

San Mateo County

Real Estate Market Minute | November 2026

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San Mateo County - Residential - Single Family 2025 vs 2026

↓ 11

Median Days on Market
Compared to 12

↓ 339

Closed Sales
Compared to 414

↑ $2.2M

Median Price
Compared to $2.0M

↓ 409

New Listings
Compared to 420

↑ 108%

Sale to List Price Ratio
Compared to 105%

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Data as of 11/5/2026

San Mateo County - Residential - Common Interest 2025 vs 2026

↓ 21

Median Days on Market
Compared to 25

↓ 92

Closed Sales
Compared to 106

↓

$894.5K

Median Price
Compared to $921.0K

↓ 115

New Listings
Compared to 147

↑ 101%

Sale to List Price Ratio
Compared to 99%

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Data as of 11/5/2026

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October 2026 Market Trends

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Market Trends – October 2026 in San Mateo County

Pricing Trends

Single family prices keep climbing, with a $2,200,000 median up 1.1% from September and a healthy 10% above last October's $2,000,000. That's just shy of May's $2,210,000 peak. Condos and townhomes inched up 1.9% to $894,500, but they remain 2.9% below last year and sit well off May's $1,127,500 spike.

Transactional Trends

Common Interest sellers pulled back, with new listings plunging 31.5% from September to 115, 21.8% below last October. Single family inventory moved the other way, rising 6.5% to 507 homes. Closed sales split, too: single-family sales rose 5.3% to 340, still 17.9% below last year, while condo sales slipped 5.2% to 92.

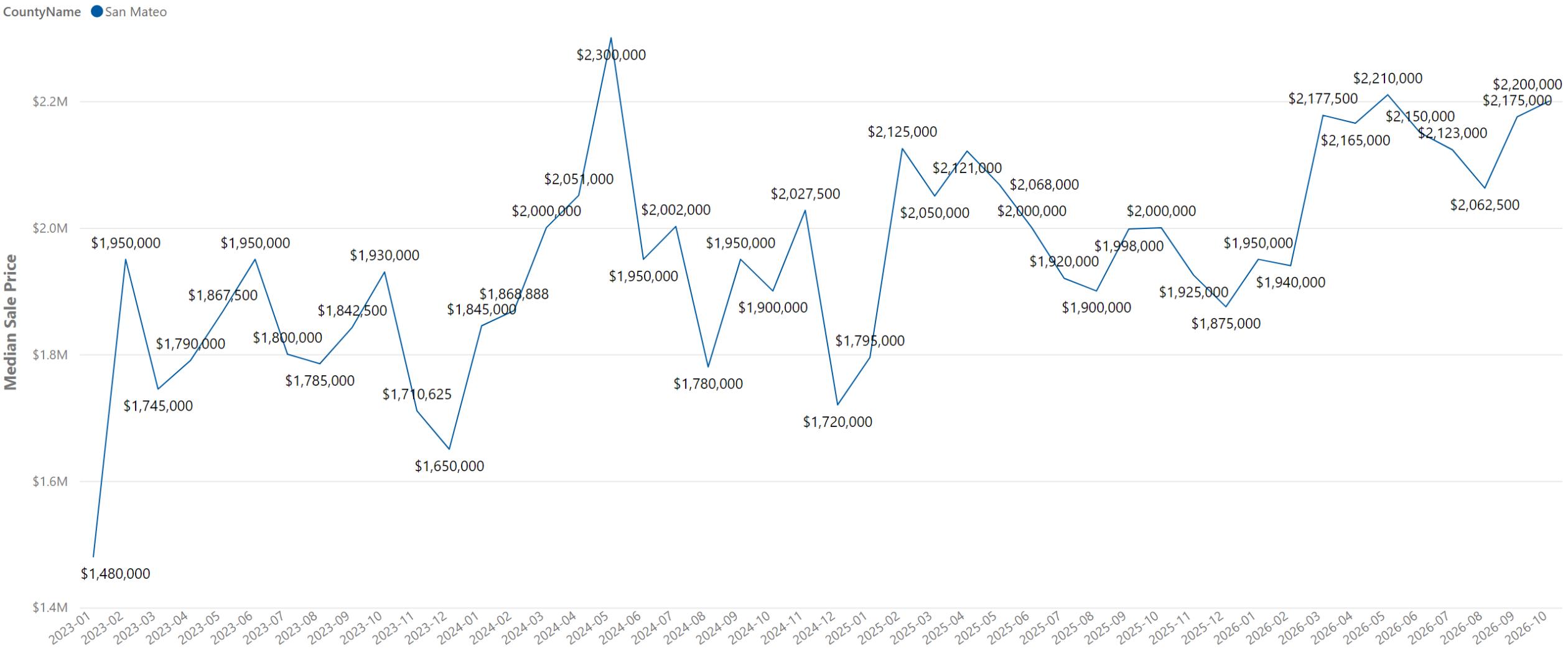
Market Competition

Single family competition heated up, with homes selling for 108% of list price. That's the strongest showing since March and up from 105% a year ago, while median market time held at a brisk 11 days. Condos sped up too, as median days on market fell steadily to 21 from July's 40.

