

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 | November 2025

San Mateo County -Residential - Single Family 2025 vs 2024

=12

Median Days on Market
Compared to 12



\$2.0M

Median Price
Compared to \$1.9M

↑ 412

Closed Sales
Compared to 364

↑ 420

New Listings
Compared to 370

=105%

Sale to List Price Ratio
Compared to 105%

San Mateo County -Residential - Common Interest 2025 vs 2024

↑ 25

Median Days on Market
Compared to 22



\$922.0K

Median Price
Compared to \$877.5K

↑ 105

Closed Sales
Compared to 103

↑ 146

New Listings
Compared to 121

↓ 99%

Sale to List Price Ratio
Compared to 100%

October 2025 Market Trends

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

Market Trends – October 2025 in San Mateo County

Market Trend 1

The median price in both the single family and common interest markets increased from September to October, with common interest up nearly 5%, after two months of decline.

Market Trend 2

Even with an uptick in new listings for the single family market in September, both that and the common interest market saw declines in both new listings and closed sales from September to October.

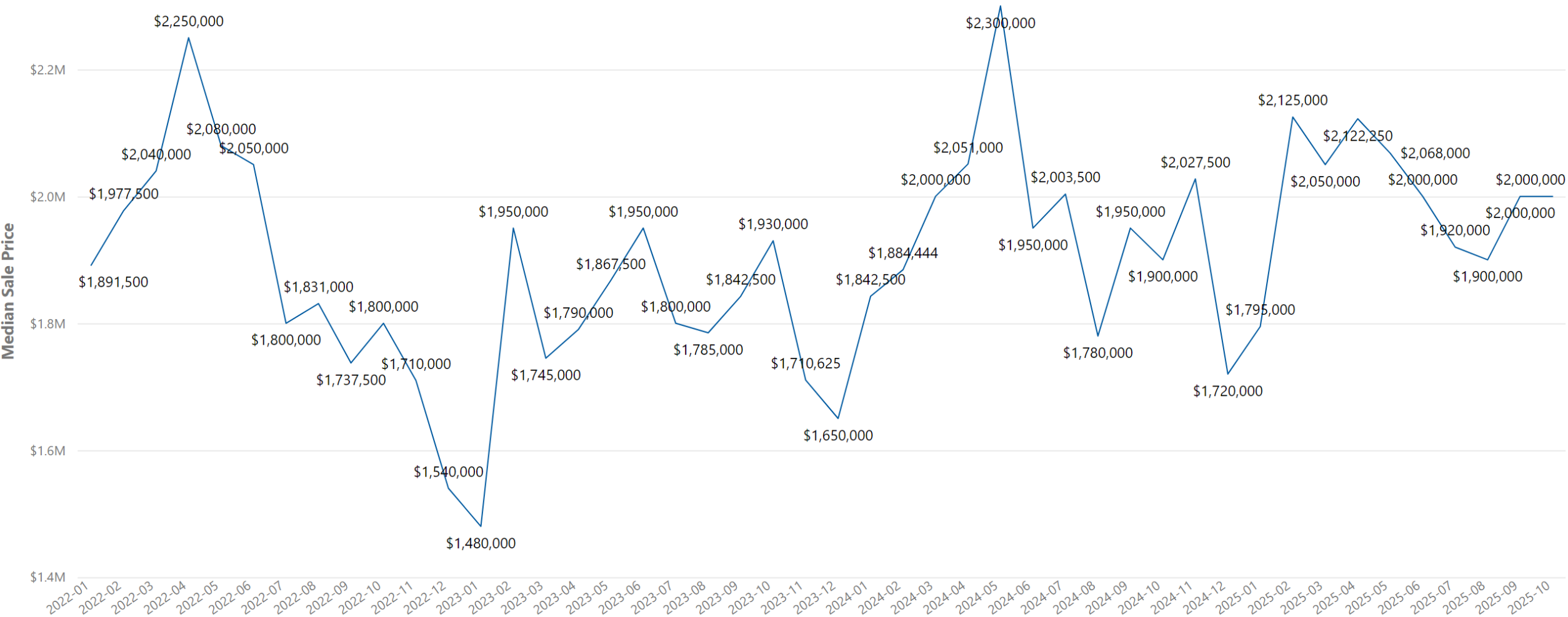
Market Trend 3

Decreases in the number of days a home stayed on the market in October, along with the increase in the sale to list price ratio for both markets suggests that buyer demand was strong.

