



San Mateo County

Real Estate Market Minute | July 2026

San Mateo County - Residential - Single Family 2025 vs 2026

=12

Median Days on Market
Compared to 12



\$2.2M

Median Price
Compared to \$2.0M

↑ 434

Closed Sales
Compared to 361

↓ 382

New Listings
Compared to 389

↑ 107%

Sale to List Price Ratio
Compared to 103%

San Mateo County - Residential - Common Interest 2025 vs 2026

↓ 22

Median Days on Market
Compared to 28



\$875.0K

Median Price
Compared to \$850.0K

↑ 102

Closed Sales
Compared to 87

↓ 122

New Listings
Compared to 148

↑ 100%

Sale to List Price Ratio
Compared to 99%

June 2026 Market Trends

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

Market Trends – June 2026 in San Mateo County

Pricing Trends

After significant price gains through May in both the single-family and common interest markets, June brought a correction, with the common interest market experiencing the more significant decline than single family.

Transactional Trends

New listings declined in both markets, consistent with seasonal trends. Despite fewer new listings, the single family market recorded its highest number of closed sales so far this year, while closed sales in the common interest market declined.

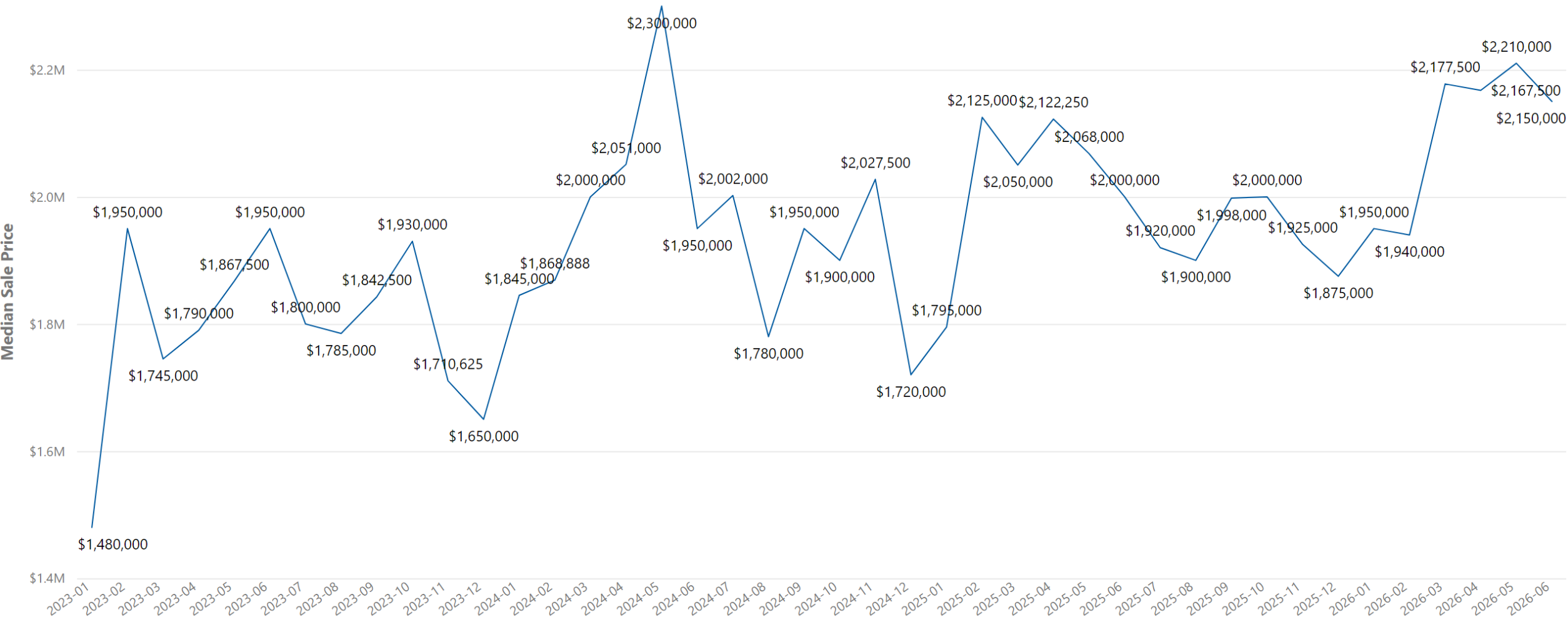
Market Competition

The competitive landscape softened slightly as median days on market continued to increase in both markets. The sale to list price ratio remained relatively steady, with only a slight 1% decline in the common interest market, indicating demand has eased but remains stable.