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San Mateo County - Median Sale Price



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Data as of 11/6/2026

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Residential Single Family: 2023-2026

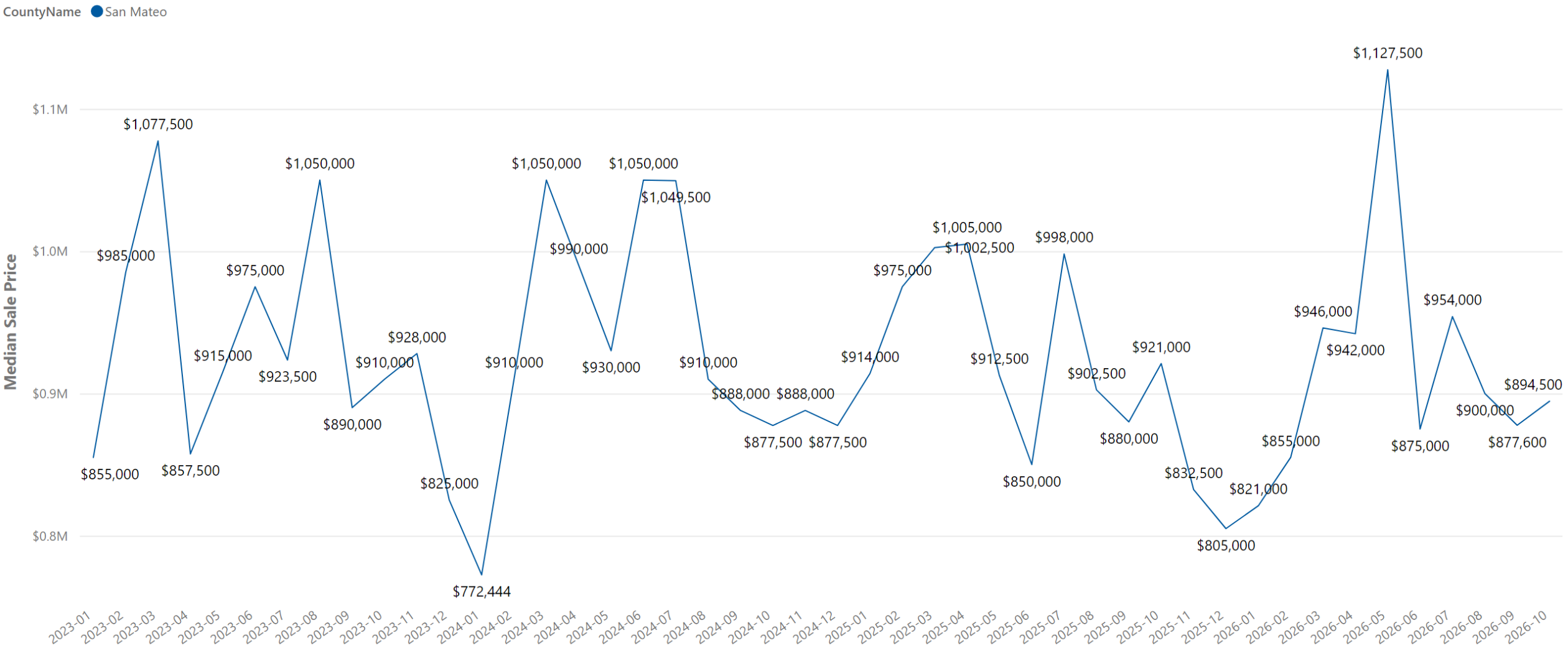
San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Redwood Shores	$3,065,658	$0	N/A
Montara	$3,380,000	$1,549,000	118%
Woodside	$3,750,000	$2,199,000	71%
Foster City	$2,702,500	$1,965,000	38%
San Bruno	$1,670,000	$1,282,500	30%
Millbrae	$2,375,000	$1,880,000	26%
La Honda	$880,000	$709,000	24%
Burlingame	$3,510,000	$2,903,638	21%
East Palo Alto	$1,237,500	$1,050,000	18%
Redwood City	$2,455,000	$2,200,000	12%
Menlo Park	$3,250,000	$2,955,000	10%
Pacifica	$1,327,500	$1,252,500	6%
Portola Valley	$4,550,000	$4,325,000	5%
Daly City	$1,305,000	$1,250,000	4%
San Mateo	$2,375,500	$2,290,000	4%
So. San Francisco	$1,300,000	$1,270,000	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pescadero	$0	$765,000	-100%
Atherton	$8,100,000	$13,000,000	-38%
Brisbane	$1,090,000	$1,619,000	-33%
El Granada	$1,418,000	$1,800,000	-21%
Moss Beach	$1,122,500	$1,390,900	-19%
Half Moon Bay	$1,674,000	$1,930,000	-13%
Hillsborough	$6,075,000	$6,807,000	-11%
San Carlos	$2,500,000	$2,550,000	-2%
Belmont	$2,600,000	$2,620,000	-1%

