



San Mateo County

Real Estate Market Minute | September 2025

San Mateo County -Residential - Single Family 2025 vs 2024

↑ 14

Median Days on Market
Compared to 13

↓ 312

Closed Sales
Compared to 333

↑

\$1.9M

Median Price
Compared to \$1.8M

↓ 350

New Listings
Compared to 395

↓ 103%

Sale to List Price Ratio
Compared to 105%

San Mateo County -Residential - Common Interest 2025 vs 2024

↑ 33

Median Days on Market
Compared to 22



\$902.5K

Median Price
Compared to \$910.0K

↓ 98

Closed Sales
Compared to 101

↓ 120

New Listings
Compared to 135

↓ 98%

Sale to List Price Ratio
Compared to 101%

August 2025 Market Trends

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

Market Trends – August 2025 in San Mateo County

Market Trend 1

The median price for single family homes declined for the fourth straight month. Great news for buyers as the common interest market also saw a significant decline from July to August.

Market Trend 2

This is typically the time of year we see decreases in closed sales and new listings, which is what we saw in both markets in from July to August with another month of inventory declines.

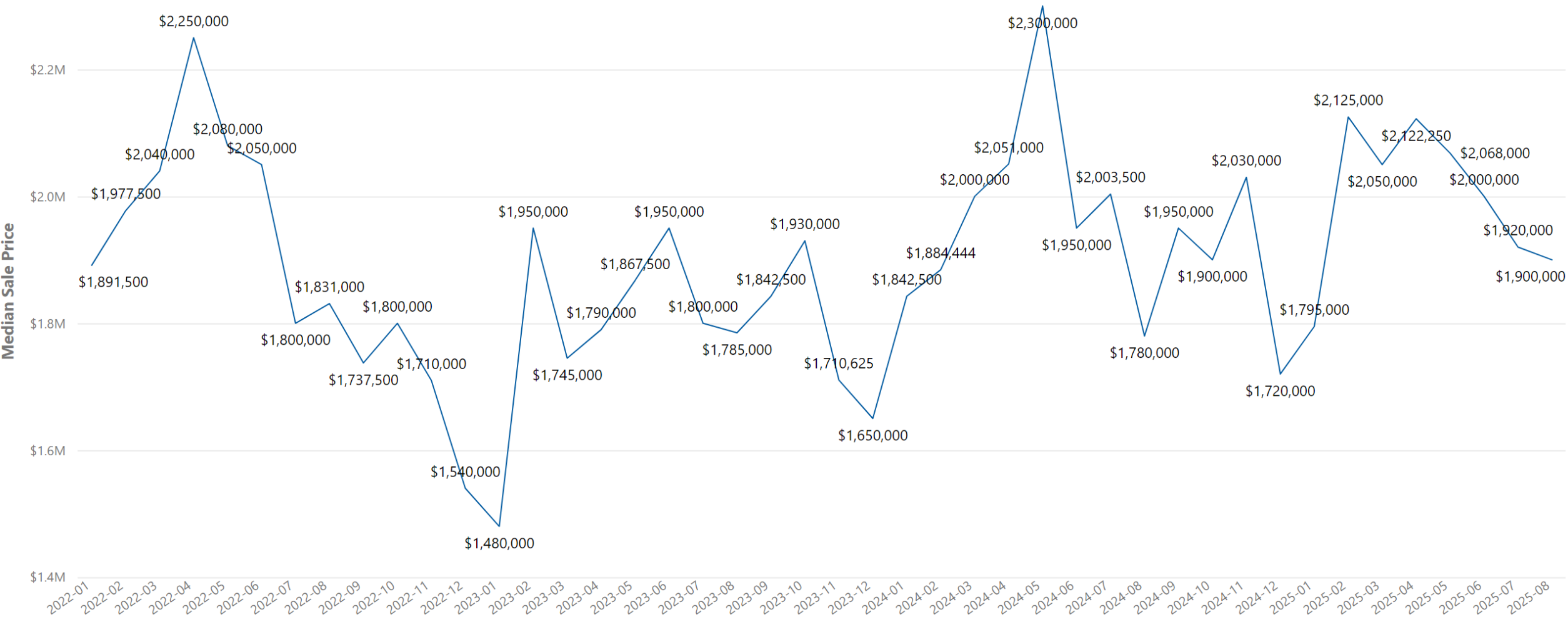
Market Trend 3

The single family market saw a significant increase in DOM as well as a decrease of sale to list price whereas the common interest market saw DOM decrease and sale to list even compared to June.

