



San Mateo County

Real Estate Market Minute | May 2026

San Mateo County - Residential - Single Family 2025 vs 2026

= 10

Median Days on Market
Compared to 10

↑ 416

Closed Sales
Compared to 376



\$2.2M

Median Price
Compared to \$2.1M

↓ 470

New Listings
Compared to 499

= 107%

Sale to List Price Ratio
Compared to 107%

San Mateo County - Residential - Common Interest 2025 vs 2026

↑ 18

Median Days on Market
Compared to 13

↓ 123

Closed Sales
Compared to 126

↓

\$945.0K

Median Price
Compared to \$1.0M

↓ 172

New Listings
Compared to 200

= 101%

Sale to List Price Ratio
Compared to 101%

April 2026 Market Trends

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

Market Trends – April 2026 in San Mateo County

Pricing Trends

After both the single family and common interest markets rose from February to March, a significant increase for the latter, we saw modest median price declines in markets this month compared to last, suggesting decreased demand.

Transactional Trends

While increased new listings are expected, that trend did not materialize in the common interest market. Despite this, closed sales rose in both single family and common interest segments, even as supply growth lagged behind typical seasonal expectations.

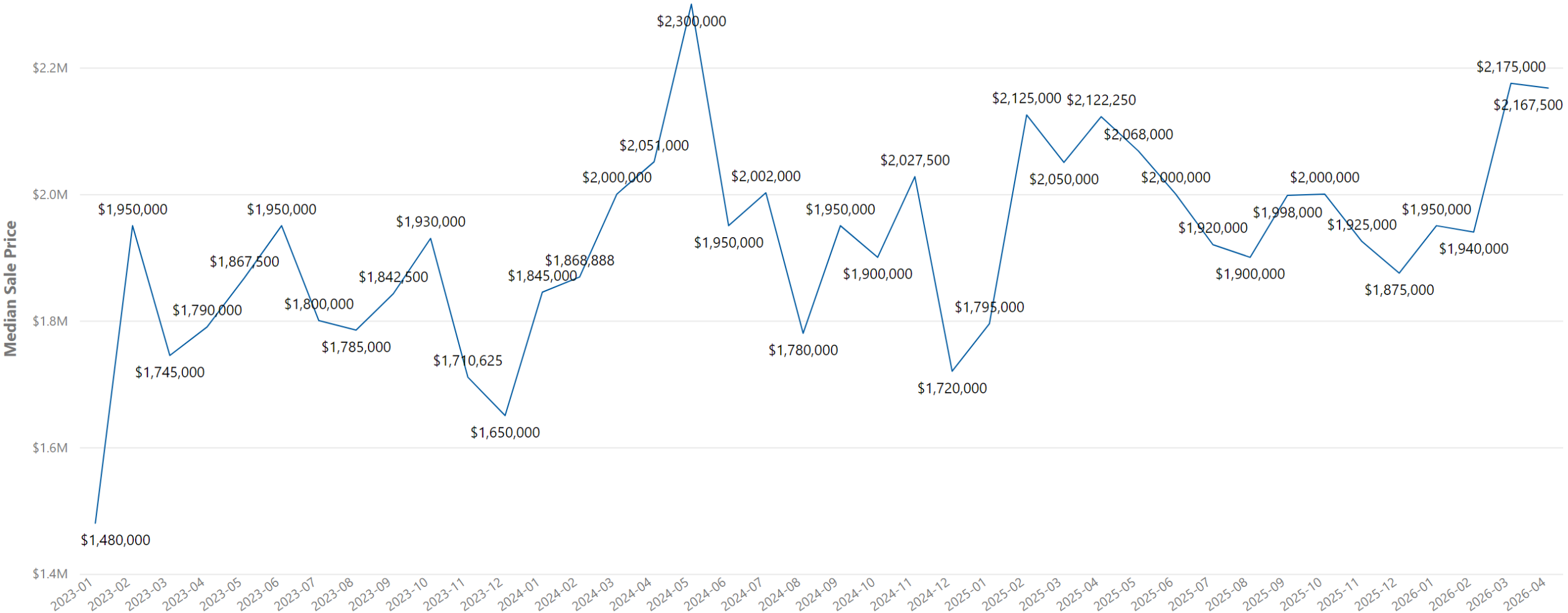
Market Competition

Days on market increased while sale-to-list price ratios declined, coinciding with lower median prices. Together, these indicators point to softer demand conditions, where buyers are less aggressive and sellers face more resistance in achieving higher pricing levels.

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 5/6/2026

Aculist@2026

Residential Single Family: 2023-2026

Median Sale Price - San Mateo County (Residential - Single Family)