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

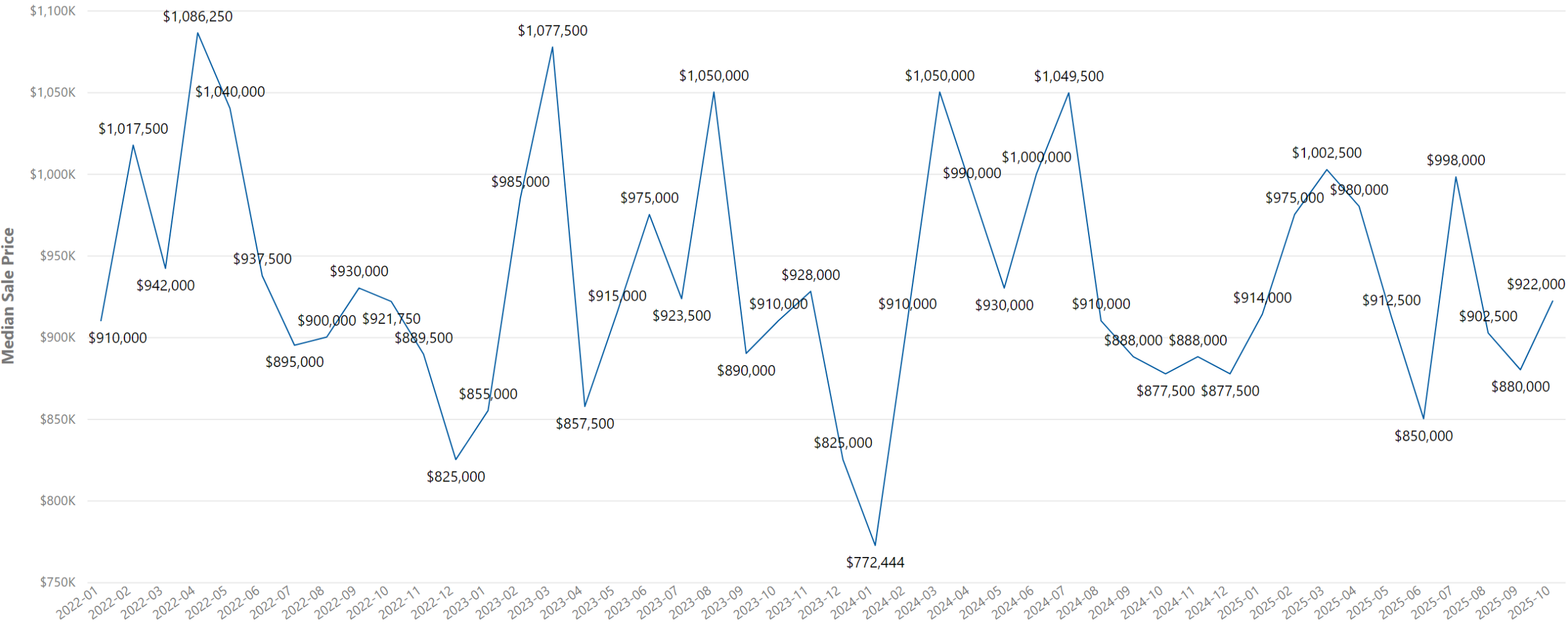
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
La Honda	\$709,000	\$0	N/A
Montara	\$1,549,000	\$0	N/A
Pescadero	\$765,000	\$0	N/A
Atherton	\$13,000,000	\$8,665,000	50%
Half Moon Bay	\$1,930,000	\$1,497,500	29%
Hillsborough	\$6,807,000	\$5,800,000	17%
Redwood City	\$2,200,000	\$1,875,000	17%
San Carlos	\$2,550,000	\$2,200,000	16%
San Mateo	\$2,330,000	\$2,050,000	14%
Burlingame	\$2,903,638	\$2,655,000	9%
Portola Valley	\$4,325,000	\$3,995,000	8%
Belmont	\$2,620,000	\$2,450,000	7%
El Granada	\$1,800,000	\$1,720,000	5%
East Palo Alto	\$1,050,000	\$1,010,000	4%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Redwood Shores	\$0	\$3,250,000	-100%
San Gregorio	\$0	\$14,500,000	-100%
Woodside	\$2,199,000	\$4,410,000	-50%
Millbrae	\$1,880,000	\$2,398,250	-22%
Moss Beach	\$1,390,900	\$1,650,000	-16%
Menlo Park	\$2,877,500	\$3,230,000	-11%
Pacifica	\$1,245,000	\$1,395,000	-11%
San Bruno	\$1,282,500	\$1,419,250	-10%
Brisbane	\$1,619,000	\$1,762,500	-8%
Foster City	\$1,965,000	\$2,101,000	-6%
So. San Francisco	\$1,280,000	\$1,340,000	-4%
Daly City	\$1,250,000	\$1,264,000	-1%