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



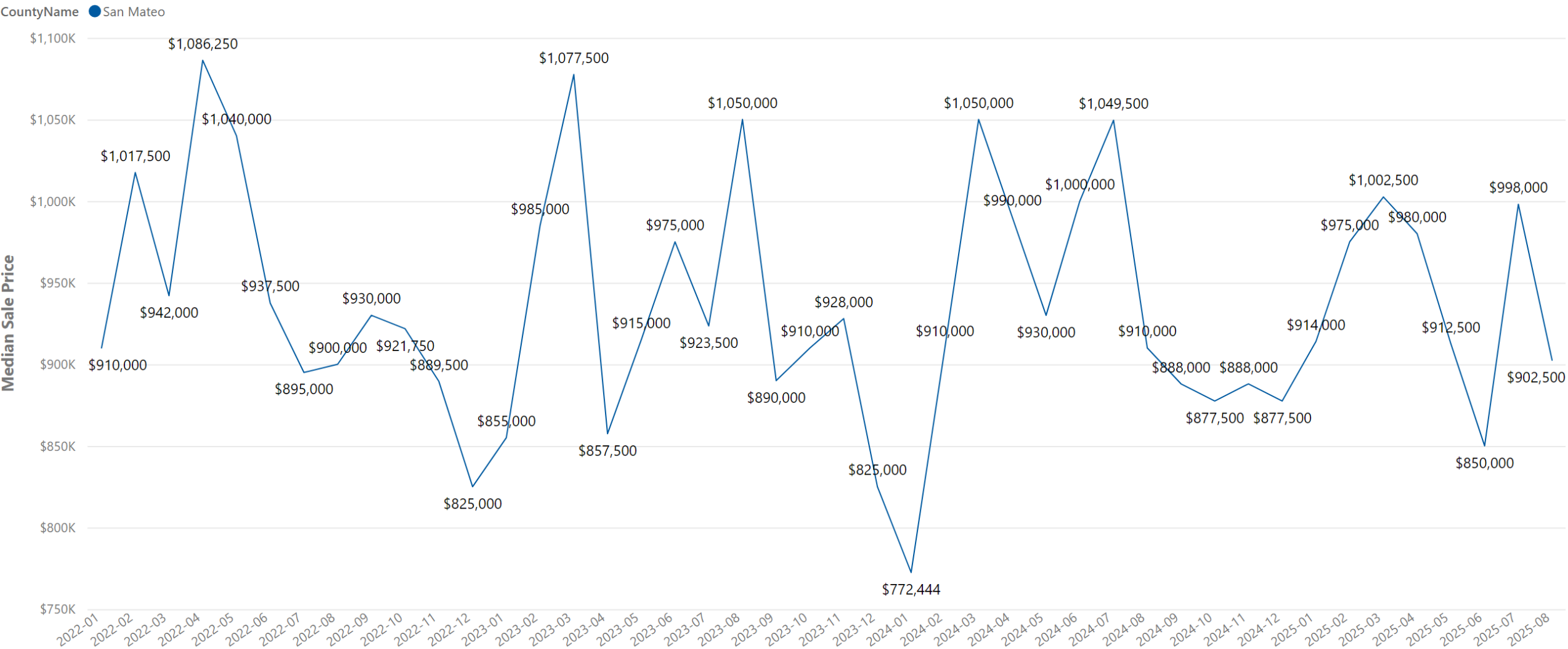
San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$1,798,000	\$1,000,913	80%
Hillsborough	\$7,565,000	\$4,400,000	72%
East Palo Alto	\$1,280,050	\$990,000	29%
El Granada	\$1,539,000	\$1,200,000	28%
San Carlos	\$2,200,000	\$1,820,000	21%
Burlingame	\$3,102,450	\$2,820,000	10%
Foster City	\$2,396,900	\$2,302,500	4%
San Mateo	\$2,120,000	\$2,100,000	1%
Belmont	\$2,250,000	\$2,237,500	1%
Daly City	\$1,137,500	\$1,133,000	0%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pescadero	\$0	\$1,401,000	-100%
Atherton	\$8,562,500	\$16,100,000	-47%
Half Moon Bay	\$1,625,000	\$2,850,000	-43%
Moss Beach	\$1,390,000	\$2,235,000	-38%
Portola Valley	\$3,380,000	\$4,350,000	-22%
Montara	\$1,185,000	\$1,512,500	-22%
La Honda	\$729,000	\$875,000	-17%
So. San Francisco	\$1,205,000	\$1,337,944	-10%
Millbrae	\$2,022,500	\$2,207,500	-8%
Menlo Park	\$3,100,000	\$3,312,500	-6%
Woodside	\$3,662,500	\$3,877,500	-6%
San Bruno	\$1,452,500	\$1,500,000	-3%
Pacifica	\$1,250,000	\$1,275,000	-2%
Redwood City	\$2,075,000	\$2,101,500	-1%