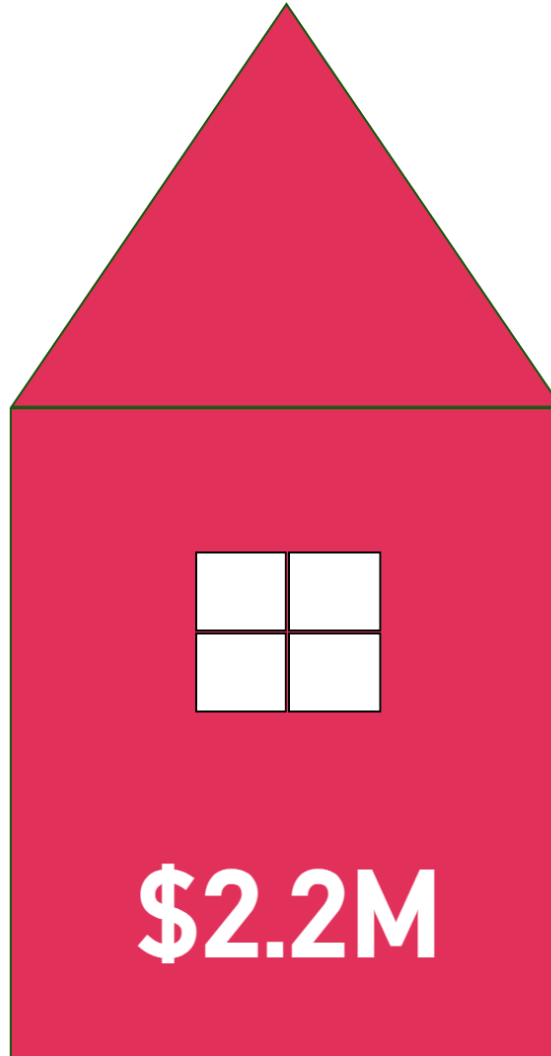
+2.1%

Year-Over-Year



Median Price
Compared to
\$2.1M

April 2025



\$2.2M

-0.3%

Month-Over-Month



Median Price
Compared to
\$2.2M

March 2026

San Mateo County - Increased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|-------------------|-------------------|-----------------------------|----------------------------|
| Colma | \$1,025,000 | \$0 | N/A |
| La Honda | \$1,100,000 | \$0 | N/A |
| Woodside | \$4,260,000 | \$2,450,000 | 74% |
| Hillsborough | \$8,000,000 | \$5,275,000 | 52% |
| San Mateo | \$2,375,000 | \$1,950,000 | 22% |
| Foster City | \$2,475,000 | \$2,050,000 | 21% |
| Portola Valley | \$3,775,000 | \$3,350,000 | 13% |
| Menlo Park | \$3,787,500 | \$3,400,000 | 11% |
| Moss Beach | \$1,627,500 | \$1,532,000 | 6% |
| El Granada | \$1,372,000 | \$1,296,500 | 6% |
| San Carlos | \$2,750,000 | \$2,612,500 | 5% |
| Daly City | \$1,270,350 | \$1,210,000 | 5% |
| So. San Francisco | \$1,300,000 | \$1,280,000 | 2% |
| Redwood Shores | \$2,605,000 | \$2,571,500 | 1% |
| Atherton | \$9,630,000 | \$9,546,484 | 1% |
| East Palo Alto | \$1,200,000 | \$1,196,000 | 0% |

San Mateo County - Increased Median Price

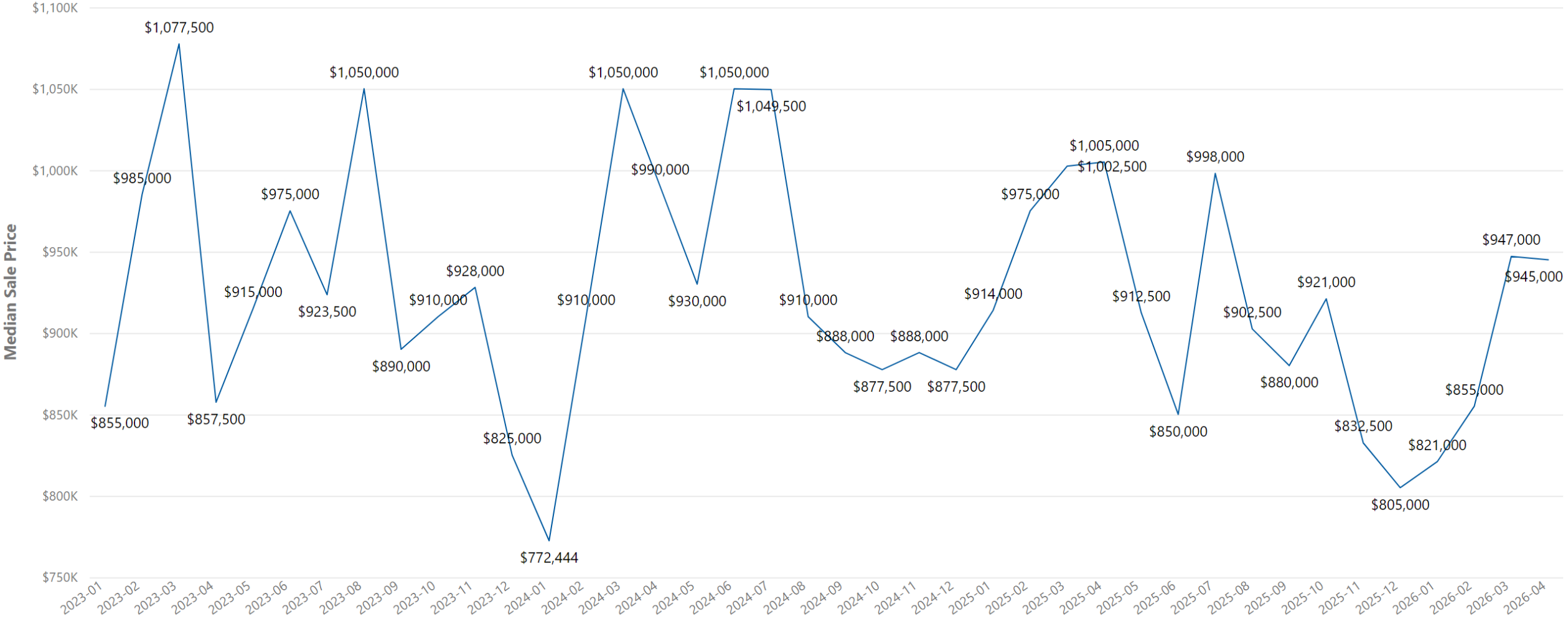
| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---------|-------------------|-----------------------------|----------------------------|
| Montara | \$1,850,000 | \$1,850,000 | 0% |