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

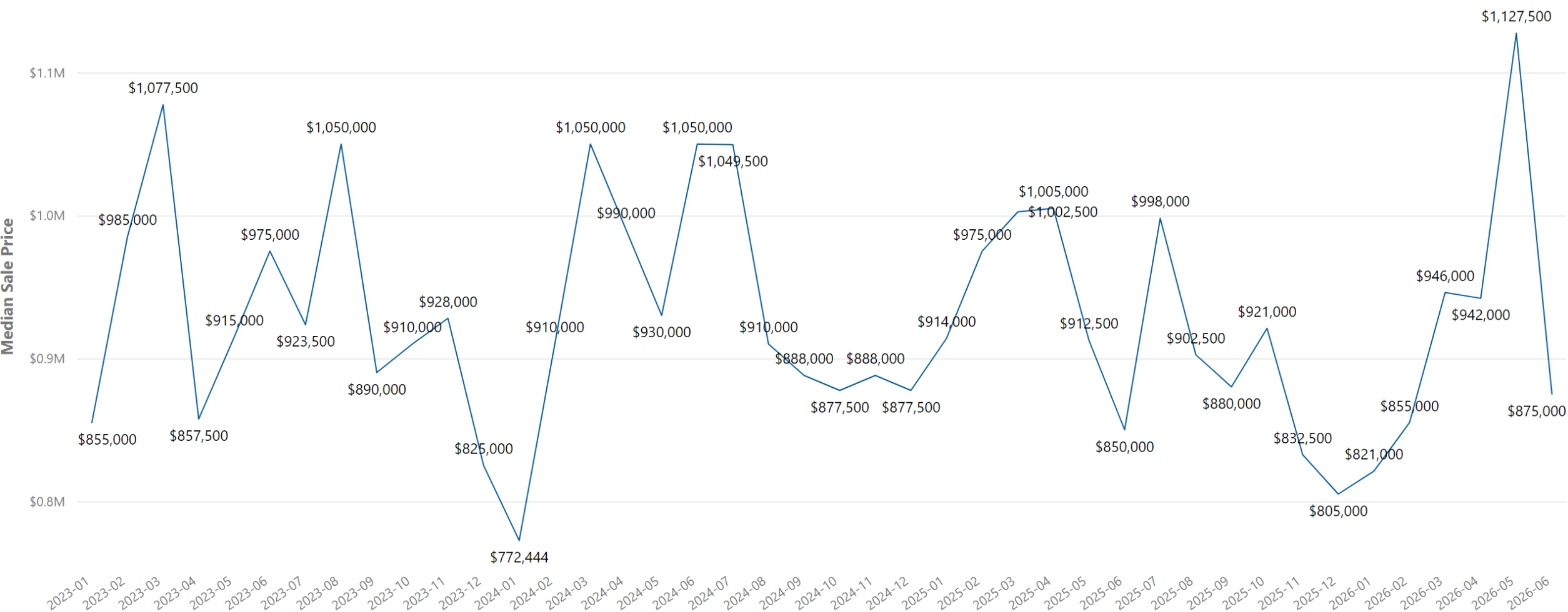
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Montara	\$1,525,000	\$0	N/A
Millbrae	\$2,310,500	\$1,721,500	34%
Hillsborough	\$5,950,000	\$4,971,625	20%
La Honda	\$1,050,000	\$885,000	19%
Brisbane	\$1,550,000	\$1,348,000	15%
Menlo Park	\$3,462,500	\$3,015,000	15%
San Mateo	\$2,400,000	\$2,100,000	14%
Burlingame	\$3,192,500	\$2,900,000	10%
Pescadero	\$1,650,000	\$1,519,500	9%
Half Moon Bay	\$1,695,000	\$1,569,000	8%
Redwood City	\$2,375,000	\$2,225,000	7%
So. San Francisco	\$1,321,500	\$1,251,400	6%
Daly City	\$1,310,000	\$1,245,000	5%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Redwood Shores	\$0	\$2,360,000	-100%
Woodside	\$4,925,000	\$7,125,000	-31%
Atherton	\$10,280,000	\$13,275,000	-23%
Moss Beach	\$1,200,000	\$1,472,500	-19%
El Granada	\$1,471,500	\$1,670,000	-12%
East Palo Alto	\$1,100,000	\$1,170,000	-6%
San Carlos	\$2,650,000	\$2,775,000	-5%
San Bruno	\$1,425,000	\$1,450,000	-2%
Pacifica	\$1,385,000	\$1,405,000	-1%
Belmont	\$2,327,000	\$2,360,000	-1%
Portola Valley	\$3,550,000	\$3,600,000	-1%
Foster City	\$2,161,250	\$2,180,000	-1%