San Mateo County - Median Sale Price

CountyName ● San Mateo



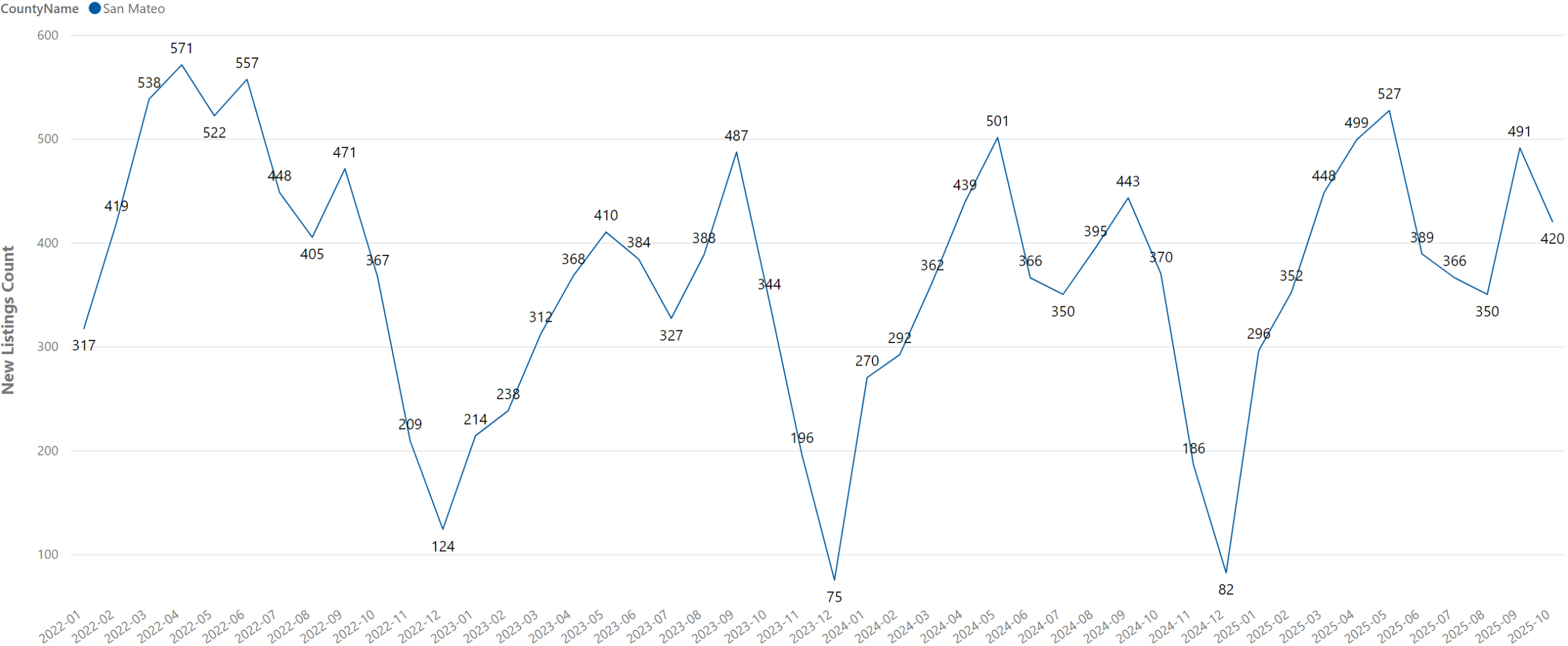
San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Burlingame	\$1,166,500	\$747,000	56%
Pacifica	\$1,450,000	\$949,000	53%
San Carlos	\$1,517,500	\$1,225,000	24%
San Bruno	\$560,000	\$498,000	12%
San Mateo	\$932,500	\$835,500	12%
Menlo Park	\$1,260,000	\$1,180,000	7%
Foster City	\$1,368,500	\$1,320,000	4%
Belmont	\$770,000	\$760,000	1%
Redwood City	\$995,000	\$984,000	1%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$945,000	-100%
Redwood Shores	\$994,500	\$1,480,000	-33%
Daly City	\$555,000	\$810,000	-31%
So. San Francisco	\$672,500	\$808,000	-17%
Half Moon Bay	\$862,500	\$901,500	-4%
Millbrae	\$803,400	\$825,000	-3%