San Mateo County - Decreased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---------------|-------------------|-----------------------------|----------------------------|
| Brisbane | \$865,000 | \$1,230,000 | -30% |
| Half Moon Bay | \$1,687,500 | \$2,250,000 | -25% |
| Millbrae | \$2,180,000 | \$2,525,000 | -14% |
| Pacifica | \$1,304,000 | \$1,450,000 | -10% |
| Belmont | \$2,362,500 | \$2,600,000 | -9% |
| Redwood City | \$2,170,000 | \$2,300,000 | -6% |
| San Bruno | \$1,572,500 | \$1,635,000 | -4% |
| Burlingame | \$3,170,000 | \$3,200,000 | -1% |

San Mateo County - Median Sale Price

CountyName ● San Mateo



Median Sale Price - San Mateo County (Residential - Common Interest)

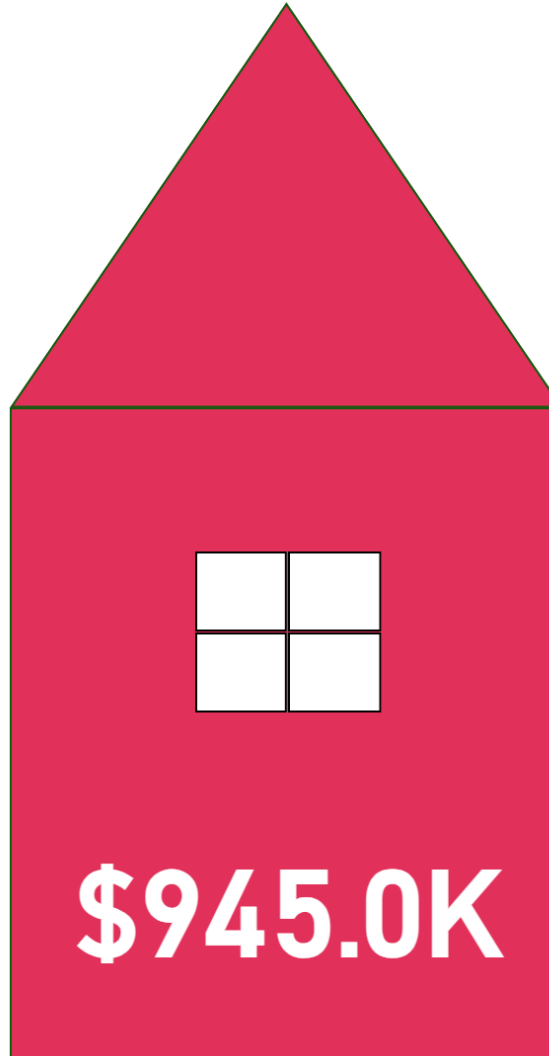
-6.0%

Year-Over-Year



Median Price
Compared to
\$1.0M

April 2025



-0.2%

Month-Over-Month



Median Price
Compared to
\$947.0K

March 2026

San Mateo County - Increased Median Price

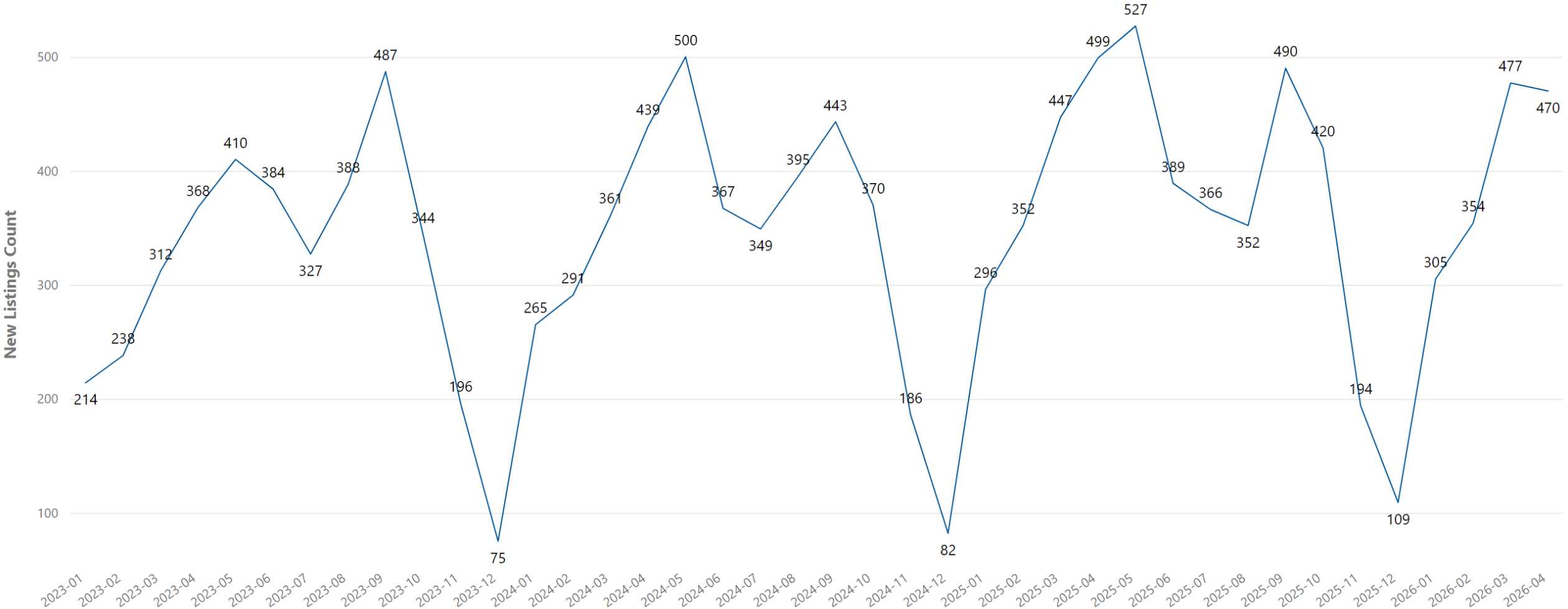
| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---------------|-------------------|-----------------------------|----------------------------|
| Millbrae | \$870,000 | \$665,000 | 31% |
| Menlo Park | \$1,583,750 | \$1,265,000 | 25% |
| San Bruno | \$480,000 | \$407,500 | 18% |
| Half Moon Bay | \$927,500 | \$903,125 | 3% |
| Pacifica | \$869,250 | \$867,000 | 0% |