San Mateo County - Median Sale Price

CountyName ● San Mateo



San Mateo County - Increased Median Price

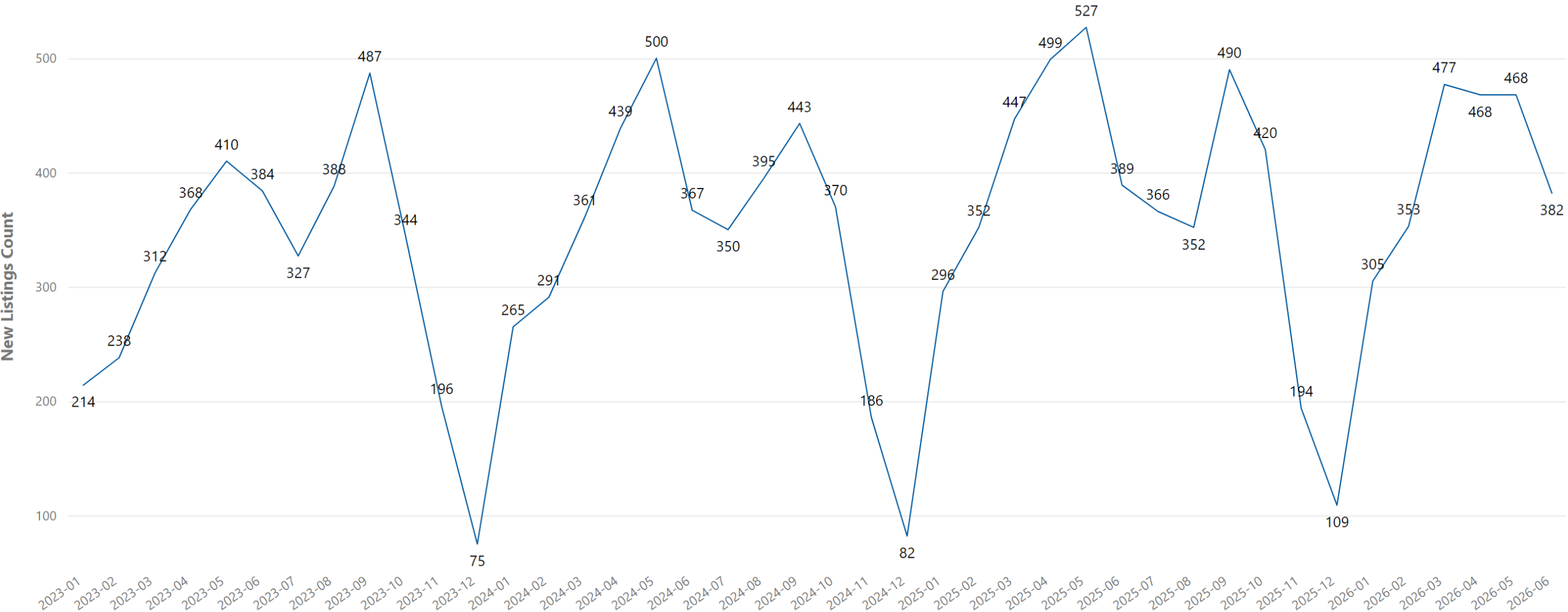
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$1,300,000	\$0	N/A
East Palo Alto	\$634,500	\$0	N/A
Pacifica	\$832,000	\$0	N/A
Menlo Park	\$1,900,000	\$962,500	97%
Foster City	\$1,227,500	\$660,000	86%
Daly City	\$605,000	\$536,500	13%
San Mateo	\$895,000	\$825,000	8%
Redwood Shores	\$1,142,911	\$1,077,500	6%
Millbrae	\$980,000	\$965,000	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Half Moon Bay	\$0	\$599,000	-100%
San Carlos	\$772,500	\$962,500	-20%
San Bruno	\$365,000	\$440,000	-17%
Redwood City	\$780,000	\$925,000	-16%
Belmont	\$985,000	\$1,137,500	-13%
So. San Francisco	\$755,000	\$837,500	-10%
Burlingame	\$900,000	\$995,000	-10%