San Mateo County - Median Sale Price



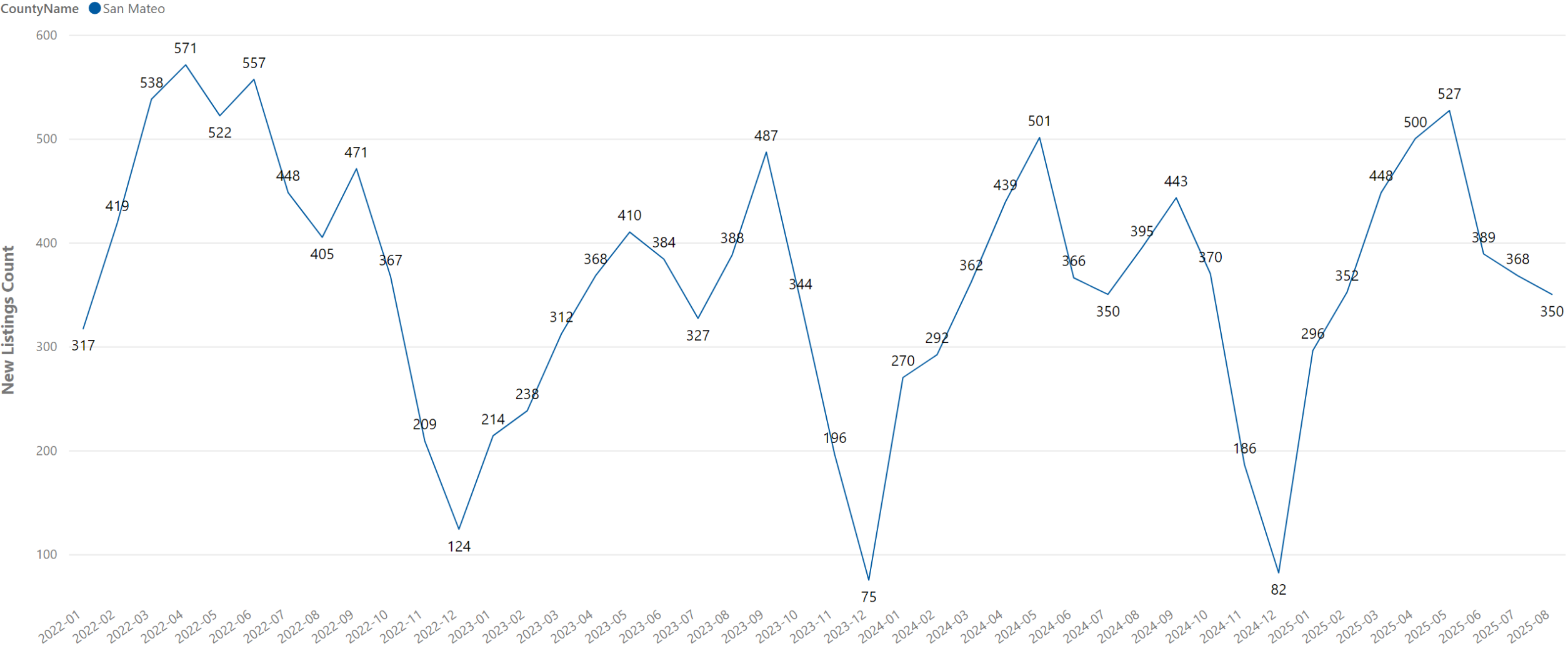
San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Half Moon Bay	\$781,000	\$0	N/A
Belmont	\$1,399,000	\$655,000	114%
San Carlos	\$1,395,000	\$1,110,000	26%
San Bruno	\$566,500	\$457,500	24%
Burlingame	\$1,012,500	\$961,000	5%
Pacifica	\$905,000	\$860,000	5%
Redwood City	\$1,408,000	\$1,390,000	1%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$833,944	-100%
Redwood Shores	\$850,000	\$1,732,888	-51%
Menlo Park	\$1,025,000	\$2,000,000	-49%
Millbrae	\$670,000	\$1,042,500	-36%
Foster City	\$980,000	\$1,269,000	-23%
East Palo Alto	\$525,000	\$635,000	-17%
Daly City	\$585,000	\$700,000	-16%
So. San Francisco	\$813,880	\$950,000	-14%
San Mateo	\$831,000	\$885,000	-6%