San Mateo County - Decreased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|-------------------|-------------------|-----------------------------|----------------------------|
| East Palo Alto | \$0 | \$780,000 | -100% |
| Daly City | \$605,000 | \$762,500 | -21% |
| Belmont | \$1,175,000 | \$1,468,000 | -20% |
| Redwood Shores | \$1,388,000 | \$1,706,750 | -19% |
| Foster City | \$1,249,900 | \$1,400,000 | -11% |
| San Carlos | \$1,227,500 | \$1,364,945 | -10% |
| So. San Francisco | \$646,944 | \$709,000 | -9% |
| San Mateo | \$861,500 | \$922,500 | -7% |
| Redwood City | \$1,352,500 | \$1,425,000 | -5% |
| Burlingame | \$974,000 | \$980,000 | -1% |

San Mateo County - New Listings

CountyName ● San Mateo



San Mateo County - Increased New Listings

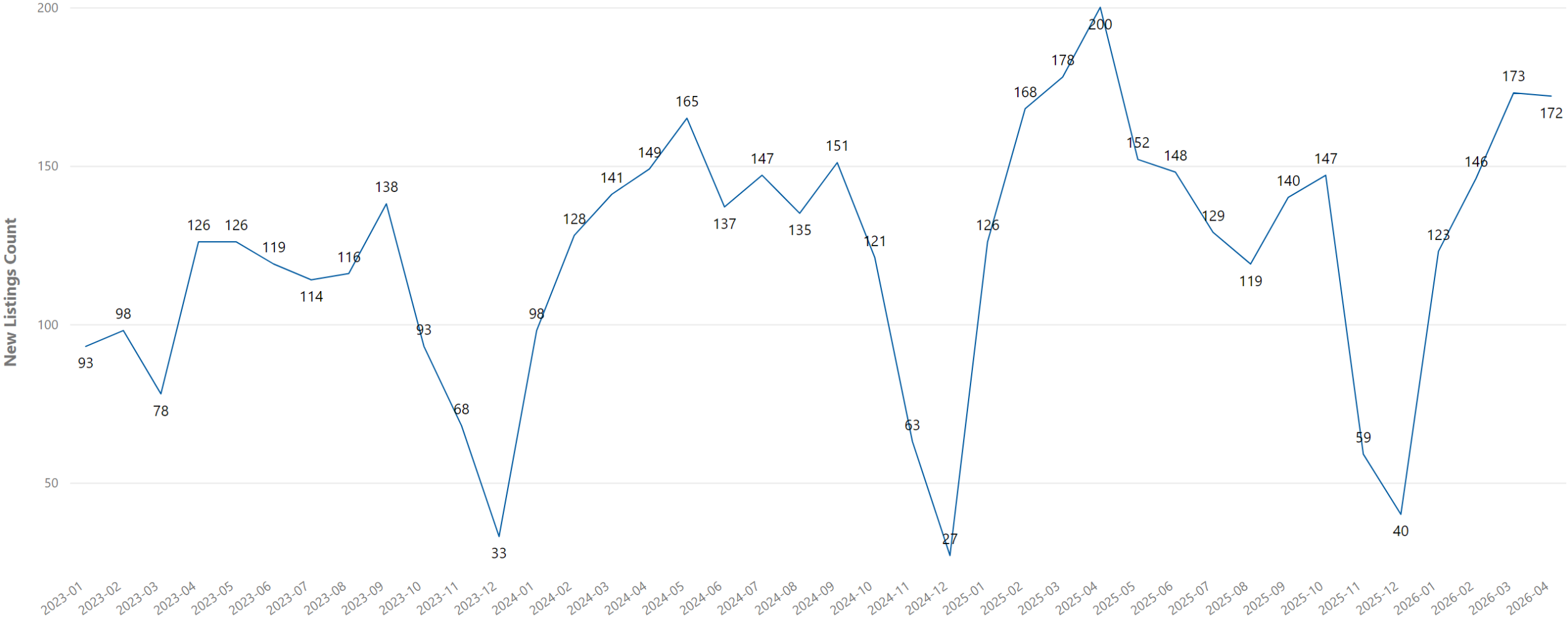
| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|-------------------|------------------------|------------------------|-----------------------|
| Redwood Shores | 3 | 0 | N/A |
| El Granada | 5 | 0 | N/A |
| Montara | 5 | 2 | 150% |
| La Honda | 3 | 2 | 50% |
| San Carlos | 33 | 24 | 38% |
| Brisbane | 4 | 3 | 33% |
| Woodside | 21 | 16 | 31% |
| Pacifica | 28 | 22 | 27% |
| So. San Francisco | 34 | 28 | 21% |
| Foster City | 14 | 12 | 17% |
| Daly City | 39 | 36 | 8% |
| Menlo Park | 38 | 36 | 6% |