San Mateo County - New Listings

CountyName ● San Mateo



San Mateo County - Increased New Listings

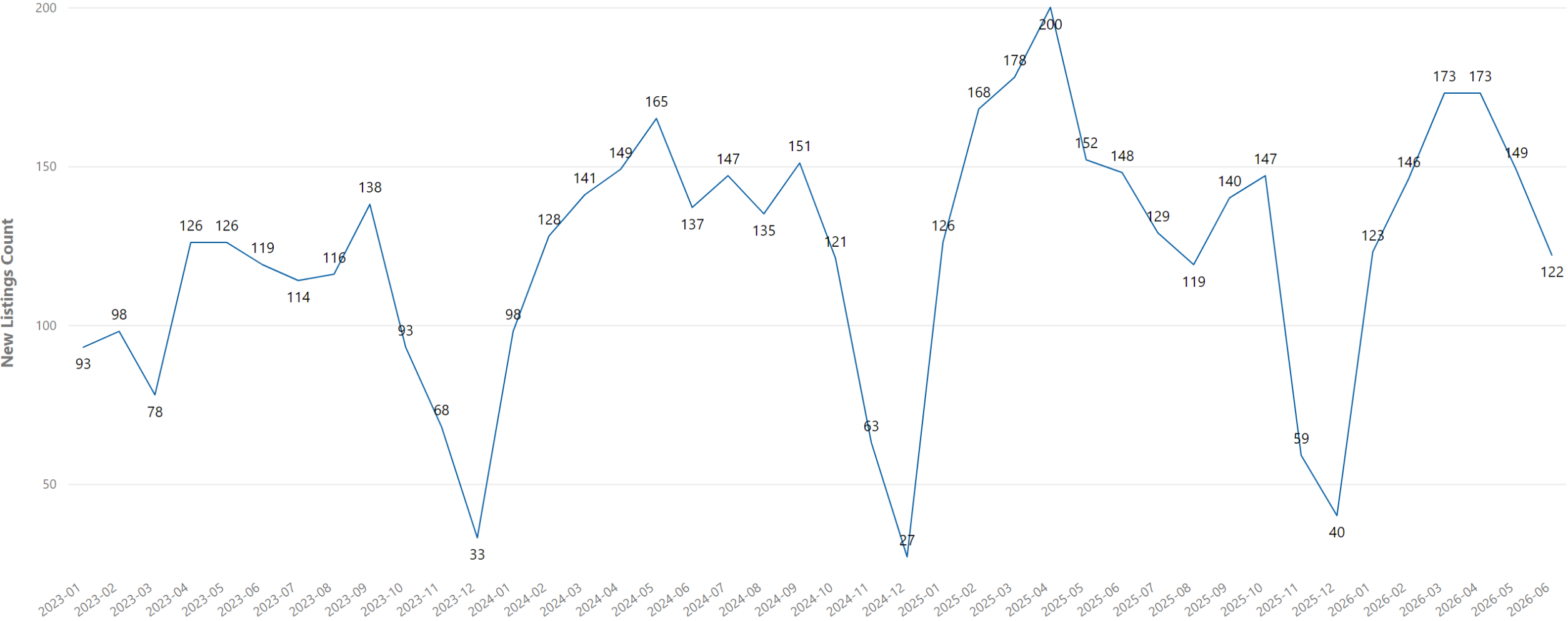
City	New Listings This Year	New Listings Last Year	% New Listings Change
Redwood Shores	1	0	N/A
Atherton	10	2	400%
La Honda	4	2	100%
East Palo Alto	12	7	71%
Hillsborough	10	6	67%
Belmont	20	14	43%
Redwood City	58	46	26%
San Mateo	52	47	11%
Burlingame	23	22	5%
So. San Francisco	25	24	4%
Woodside	7	7	0%
Pacifica	28	28	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Brisbane	3	5	-40%
San Carlos	21	32	-34%
Moss Beach	2	3	-33%
Portola Valley	4	6	-33%
San Bruno	17	25	-32%
El Granada	3	4	-25%
Pescadero	3	4	-25%
Millbrae	9	12	-25%
Half Moon Bay	10	13	-23%
Menlo Park	25	32	-22%
Daly City	27	33	-18%
Foster City	8	9	-11%

