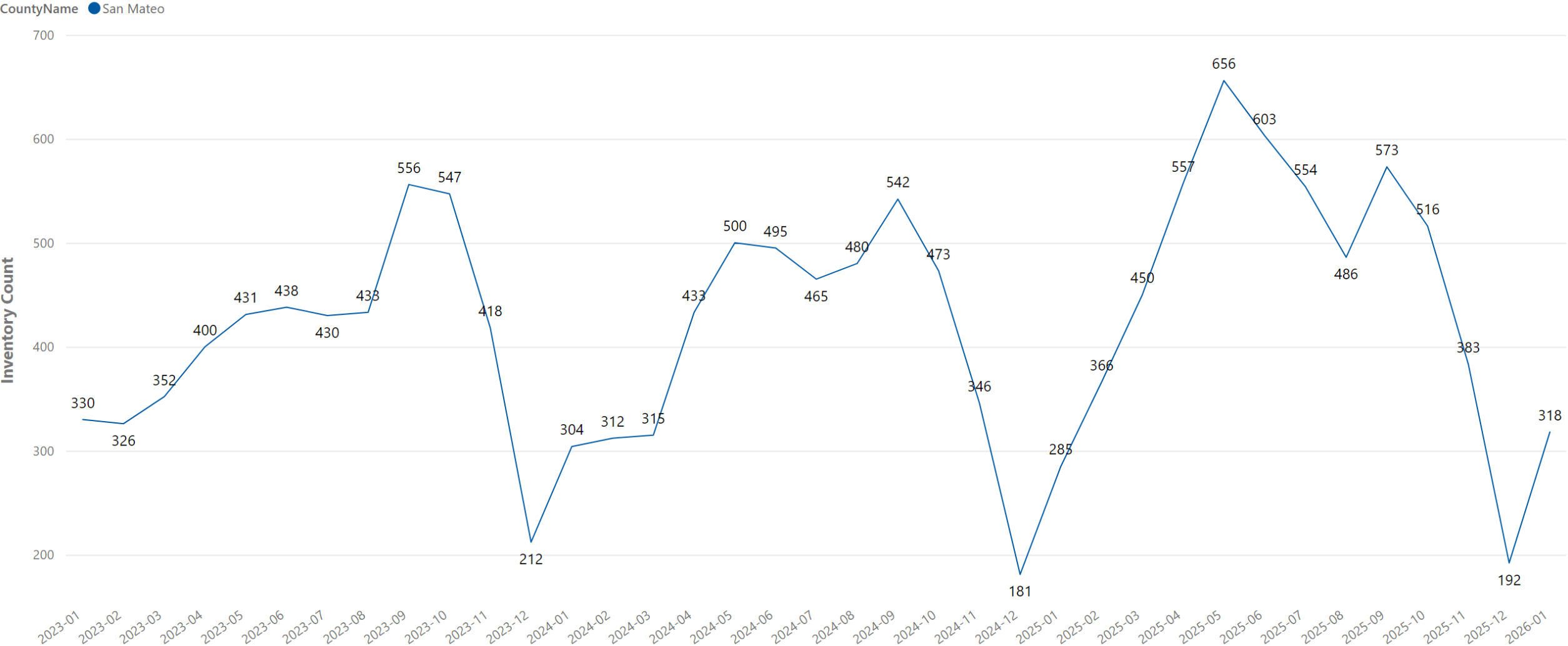
San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Brisbane	1	3	-67%
Pacifica	2	4	-50%
Foster City	10	18	-44%
So. San Francisco	10	16	-38%
Daly City	7	8	-13%