San Mateo County - Median Sale Price



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Data as of 11/6/2026

Residential Common Interest: 2023-2026

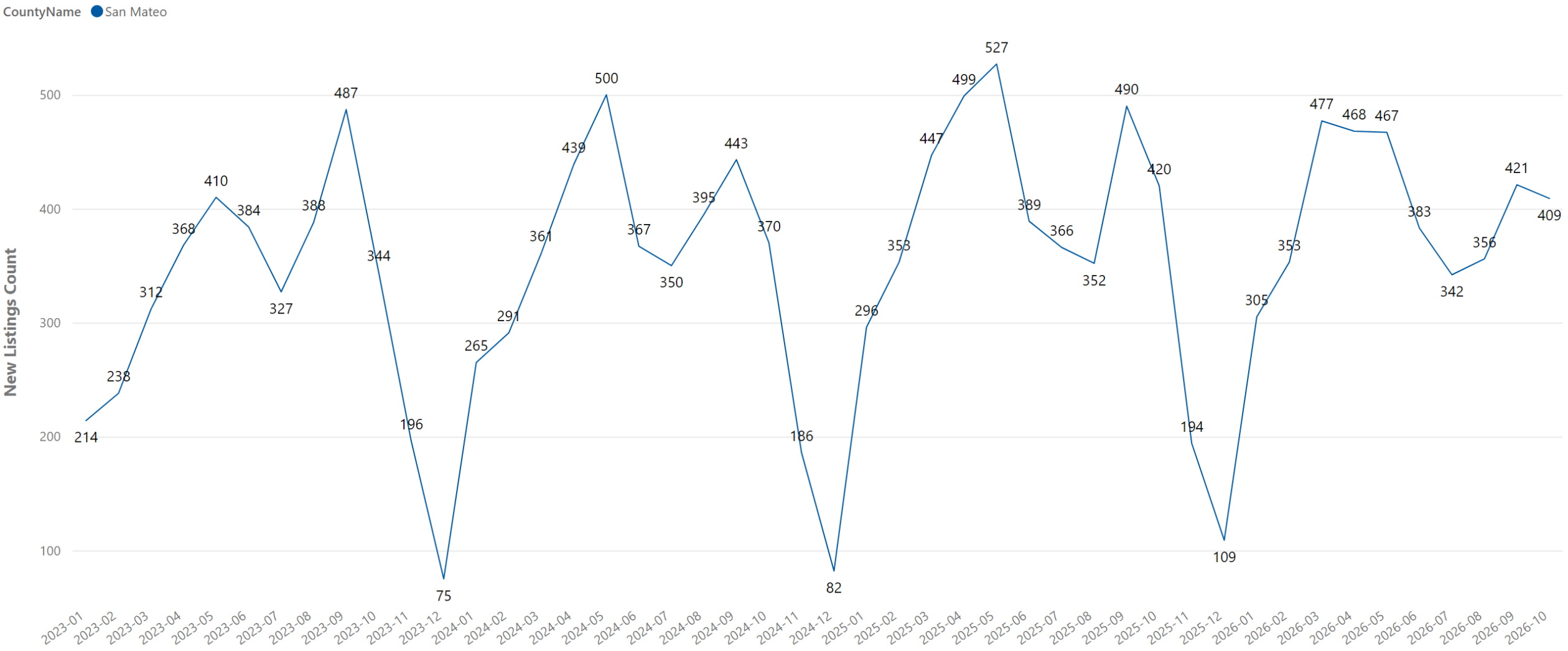
San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Atherton	$1,248,000	$0	N/A
Brisbane	$585,000	$0	N/A
East Palo Alto	$570,000	$0	N/A
Belmont	$1,400,000	$770,000	82%
Millbrae	$1,040,000	$803,400	29%
Menlo Park	$1,595,000	$1,260,000	27%
Burlingame	$1,444,000	$1,166,500	24%
Redwood City	$1,221,500	$995,000	23%
So. San Francisco	$779,000	$672,500	16%
Daly City	$625,000	$555,000	13%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pacifica	$749,000	$1,450,000	-48%
San Carlos	$909,000	$1,517,500	-40%
San Bruno	$375,000	$560,000	-33%
Half Moon Bay	$642,509	$862,500	-26%
San Mateo	$764,500	$925,000	-17%
Redwood Shores	$853,000	$994,500	-14%
Foster City	$1,312,500	$1,368,500	-4%