San Mateo County - New Listings



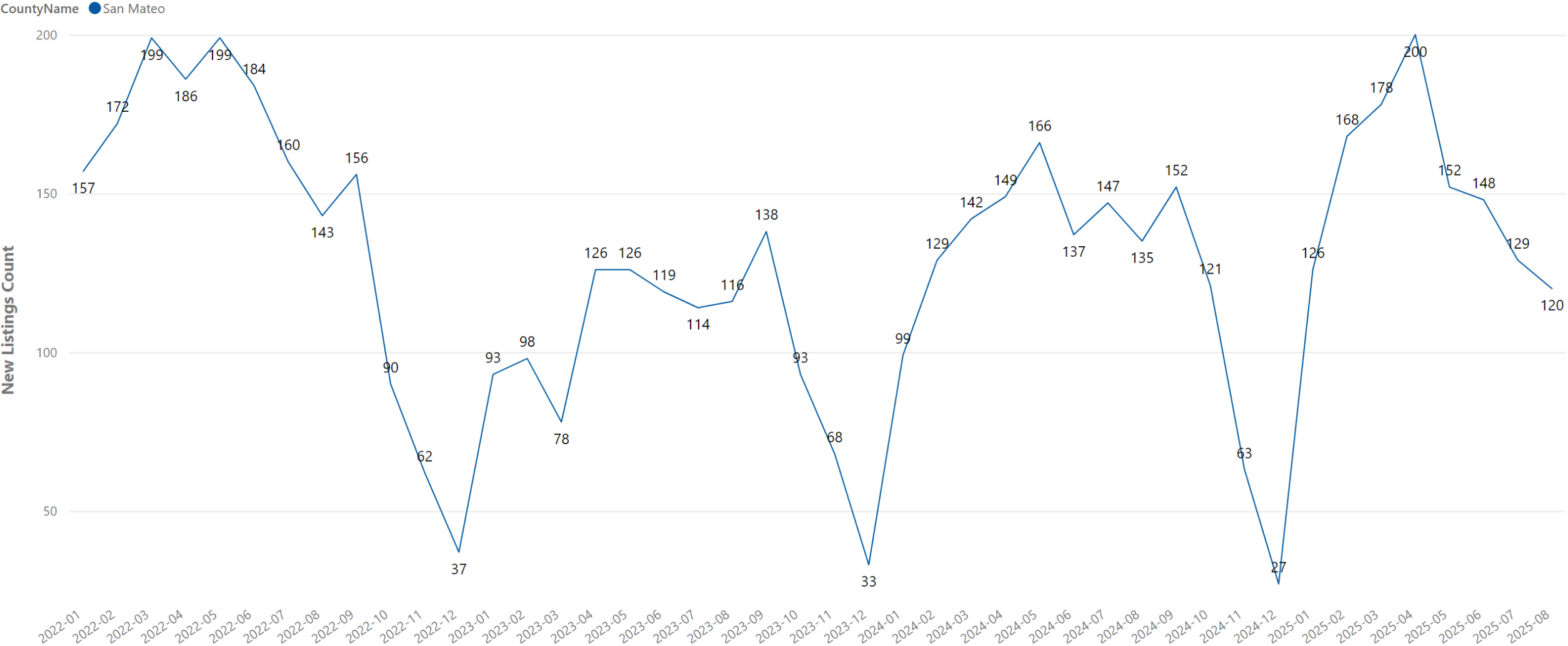
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Foster City	10	4	150%
Hillsborough	13	7	86%
Atherton	8	5	60%
Moss Beach	5	4	25%
Portola Valley	10	8	25%
Half Moon Bay	13	11	18%
San Carlos	23	20	15%
Menlo Park	23	22	5%
Redwood City	49	47	4%
Pescadero	2	2	0%
East Palo Alto	7	7	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Montara	1	3	-67%
Burlingame	9	19	-53%
Belmont	10	21	-52%
Millbrae	12	20	-40%
San Bruno	16	25	-36%
Brisbane	2	3	-33%
El Granada	5	7	-29%
Pacifica	22	28	-21%
Daly City	31	38	-18%
So. San Francisco	20	24	-17%
Woodside	8	9	-11%
San Mateo	51	55	-7%