San Mateo County – New Listings Week Ending 01/31/2026



San Mateo County - Inventory

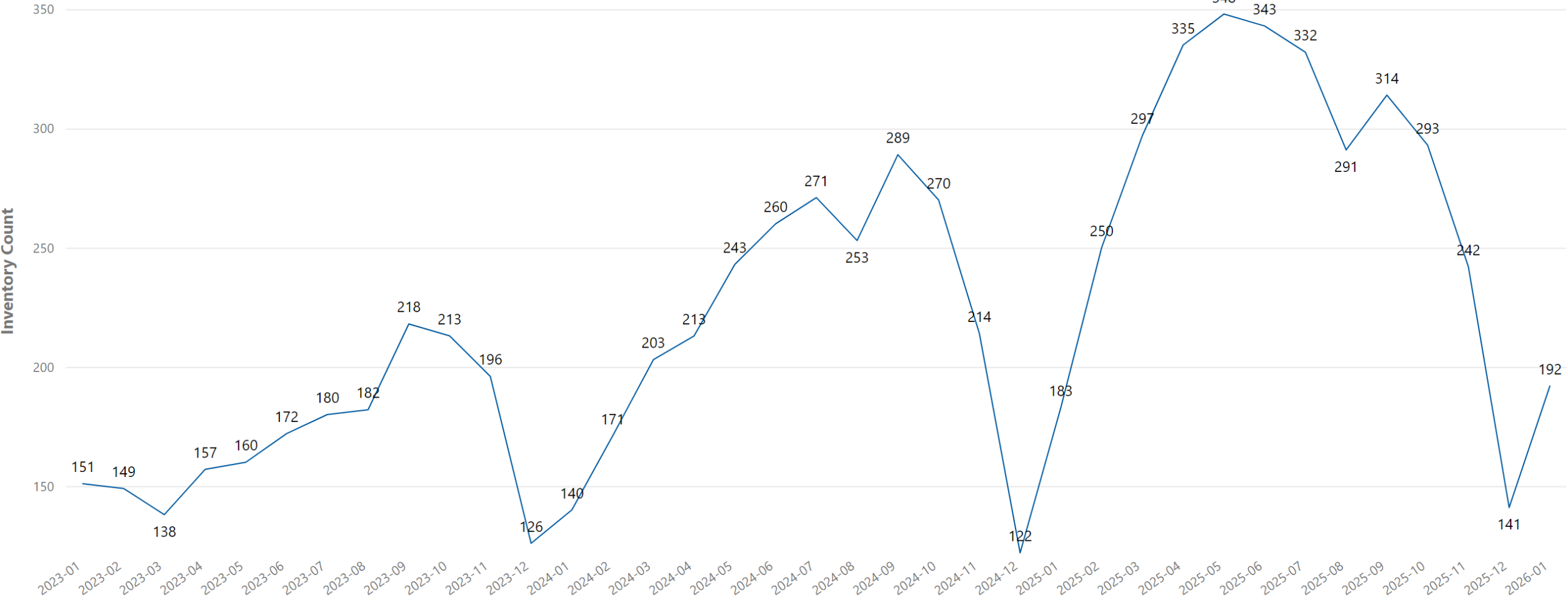


San Mateo County - Decreased Inventory

City	Inventory This Year	Inventory Last Year	% Inventory Change
Colma	0	1	-100%
Redwood Shores	0	1	-100%
Belmont	3	10	-70%
Atherton	5	9	-44%
San Bruno	10	13	-23%
Daly City	22	27	-19%
Burlingame	10	12	-17%
Woodside	15	16	-6%
San Mateo	32	33	-3%