San Mateo County - New Listings

CountyName ● San Mateo



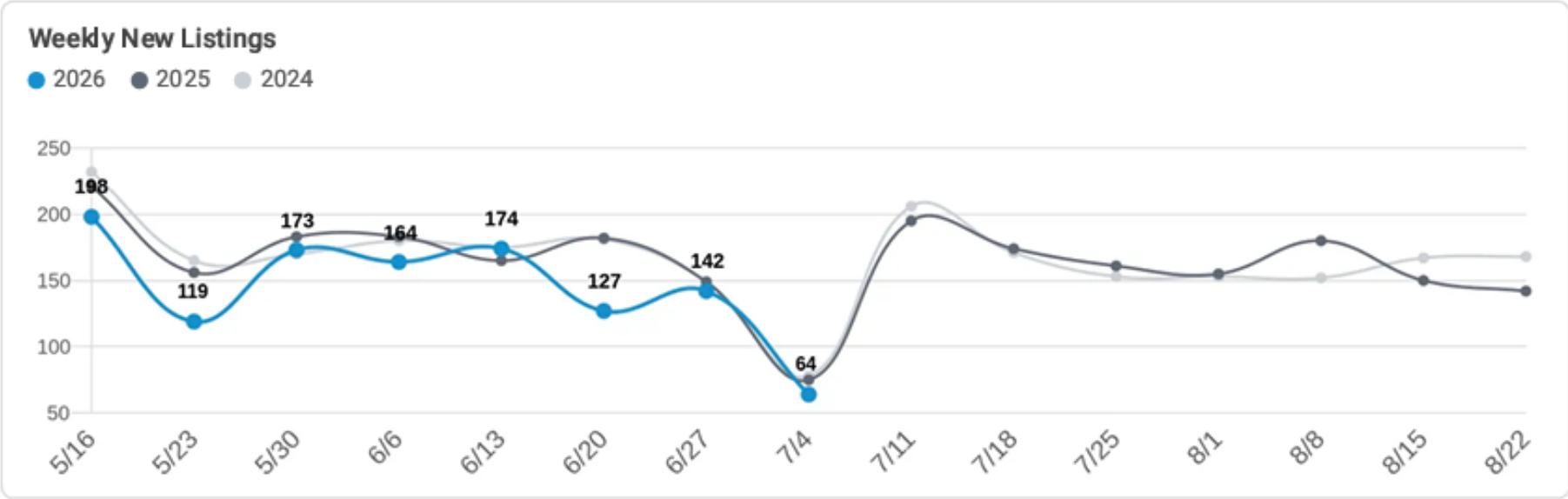
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	4	1	300%
Belmont	5	2	150%
Foster City	21	12	75%
So. San Francisco	10	9	11%
San Bruno	8	8	0%
Redwood City	12	12	0%