San Mateo County - Decreased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|----------------|------------------------|------------------------|-----------------------|
| Moss Beach | 1 | 6 | -83% |
| San Bruno | 17 | 33 | -48% |
| Millbrae | 9 | 15 | -40% |
| Atherton | 8 | 11 | -27% |
| Redwood City | 54 | 70 | -23% |
| San Mateo | 55 | 71 | -23% |
| Half Moon Bay | 14 | 18 | -22% |
| Hillsborough | 13 | 16 | -19% |
| East Palo Alto | 12 | 13 | -8% |
| Portola Valley | 13 | 14 | -7% |
| Burlingame | 21 | 22 | -5% |
| Belmont | 26 | 27 | -4% |

San Mateo County - New Listings

CountyName ● San Mateo



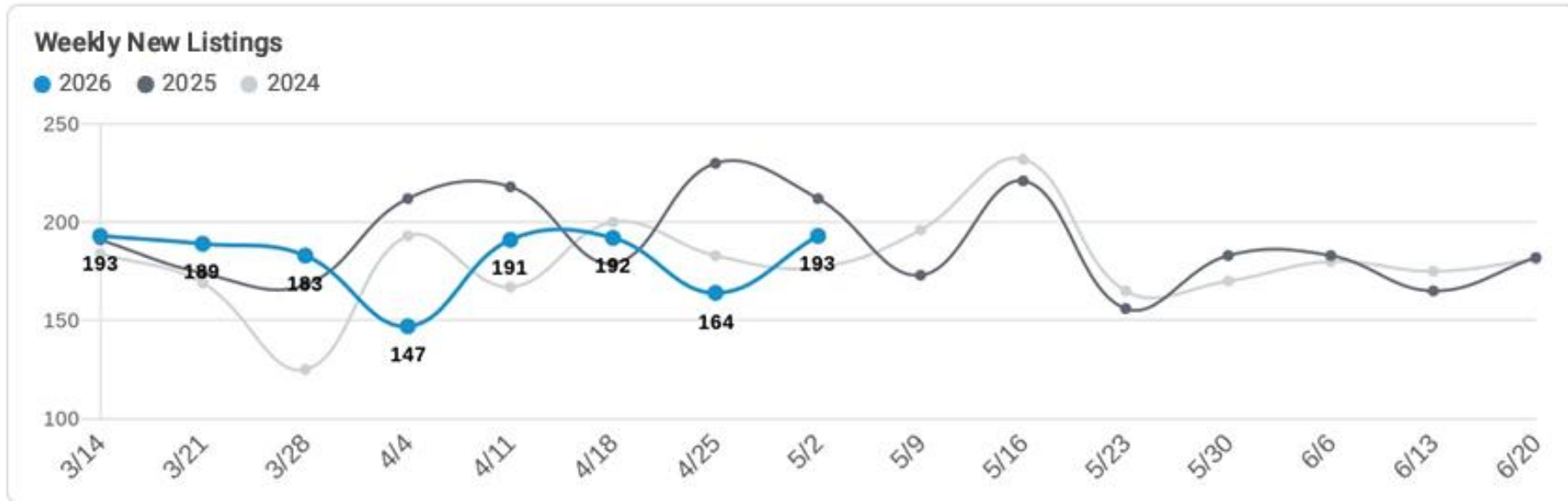
San Mateo County - Increased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|-------------------|------------------------|------------------------|-----------------------|
| East Palo Alto | 6 | 1 | 500% |
| Belmont | 6 | 3 | 100% |
| Millbrae | 6 | 4 | 50% |
| Burlingame | 9 | 7 | 29% |
| Menlo Park | 13 | 12 | 8% |
| So. San Francisco | 10 | 10 | 0% |
| Pacifica | 11 | 11 | 0% |