San Mateo County - New Listings



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Data as of 11/6/2026

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Residential Single Family: 2023-2026

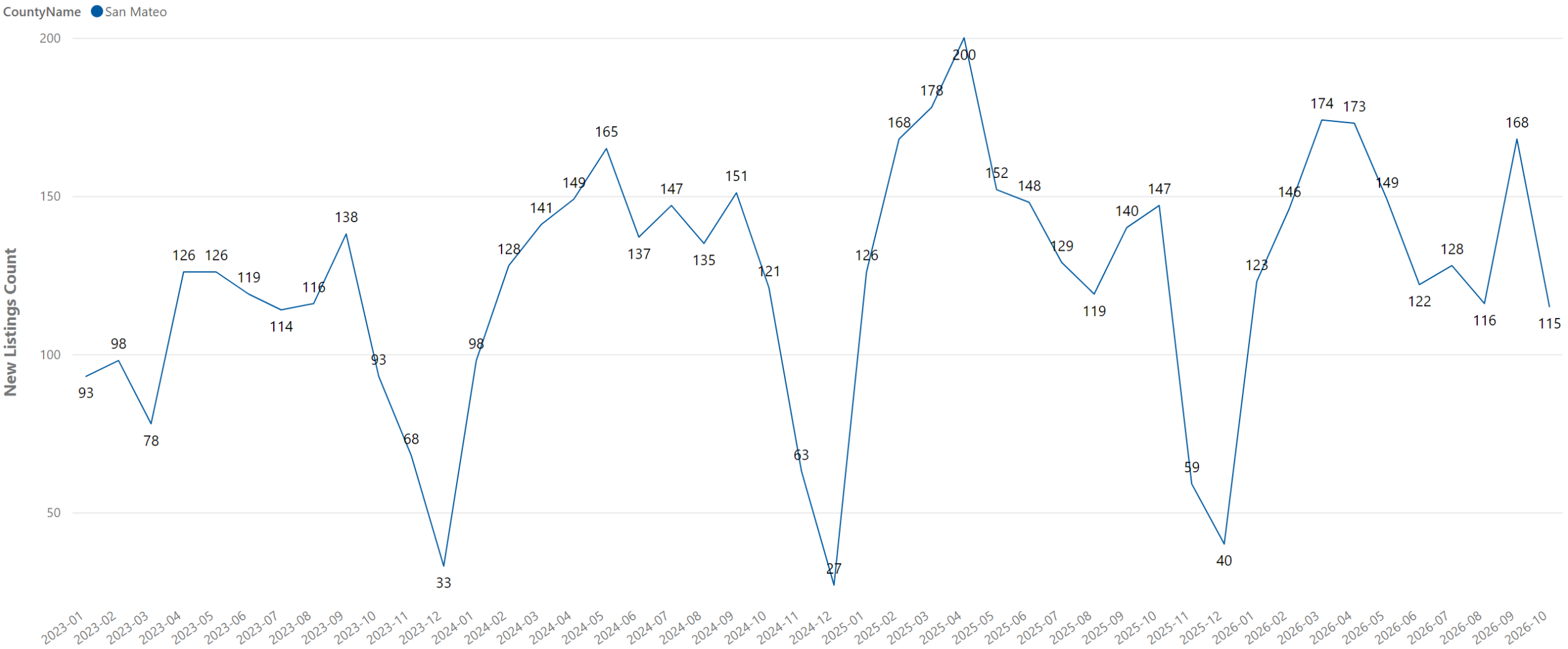
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Montara	3	1	200%
Millbrae	18	10	80%
Foster City	11	7	57%
Burlingame	18	12	50%
Woodside	13	9	44%
Atherton	14	10	40%
So. San Francisco	21	15	40%
Half Moon Bay	14	11	27%
San Bruno	22	18	22%
Belmont	19	16	19%
Menlo Park	30	29	3%
Brisbane	4	4	0%
El Granada	4	4	0%
Redwood Shores	4	4	0%
Pacifica	27	27	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Portola Valley	6	13	-54%
Moss Beach	2	4	-50%
San Carlos	19	31	-39%
Hillsborough	8	13	-38%
San Mateo	43	60	-28%
East Palo Alto	9	11	-18%
Daly City	38	44	-14%
Redwood City	61	64	-5%