San Mateo County - Decreased New Listings

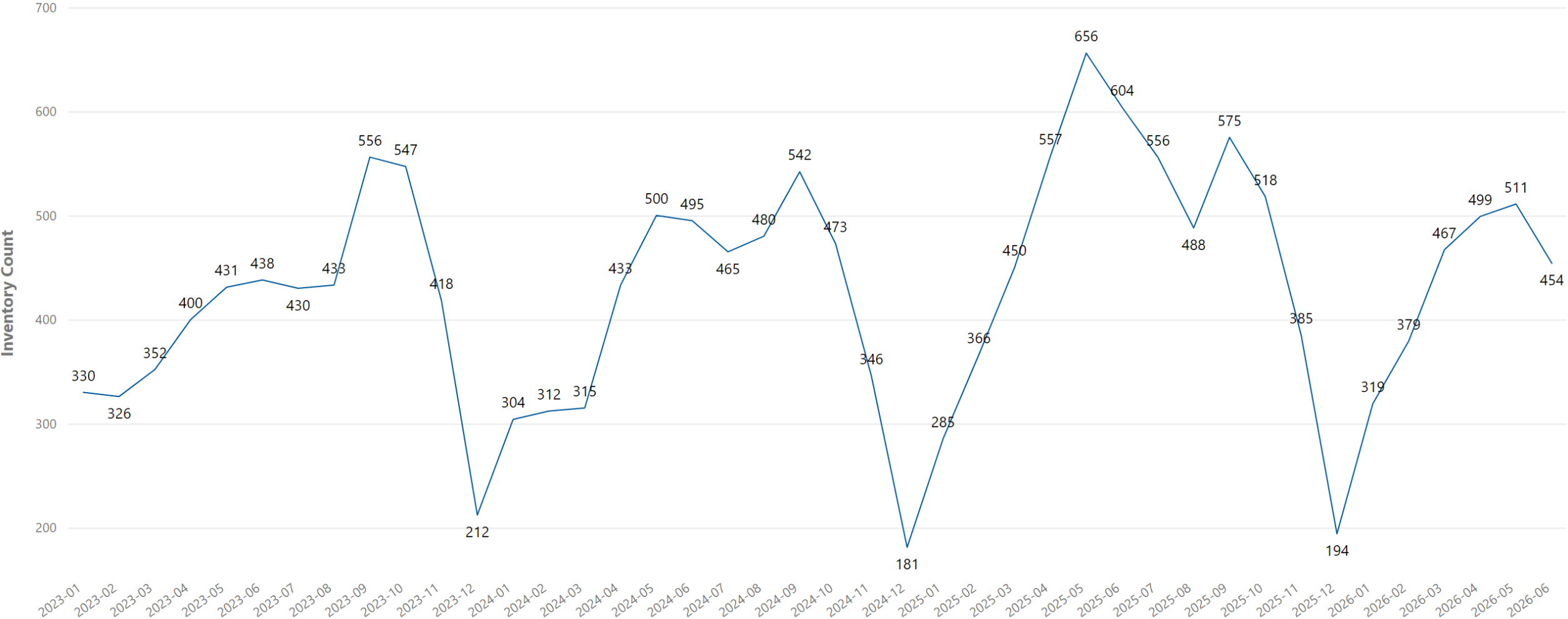
City	New Listings This Year	New Listings Last Year	% New Listings Change
Redwood Shores	1	6	-83%
Half Moon Bay	1	3	-67%
Millbrae	1	3	-67%
Pacifica	5	11	-55%
Brisbane	1	2	-50%
San Mateo	24	42	-43%
Burlingame	5	7	-29%
Menlo Park	8	11	-27%
Daly City	8	9	-11%
San Carlos	8	9	-11%