San Mateo County - New Listings



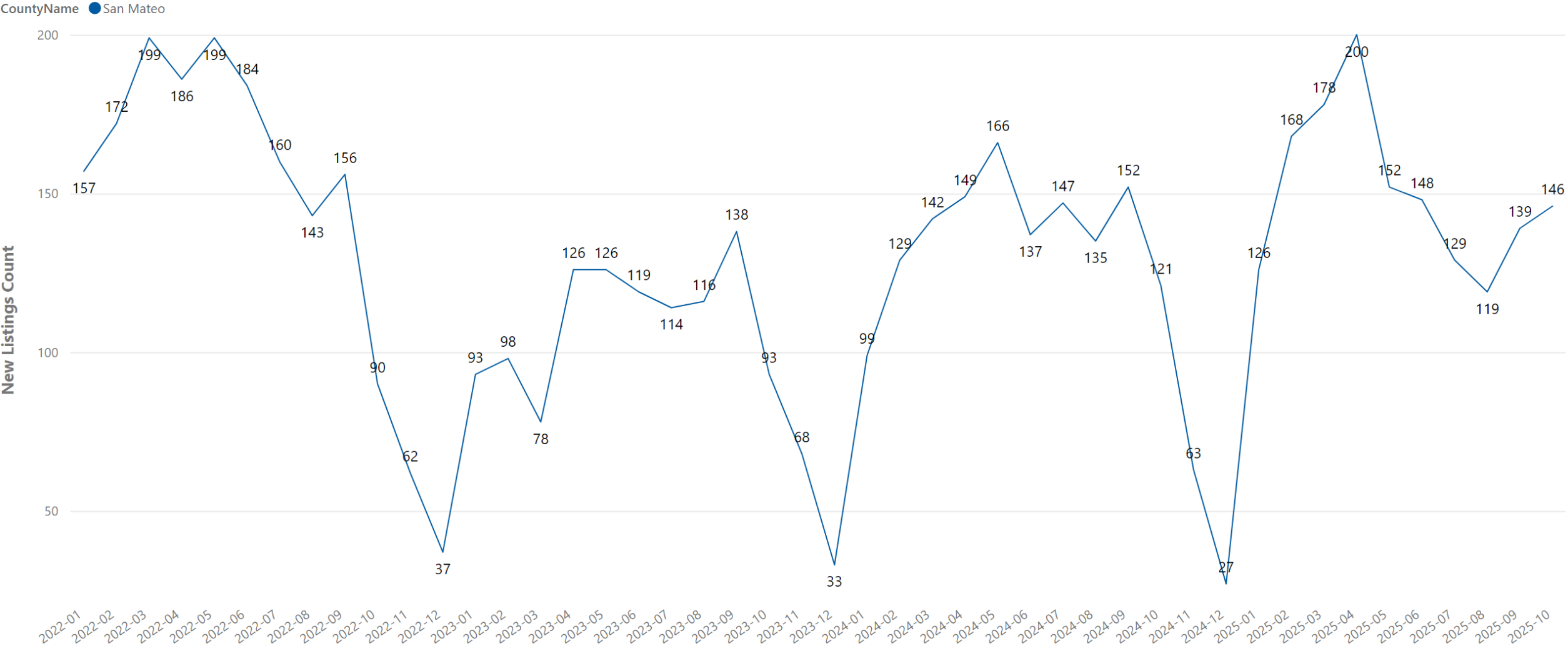
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Montara	1	0	N/A
Portola Valley	13	4	225%
El Granada	4	2	100%
Redwood Shores	4	2	100%
Daly City	45	23	96%
San Carlos	31	18	72%
Moss Beach	4	3	33%
Redwood City	65	49	33%
San Mateo	60	50	20%
Atherton	10	9	11%
Pacifica	27	25	8%
Woodside	9	9	0%
Millbrae	10	10	0%
Hillsborough	12	12	0%
Menlo Park	29	29	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Burlingame	12	22	-45%
Foster City	7	11	-36%
Brisbane	4	6	-33%
So. San Francisco	14	21	-33%
East Palo Alto	11	13	-15%
Belmont	16	18	-11%
Half Moon Bay	11	12	-8%
San Bruno	18	19	-5%