San Mateo County - New Listings



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Data as of 11/6/2026

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Residential Common Interest: 2023-2026

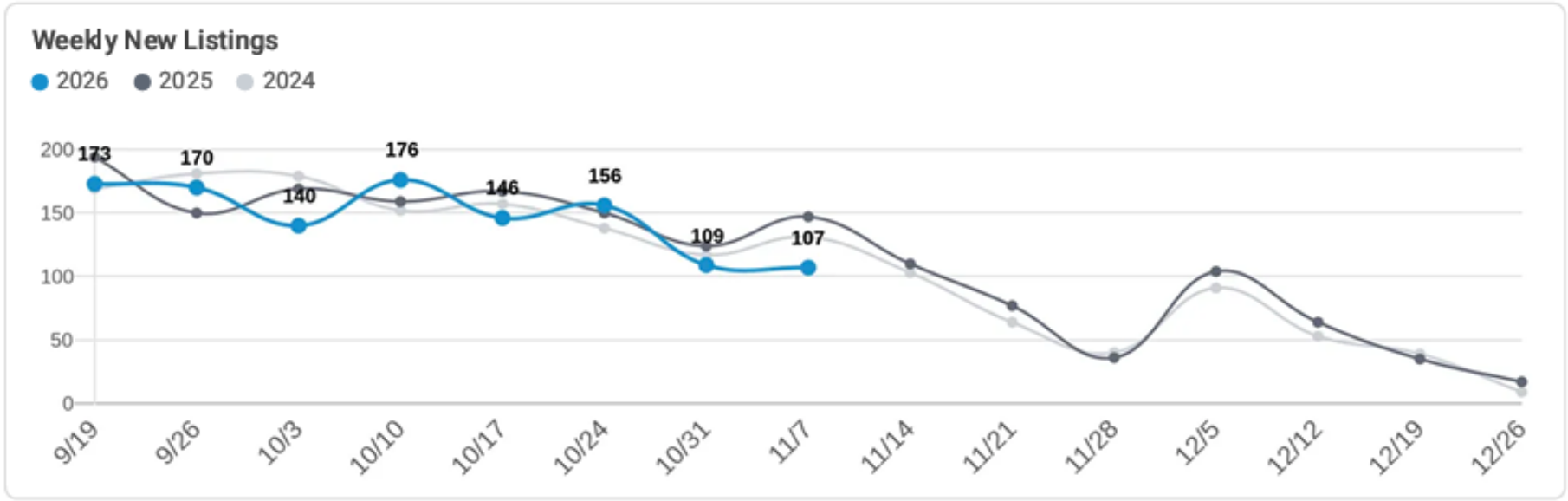
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Atherton	1	0	N/A
Redwood Shores	2	0	N/A
San Bruno	7	5	40%
Redwood City	16	15	7%
East Palo Alto	1	1	0%
Belmont	3	3	0%
So. San Francisco	6	6	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Burlingame	3	6	-50%
Menlo Park	7	12	-42%
Brisbane	2	3	-33%
Millbrae	2	3	-33%
Foster City	13	19	-32%
San Mateo	25	35	-29%
San Carlos	11	15	-27%
Pacifica	6	8	-25%
Daly City	10	13	-23%