San Mateo County – New Listings Week Ending 07/04/2026



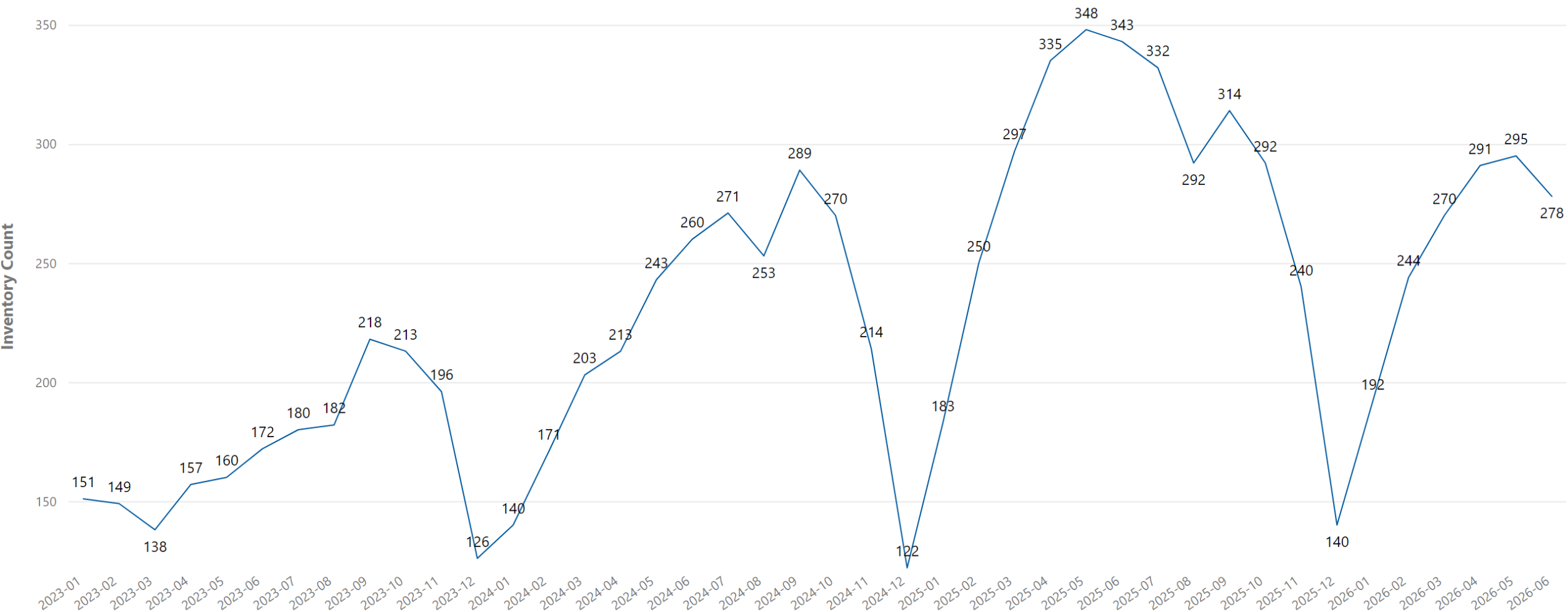
San Mateo County - Inventory

CountyName ● San Mateo



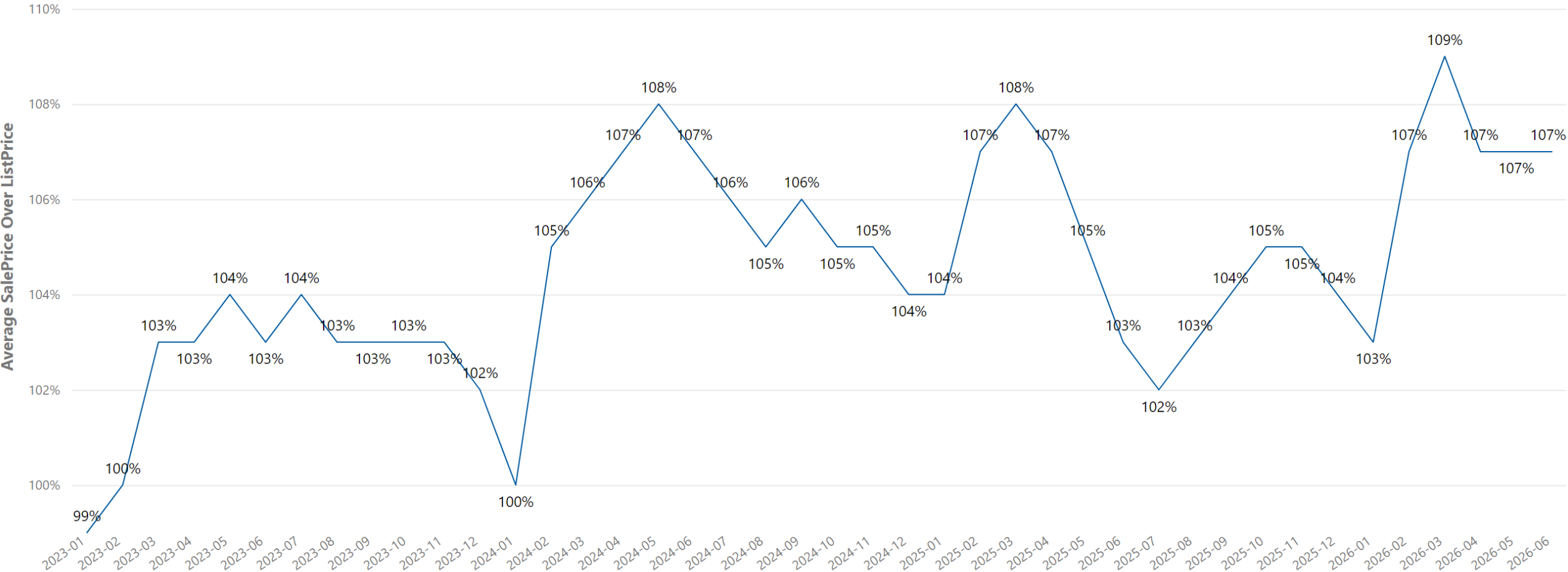
San Mateo County - Inventory

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
Montara	98%	0%	N/A
Brisbane	109%	95%	15%
Daly City	114%	104%	10%
Atherton	105%	96%	9%
Redwood City	107%	101%	6%
San Mateo	110%	104%	6%
Hillsborough	104%	99%	5%
Pacifica	107%	104%	3%
San Bruno	110%	107%	3%
So. San Francisco	110%	107%	3%
Moss Beach	100%	98%	2%
Pescadero	100%	98%	2%
El Granada	101%	99%	2%
East Palo Alto	103%	102%	1%
Menlo Park	104%	103%	1%