San Mateo County - New Listings



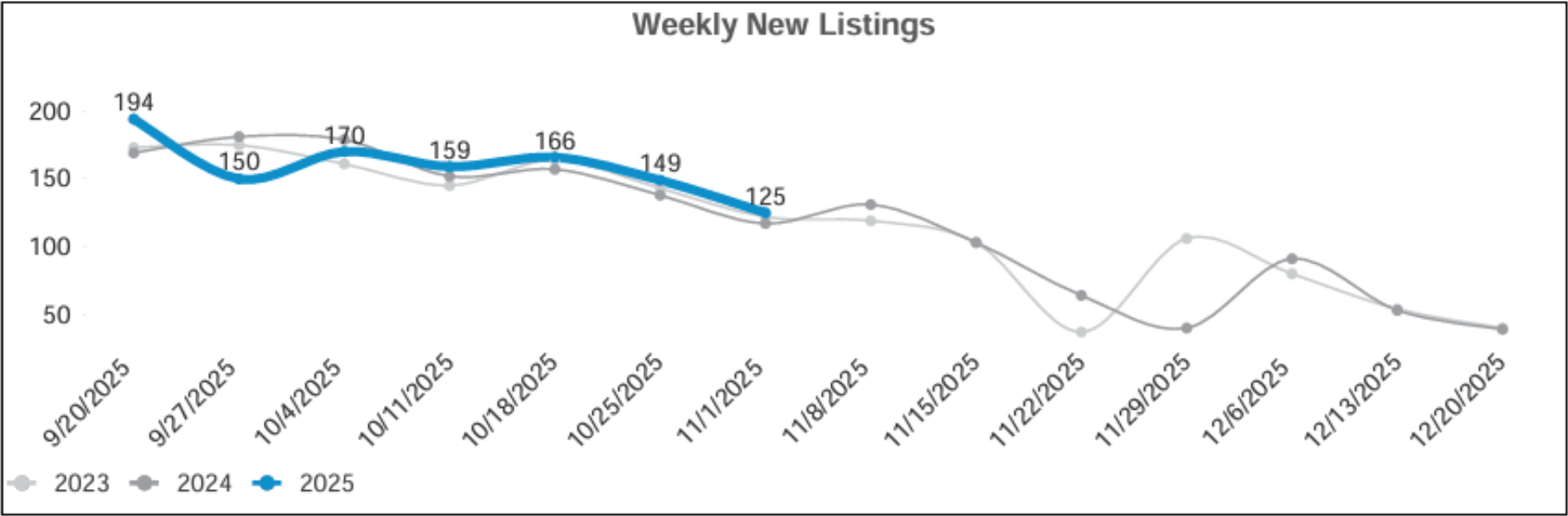
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	1	0	N/A
Burlingame	6	1	500%
Half Moon Bay	3	1	200%
Millbrae	3	1	200%
San Carlos	15	8	88%
Menlo Park	12	7	71%
San Bruno	5	3	67%
Daly City	12	8	50%
Foster City	19	15	27%
Redwood City	15	12	25%
San Mateo	35	31	13%
Pacifica	8	8	0%