San Mateo County – New Listings Week Ending 11/07/2026



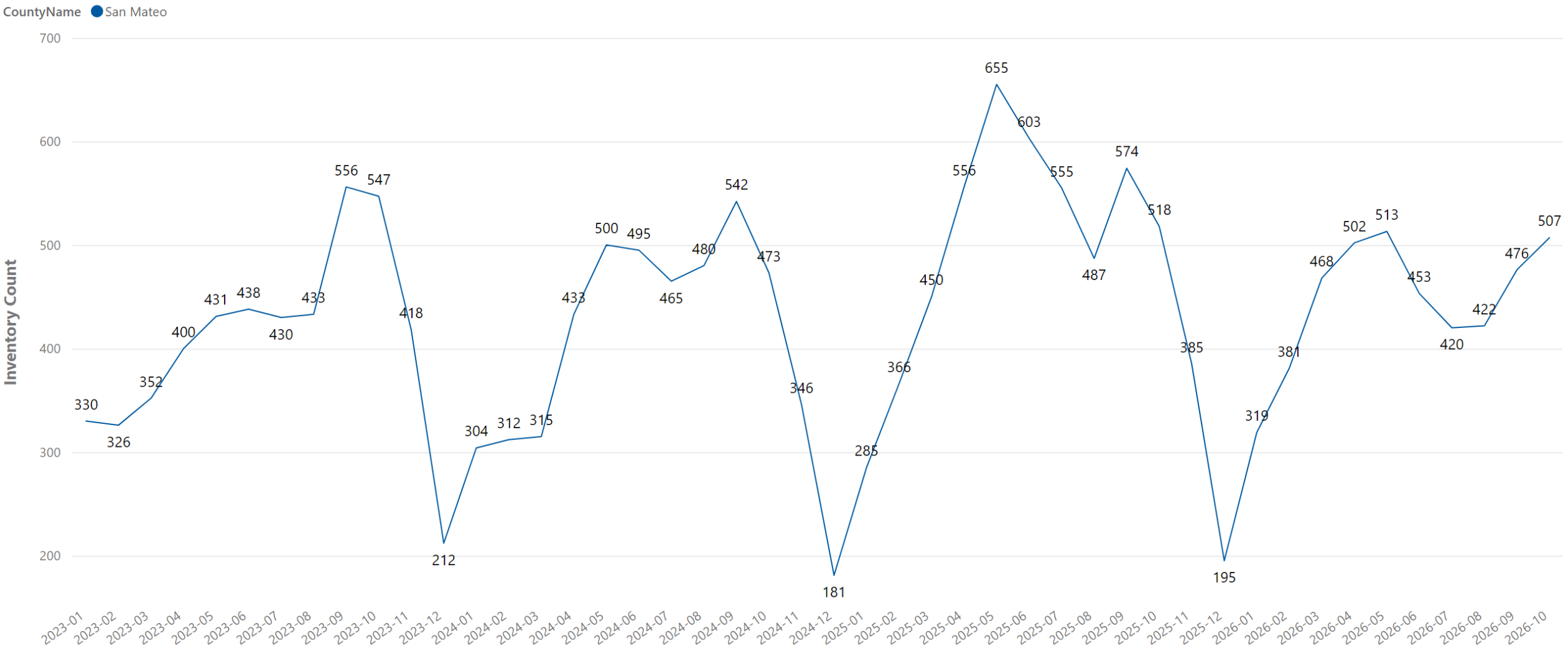
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Data as of 11/09/2026

Data for All Classes 2023-2025

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San Mateo County - Inventory



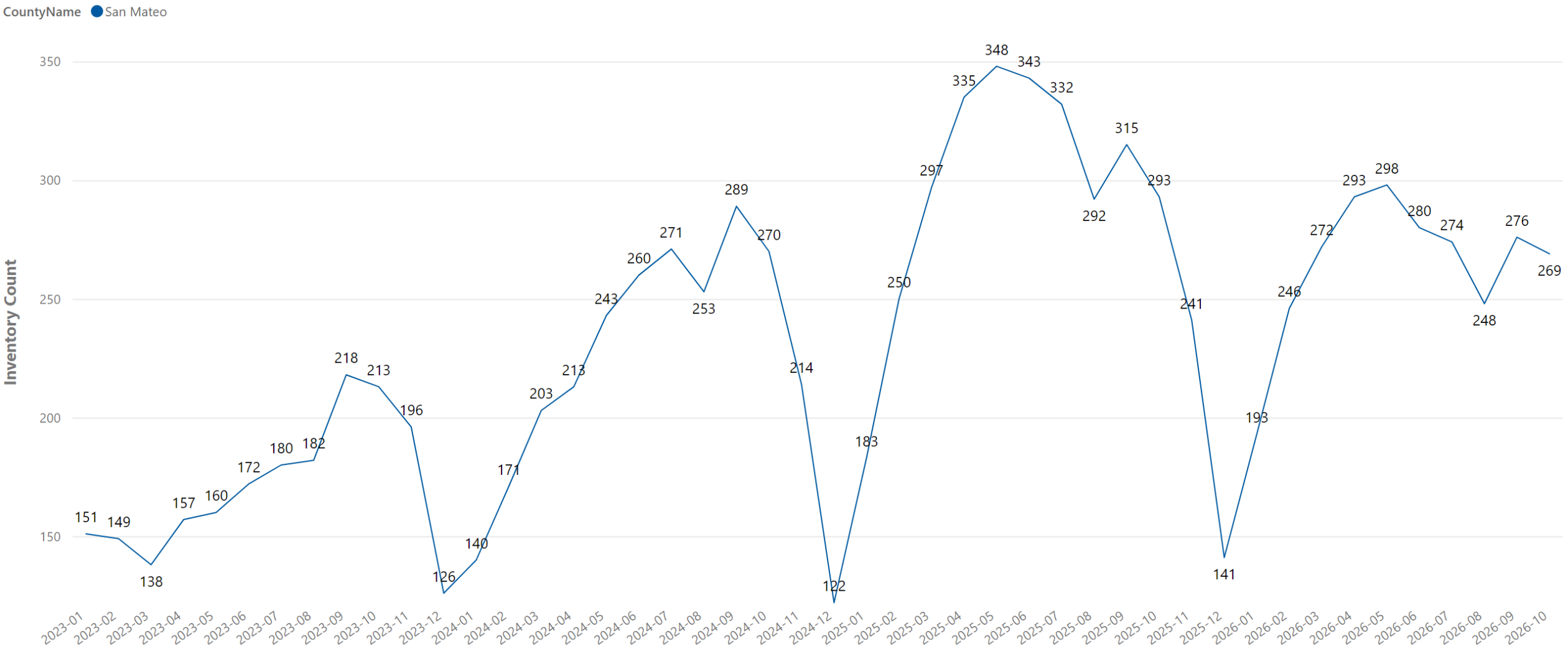
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Data as of 11/6/2026