San Mateo County - Decreased New Listings

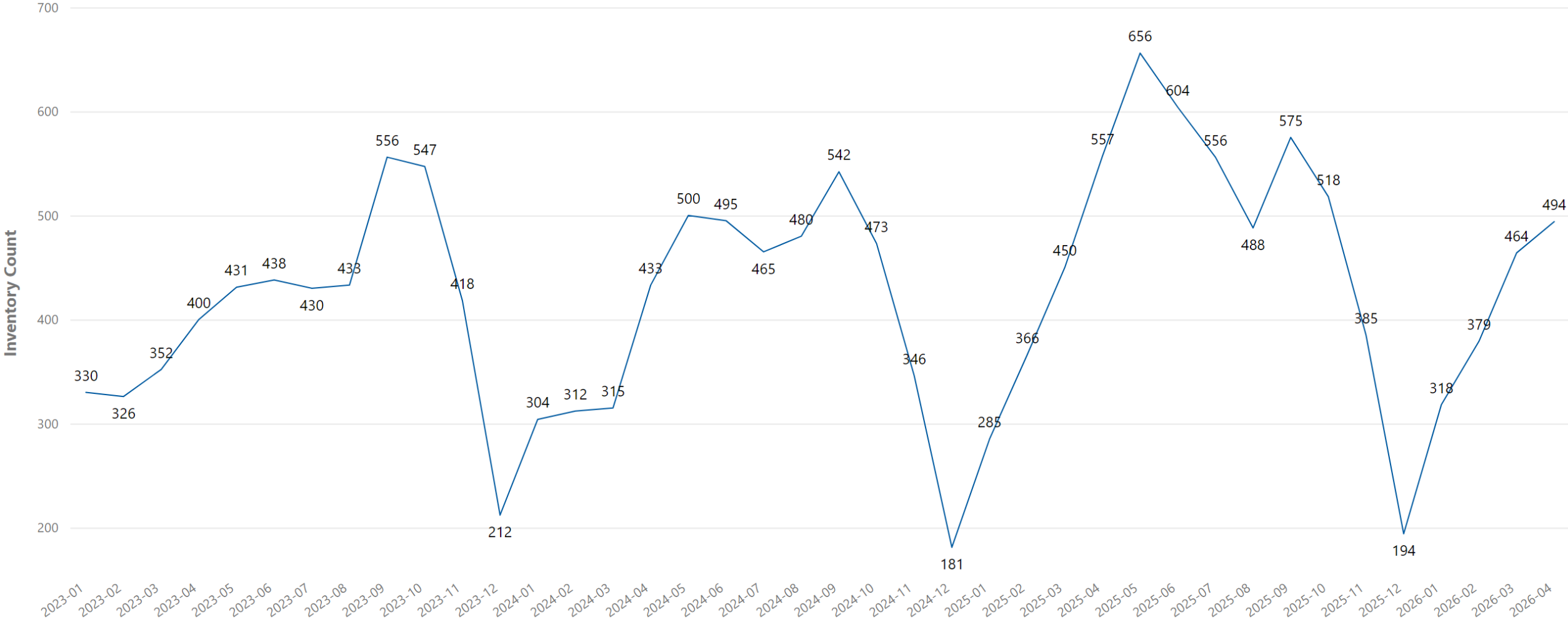
| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|----------------|------------------------|------------------------|-----------------------|
| Redwood Shores | 2 | 5 | -60% |
| Brisbane | 1 | 2 | -50% |
| Half Moon Bay | 3 | 6 | -50% |
| San Carlos | 10 | 19 | -47% |
| Daly City | 9 | 13 | -31% |
| San Mateo | 42 | 59 | -29% |
| San Bruno | 7 | 8 | -13% |
| Foster City | 20 | 22 | -9% |
| Redwood City | 17 | 18 | -6% |