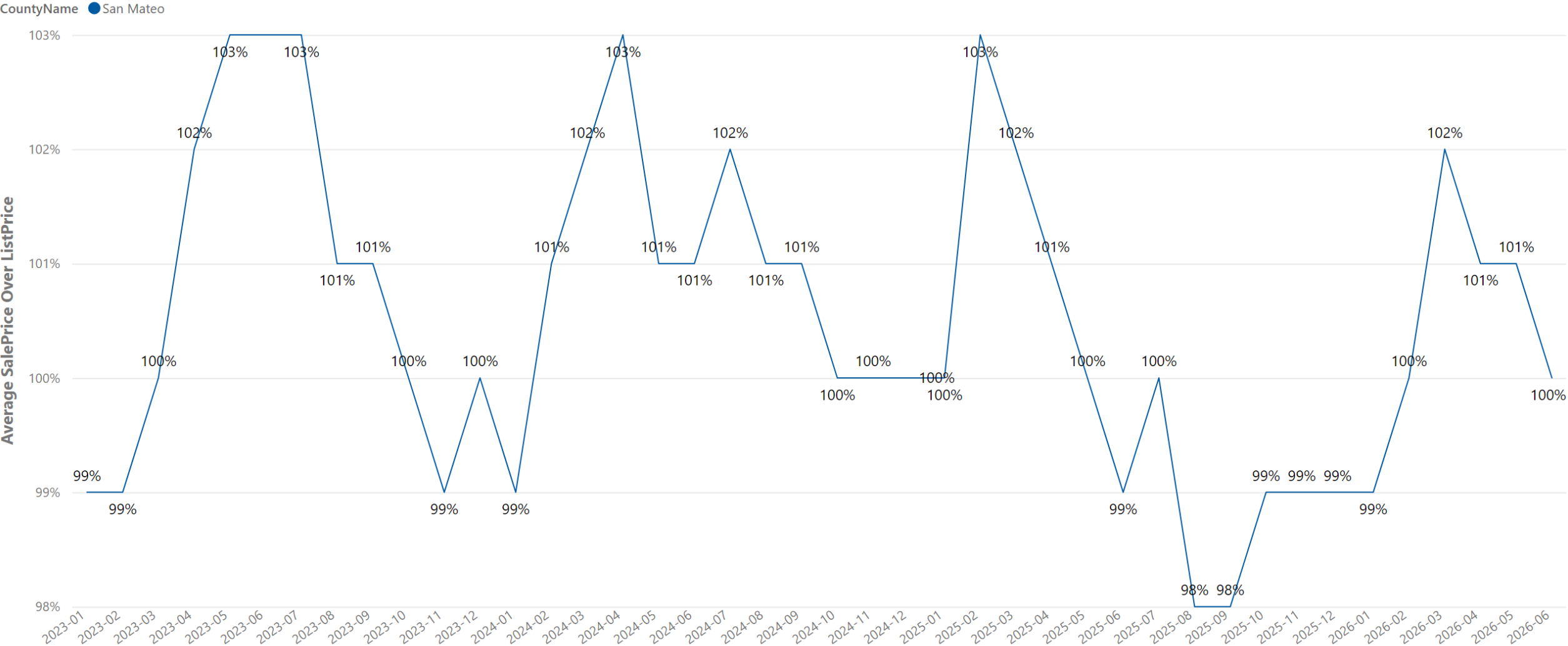
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
San Carlos	105%	104%	1%
Burlingame	108%	107%	1%

San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
La Honda	96%	103%	-7%
Portola Valley	99%	102%	-3%
Half Moon Bay	98%	100%	-2%
Foster City	103%	105%	-2%
Woodside	96%	97%	-1%
Belmont	106%	107%	-1%
Millbrae	107%	108%	-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
Brisbane	97%	0%	N/A
East Palo Alto	103%	0%	N/A
Pacifica	104%	0%	N/A
Redwood Shores	102%	95%	7%
Burlingame	103%	98%	5%
Daly City	103%	100%	3%
Foster City	100%	99%	1%
San Bruno	100%	99%	1%
San Mateo	100%	99%	1%
So. San Francisco	104%	103%	1%

San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Belmont	97%	102%	-5%
Millbrae	98%	100%	-2%
Redwood City	97%	98%	-1%
Menlo Park	99%	100%	-1%
San Carlos	100%	101%	-1%

Thank You