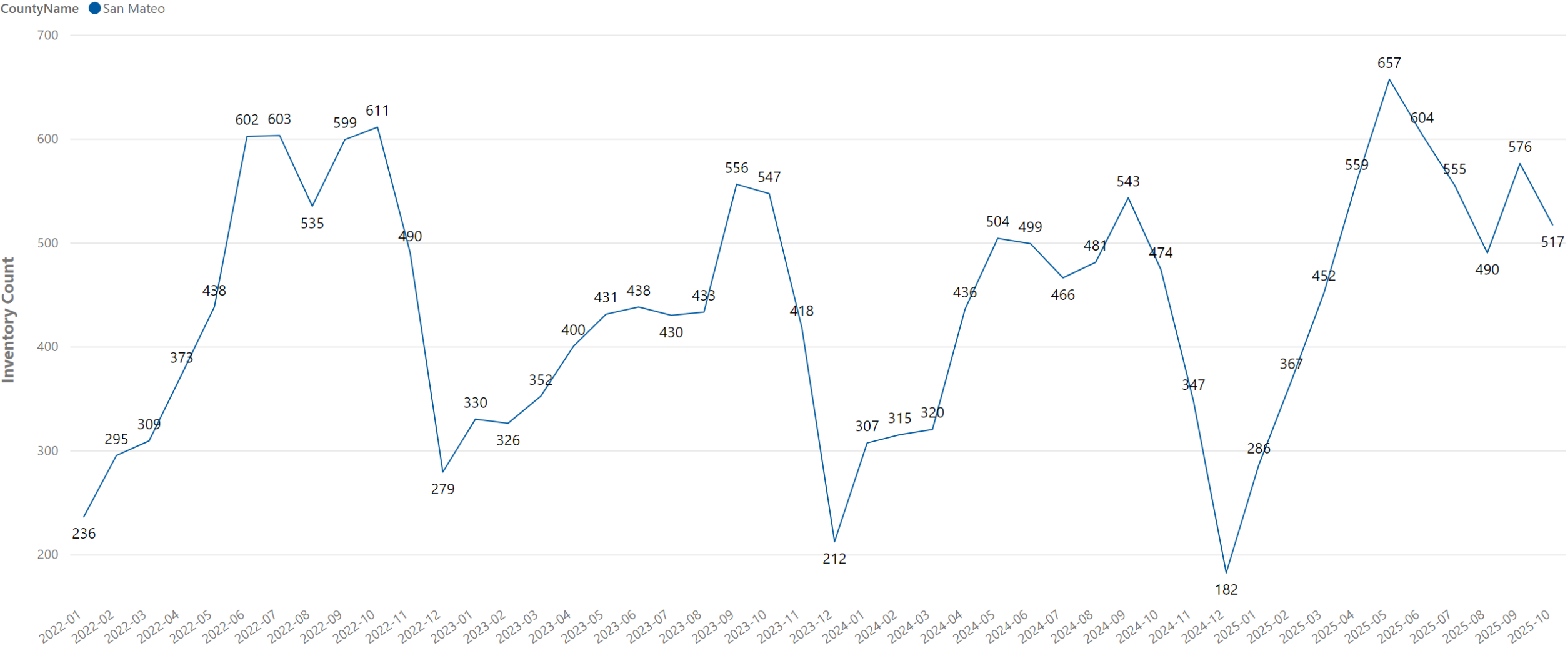
San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
So. San Francisco	6	14	-57%
Belmont	3	4	-25%
Brisbane	3	4	-25%