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Residential Single Family: 2023-2026

San Mateo County - Inventory

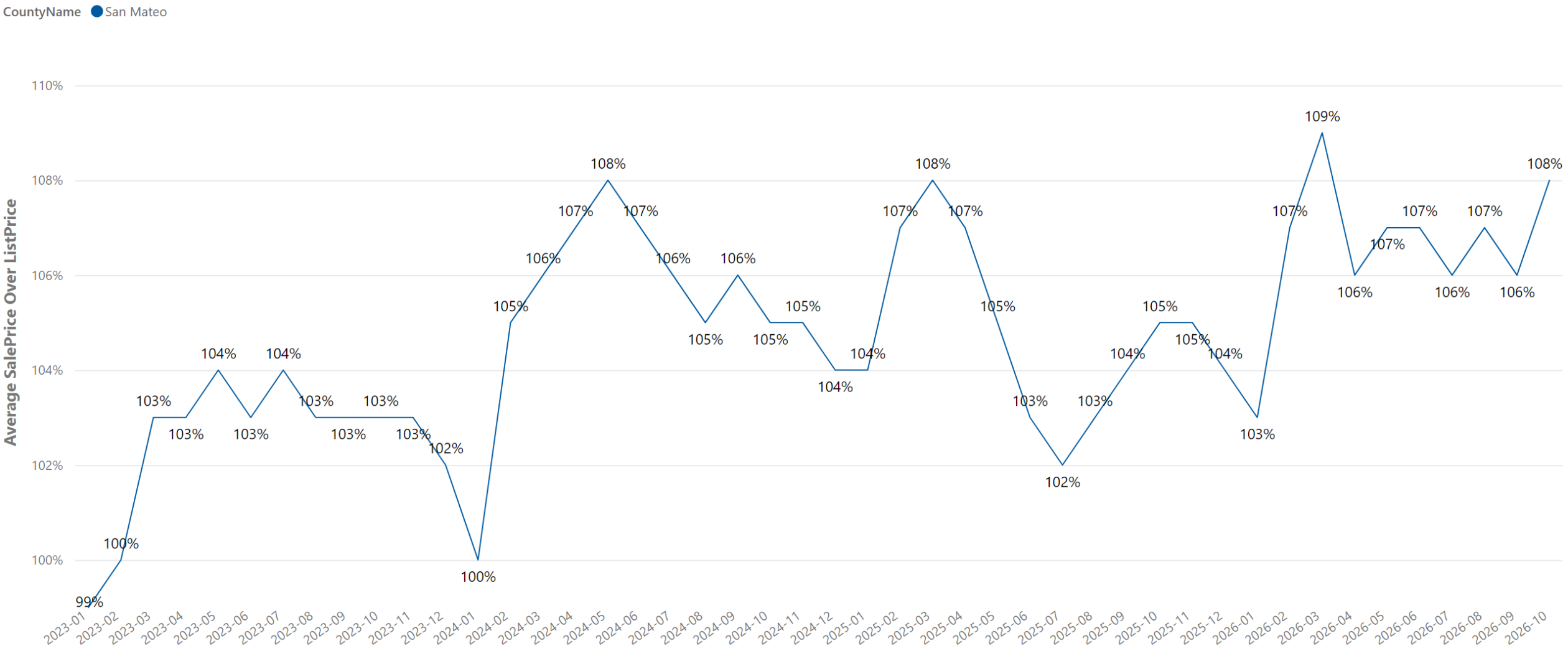


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Data as of 11/6/2026

Residential Common Interest: 2023-2026

San Mateo County - Average Sale Price Over List Price



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Data as of 11/6/2026

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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
Redwood Shores	108%	0%	N/A
Hillsborough	108%	98%	10%
Atherton	113%	105%	8%
Portola Valley	105%	99%	6%
Redwood City	109%	103%	6%
Moss Beach	98%	93%	5%
Half Moon Bay	102%	97%	5%
San Carlos	111%	106%	5%
Foster City	107%	103%	4%
San Bruno	111%	107%	4%
Millbrae	110%	107%	3%
Daly City	112%	109%	3%
Montara	97%	95%	2%
Woodside	98%	96%	2%
So. San Francisco	109%	107%	2%