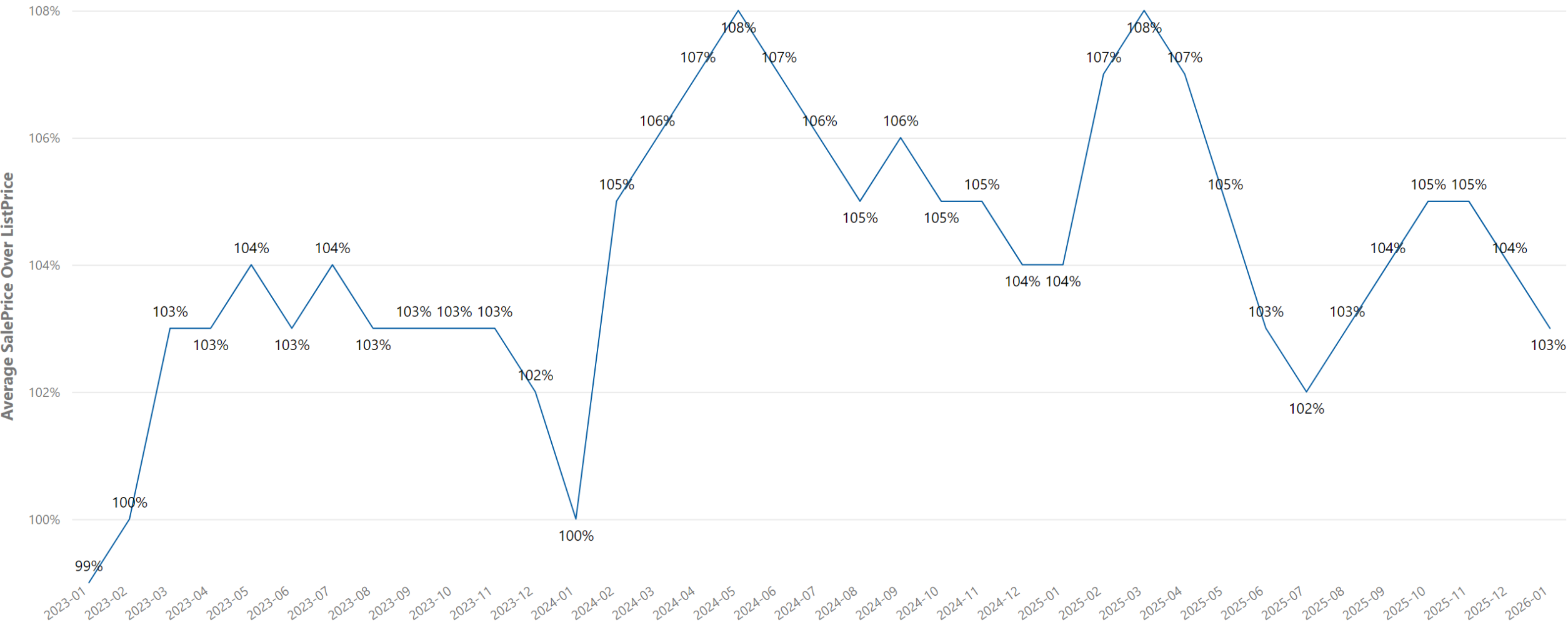
San Mateo County - Inventory

CountyName ● San Mateo



San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



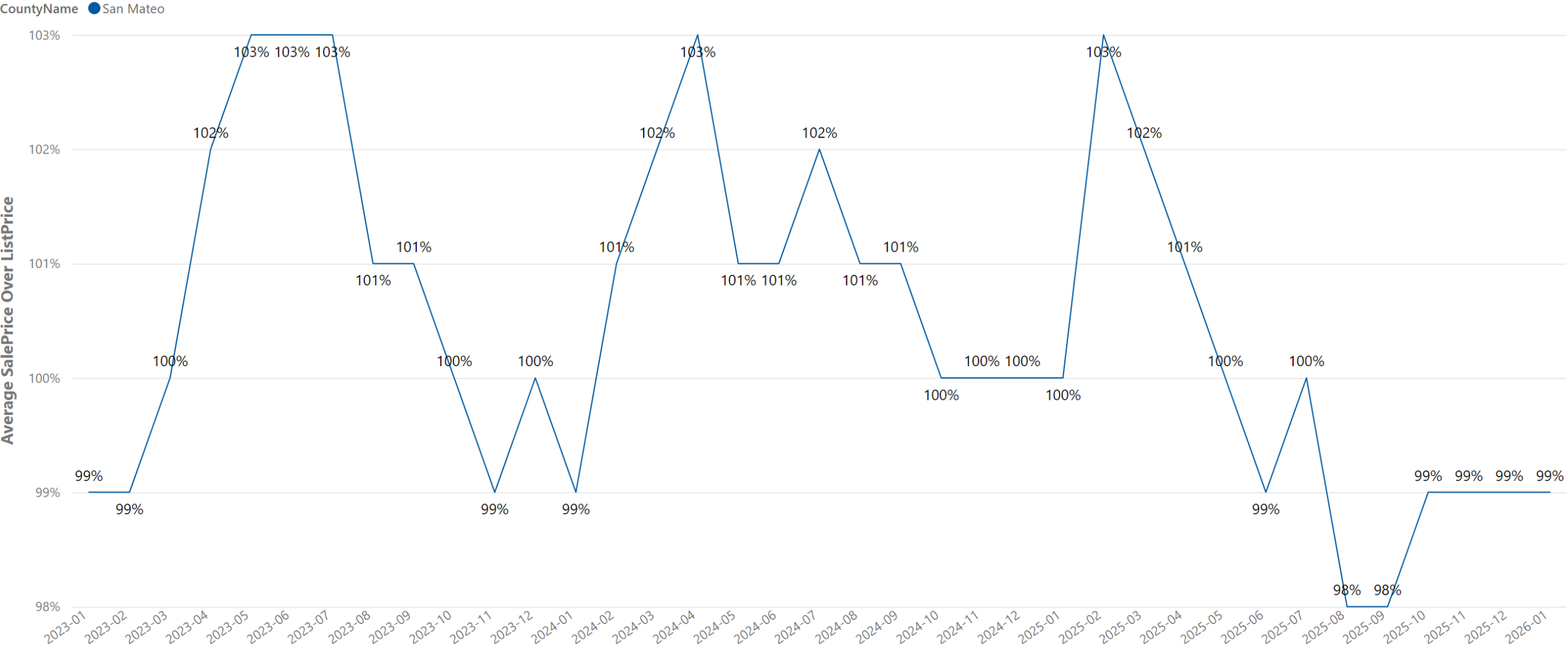
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Moss Beach	94%	81%	16%
San Bruno	110%	102%	8%
Atherton	99%	94%	5%
Menlo Park	101%	98%	3%
Pacifica	107%	104%	3%
Woodside	98%	96%	2%
San Carlos	105%	104%	1%
So. San Francisco	109%	108%	1%
Belmont	101%	101%	0%
El Granada	97%	97%	0%
Half Moon Bay	97%	97%	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
Foster City	99%	108%	-8%
Redwood Shores	98%	105%	-7%
Redwood City	100%	106%	-6%
Portola Valley	97%	101%	-4%
East Palo Alto	100%	104%	-4%
Daly City	106%	109%	-3%
San Mateo	108%	111%	-3%
Millbrae	105%	107%	-2%
Hillsborough	95%	96%	-1%
Burlingame	100%	101%	-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
East Palo Alto	97%	0%	N/A
Redwood Shores	105%	0%	N/A
So. San Francisco	107%	98%	9%
Millbrae	106%	100%	6%
San Bruno	102%	99%	3%
San Carlos	98%	97%	1%
Redwood City	98%	98%	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
Foster City	96%	104%	-8%
Belmont	93%	100%	-7%
Burlingame	94%	97%	-3%
San Mateo	97%	99%	-2%
Daly City	100%	102%	-2%
Menlo Park	100%	101%	-1%

Thank You