San Mateo County – New Listings Week Ending 11/01/2025

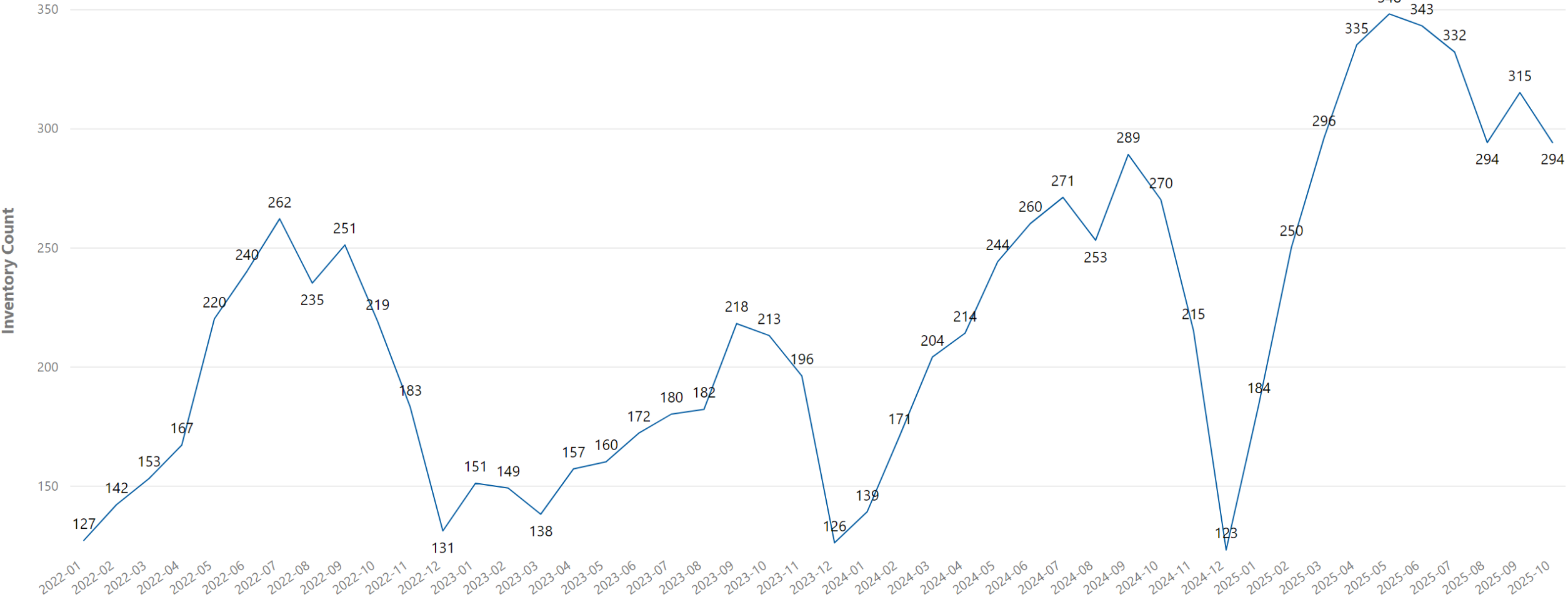


San Mateo County - Inventory



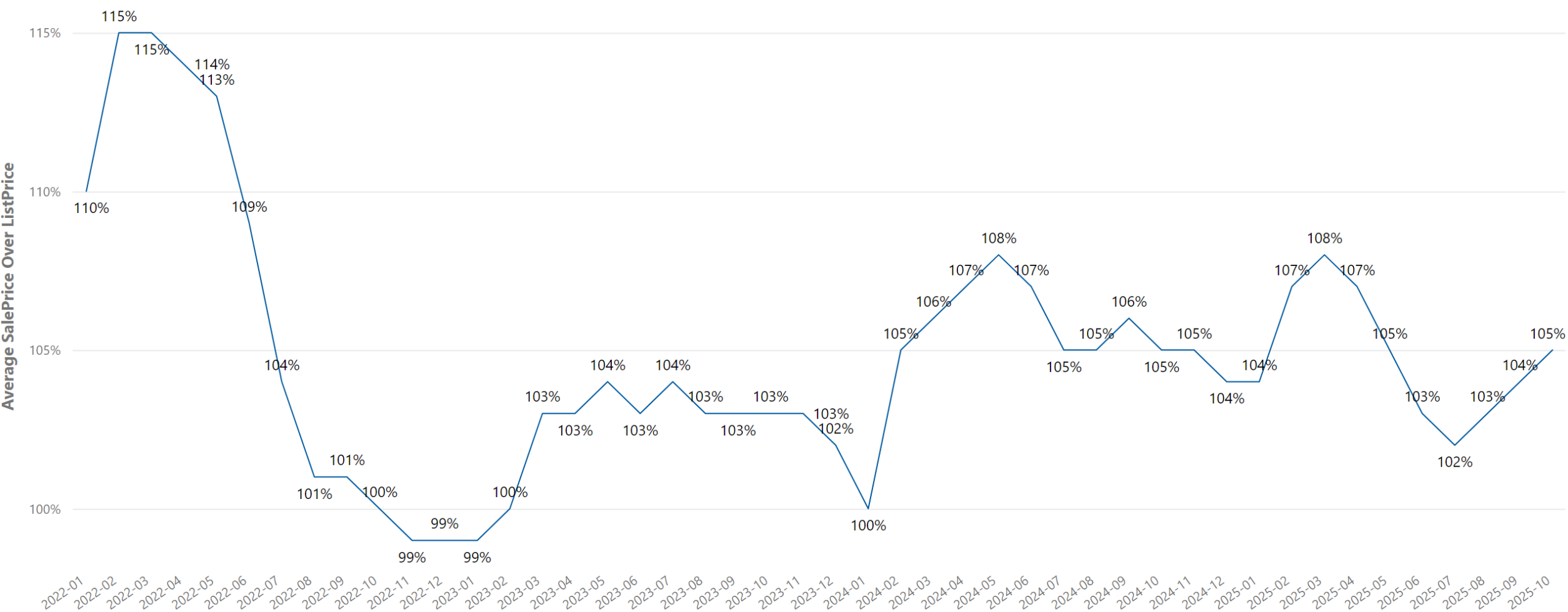
San Mateo County - Inventory

CountyName ● San Mateo



San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



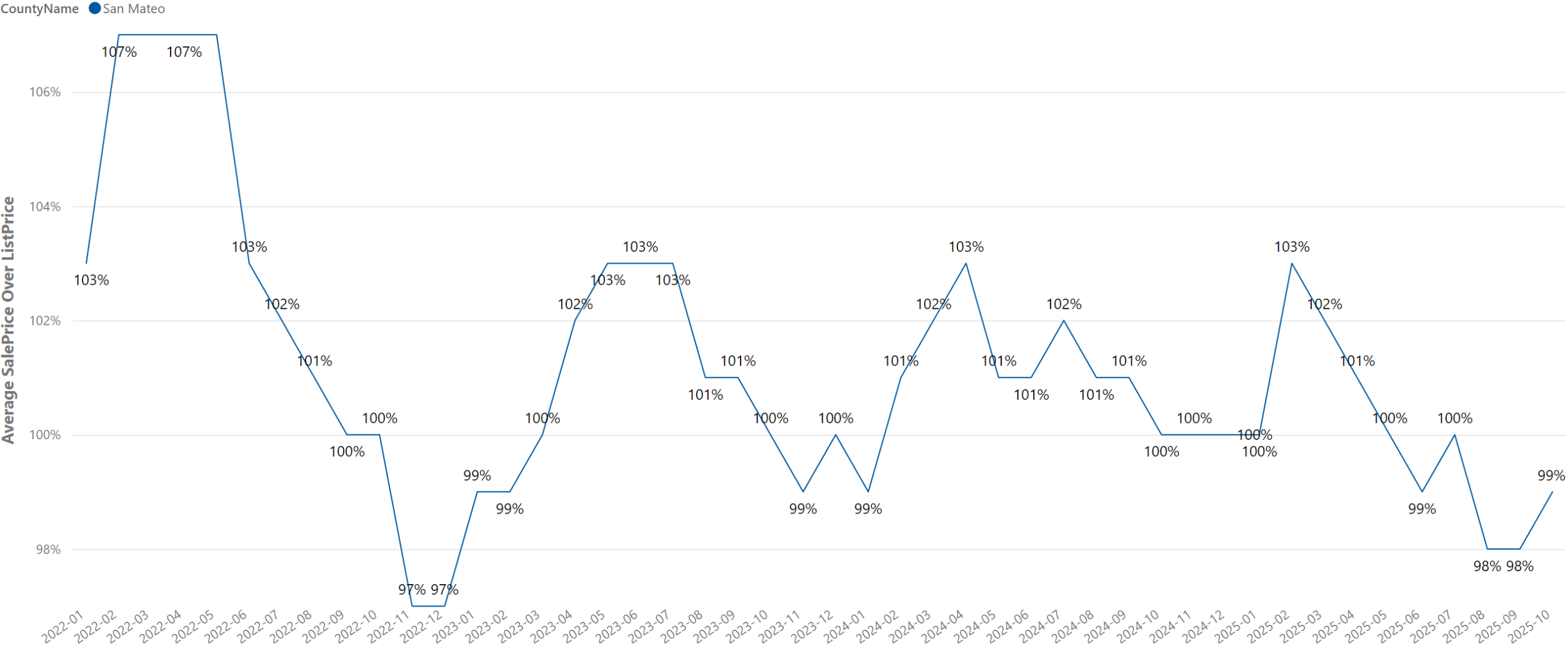
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
La Honda	95%	0%	N/A
Montara	95%	0%	N/A
Pescadero	96%	0%	N/A
Brisbane	117%	105%	11%
Atherton	105%	98%	7%
Portola Valley	99%	95%	4%
San Carlos	106%	103%	3%
Menlo Park	107%	104%	3%
Millbrae	107%	104%	3%
Daly City	109%	106%	3%
Burlingame	110%	107%	3%
San Mateo	108%	106%	2%
Hillsborough	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
East Palo Alto	99%	105%	-6%
Foster City	103%	109%	-6%
Half Moon Bay	97%	102%	-5%
Pacifica	105%	110%	-5%
Moss Beach	93%	97%	-4%
So. San Francisco	107%	109%	-2%
Woodside	96%	97%	-1%
El Granada	99%	100%	-1%
Redwood City	103%	104%	-1%
San Bruno	107%	108%	-1%
Belmont	109%	110%	-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
Redwood Shores	102%	93%	10%
Menlo Park	101%	99%	2%
Burlingame	98%	97%	1%
Belmont	101%	100%	1%
San Bruno	100%	100%	0%
So. San Francisco	100%	100%	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
Millbrae	95%	118%	-19%
Redwood City	96%	101%	-5%
Daly City	98%	101%	-3%
San Mateo	98%	100%	-2%
Foster City	101%	103%	-2%
San Carlos	98%	99%	-1%
Half Moon Bay	100%	101%	-1%
Pacifica	100%	101%	-1%

Thank You