San Mateo County – New Listings Week Ending 05/02/2026



San Mateo County - Inventory

CountyName ● San Mateo



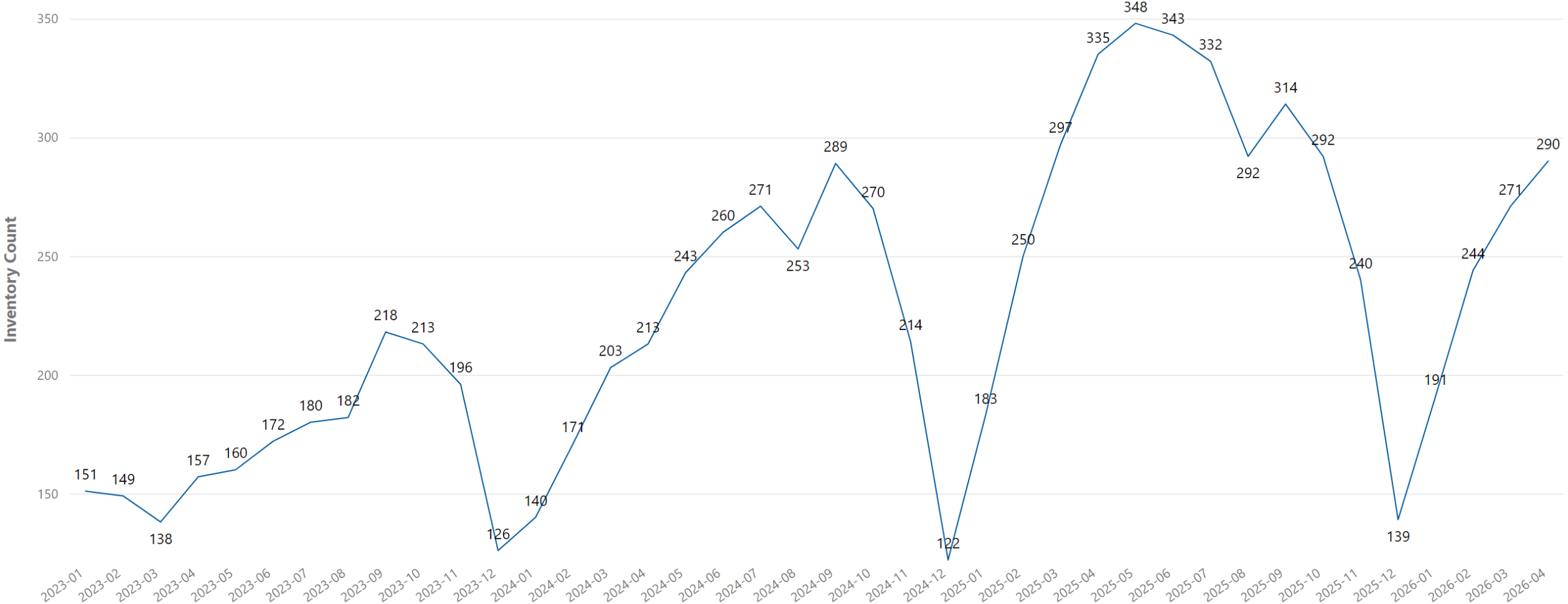
Data as of 5/6/2026

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Residential Single Family: 2023-2026

San Mateo County - Inventory

CountyName ● San Mateo



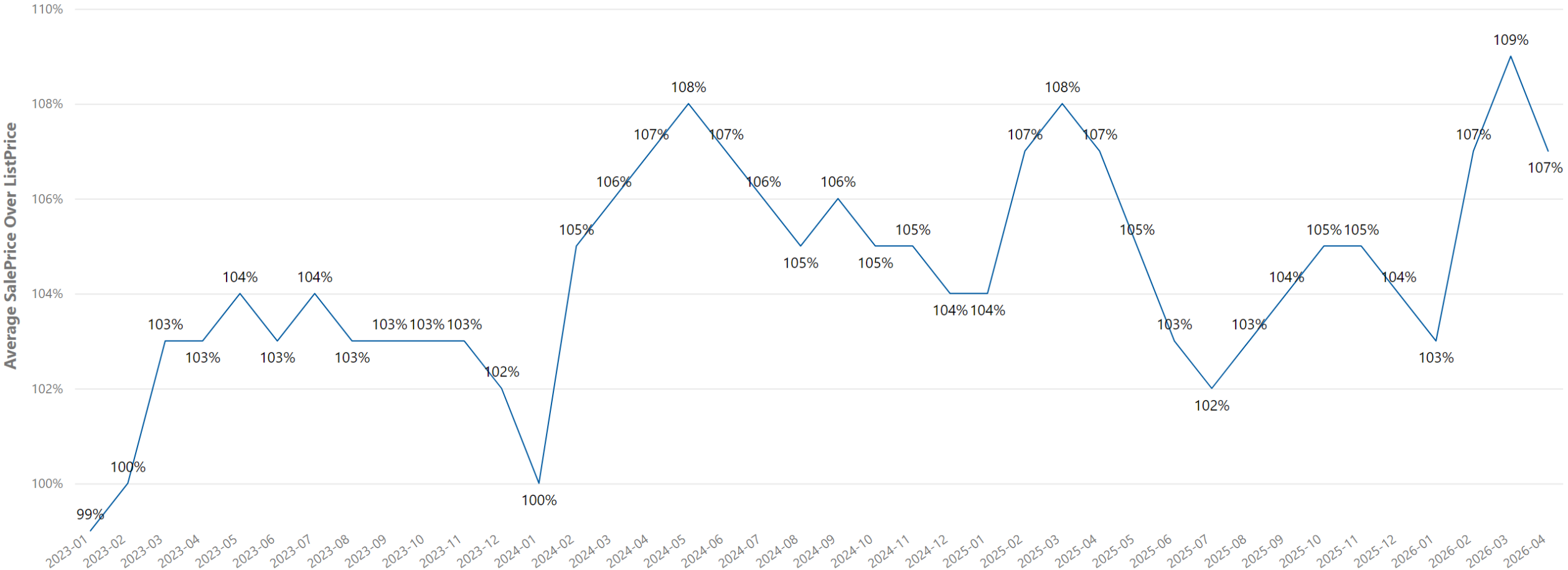
Data as of 5/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 5/6/2026