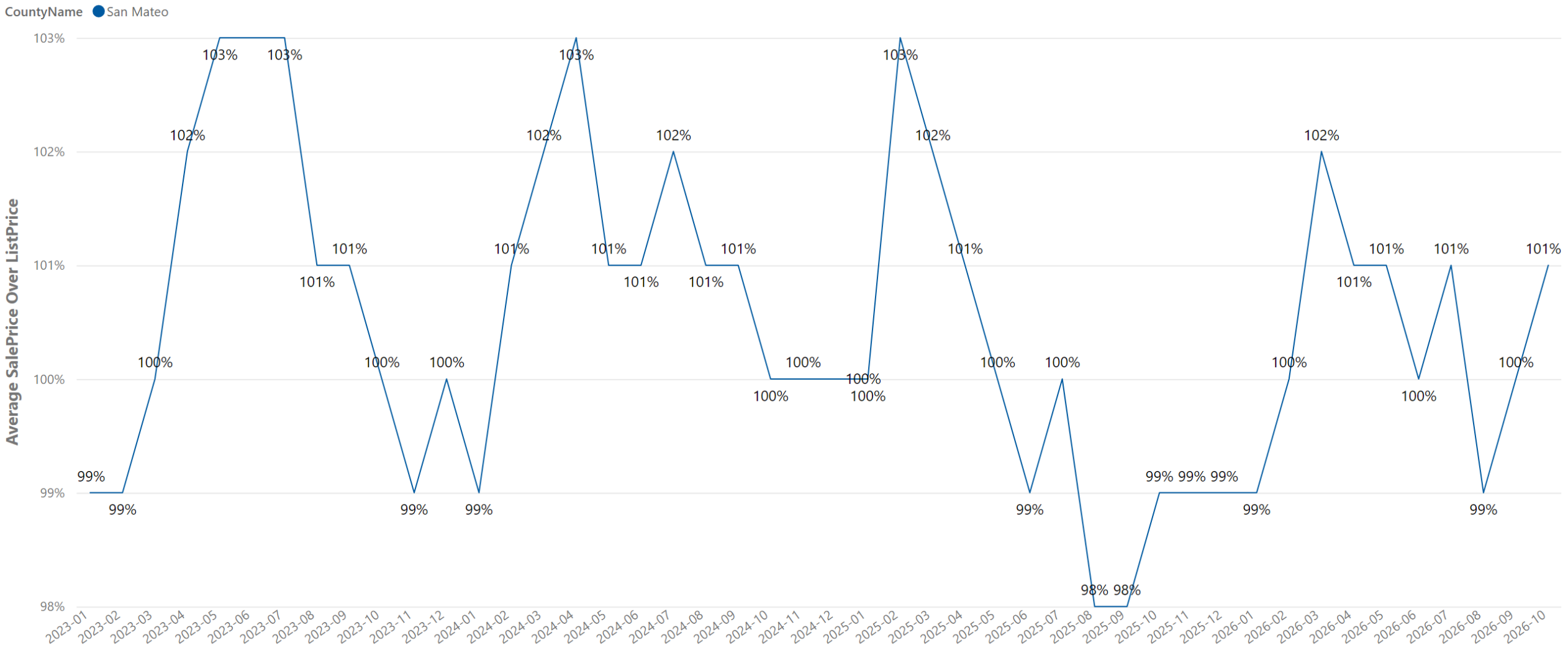
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Belmont	111%	109%	2%
La Honda	96%	95%	1%
Pacifica	105%	105%	0%
San Mateo	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
Brisbane	107%	117%	-9%
Menlo Park	104%	107%	-3%
East Palo Alto	97%	99%	-2%
El Granada	98%	99%	-1%
Burlingame	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
Atherton	97%	0%	N/A
Brisbane	102%	0%	N/A
East Palo Alto	95%	0%	N/A
Millbrae	111%	95%	17%
Burlingame	113%	98%	15%
Daly City	104%	98%	6%
San Carlos	102%	98%	4%
Redwood City	99%	96%	3%
Foster City	104%	101%	3%
Redwood Shores	105%	102%	3%
Pacifica	102%	100%	2%
So. San Francisco	101%	100%	1%
San Mateo	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
Half Moon Bay	98%	100%	-2%
San Bruno	98%	100%	-2%
Belmont	99%	101%	-2%
Menlo Park	99%	101%	-2%

Thank You

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