Aculist@2026

Residential Single Family: 2023-2026

San Mateo County - Increased Sale To List Price

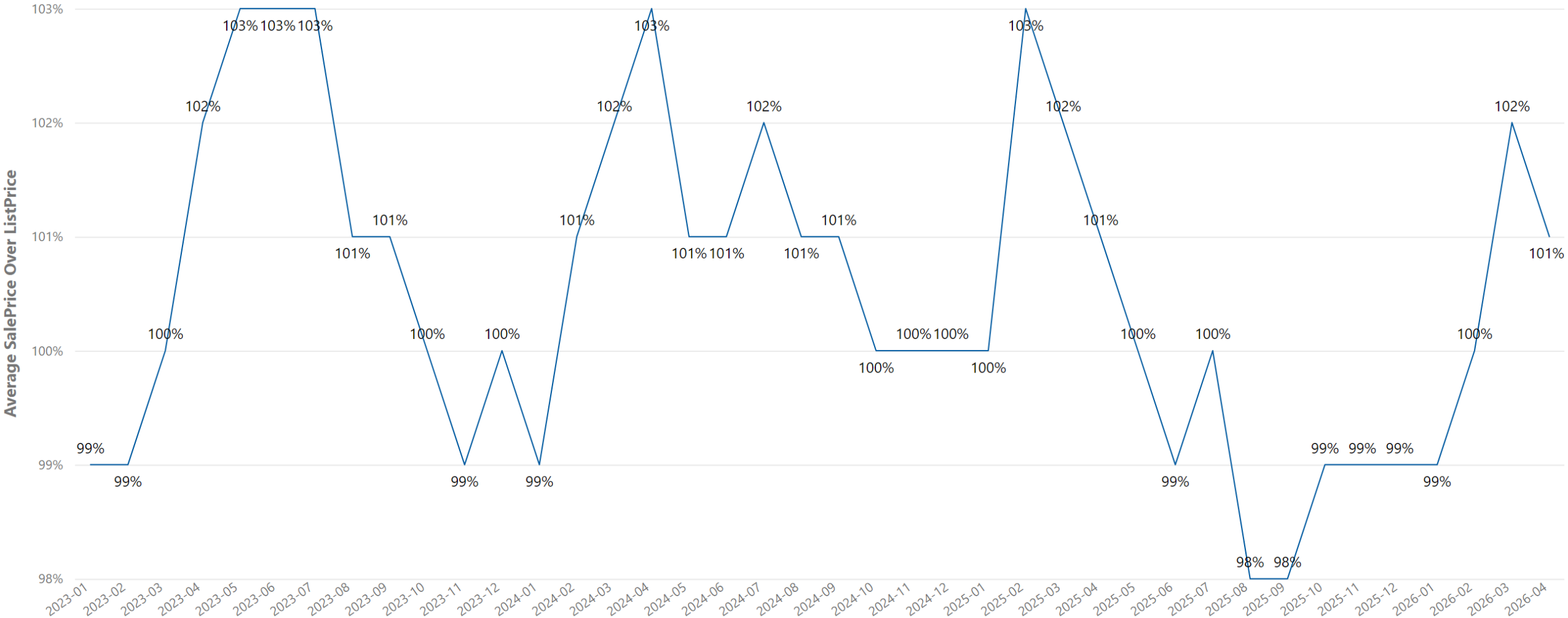
| City | Sale Over List Price | Sale Over List Price Last Year | % Sale Over List Price Change |
|-------------------|----------------------|--------------------------------|-------------------------------|
| Colma | 109% | 0% | N/A |
| La Honda | 94% | 0% | N/A |
| San Mateo | 113% | 108% | 5% |
| Daly City | 114% | 110% | 4% |
| Redwood Shores | 119% | 115% | 3% |
| Woodside | 99% | 96% | 3% |
| El Granada | 101% | 98% | 3% |
| So. San Francisco | 109% | 107% | 2% |
| Brisbane | 102% | 101% | 1% |
| Redwood City | 108% | 107% | 1% |
| Foster City | 108% | 108% | 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 | 102% | 111% | -8% |
| Hillsborough | 97% | 102% | -5% |
| Belmont | 106% | 111% | -5% |
| Pacifica | 108% | 113% | -4% |
| Half Moon Bay | 99% | 103% | -4% |
| East Palo Alto | 102% | 105% | -3% |
| San Bruno | 104% | 107% | -3% |
| Atherton | 99% | 101% | -2% |
| Burlingame | 105% | 107% | -2% |
| San Carlos | 106% | 108% | -2% |
| Montara | 100% | 101% | -1% |
| Portola Valley | 102% | 103% | -1% |
| Menlo Park | 103% | 104% | -1% |
| Millbrae | 109% | 110% | -1% |

San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 5/6/2026

Aculist@2026

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 |
|---------------|----------------------|--------------------------------|-------------------------------|
| Burlingame | 108% | 98% | 10% |
| Millbrae | 104% | 100% | 4% |
| Daly City | 102% | 100% | 2% |
| San Mateo | 102% | 100% | 2% |
| San Carlos | 104% | 102% | 2% |
| Menlo Park | 102% | 101% | 1% |
| Half Moon Bay | 100% | 100% | 0% |
| Pacifica | 99% | 99% | 0% |
| San Bruno | 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 |
|-------------------|----------------------|--------------------------------|-------------------------------|
| Redwood Shores | 98% | 108% | -9% |
| Foster City | 99% | 106% | -7% |
| Belmont | 94% | 100% | -6% |
| Redwood City | 100% | 103% | -3% |
| So. San Francisco | 100% | 101% | -1% |

Thank You