San Mateo County - New Listings



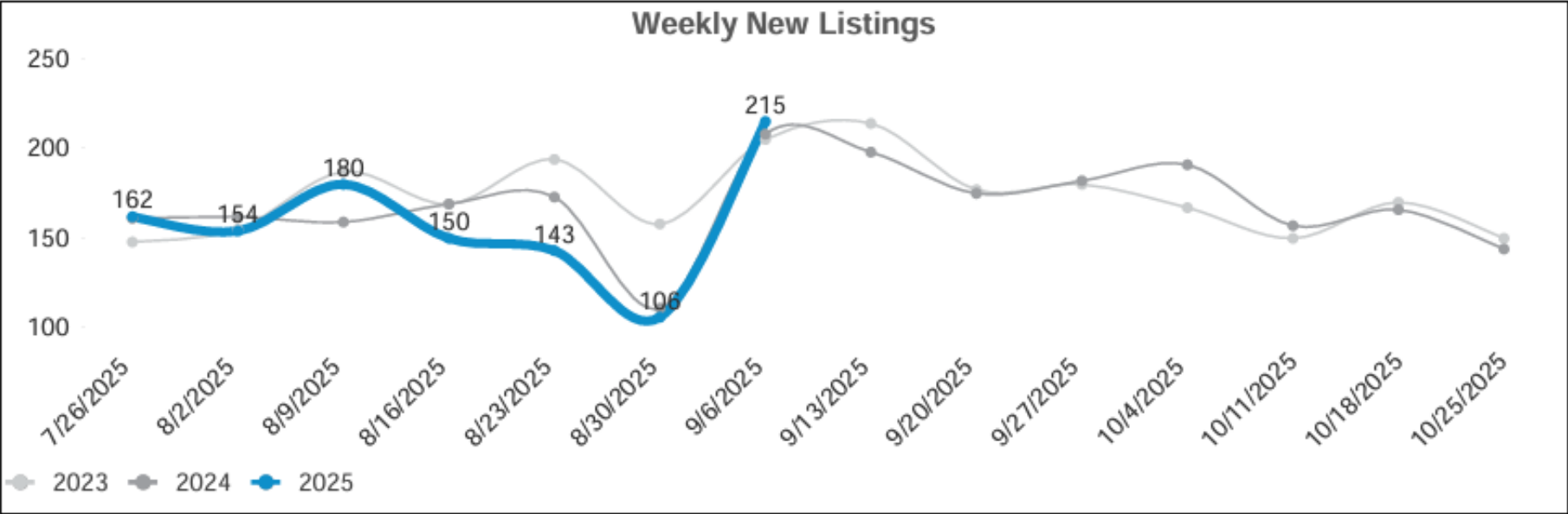
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Brisbane	3	0	N/A
Burlingame	5	2	150%
Millbrae	6	3	100%
So. San Francisco	8	5	60%
San Mateo	32	29	10%
Pacifica	3	3	0%
San Bruno	9	9	0%
San Carlos	10	10	0%

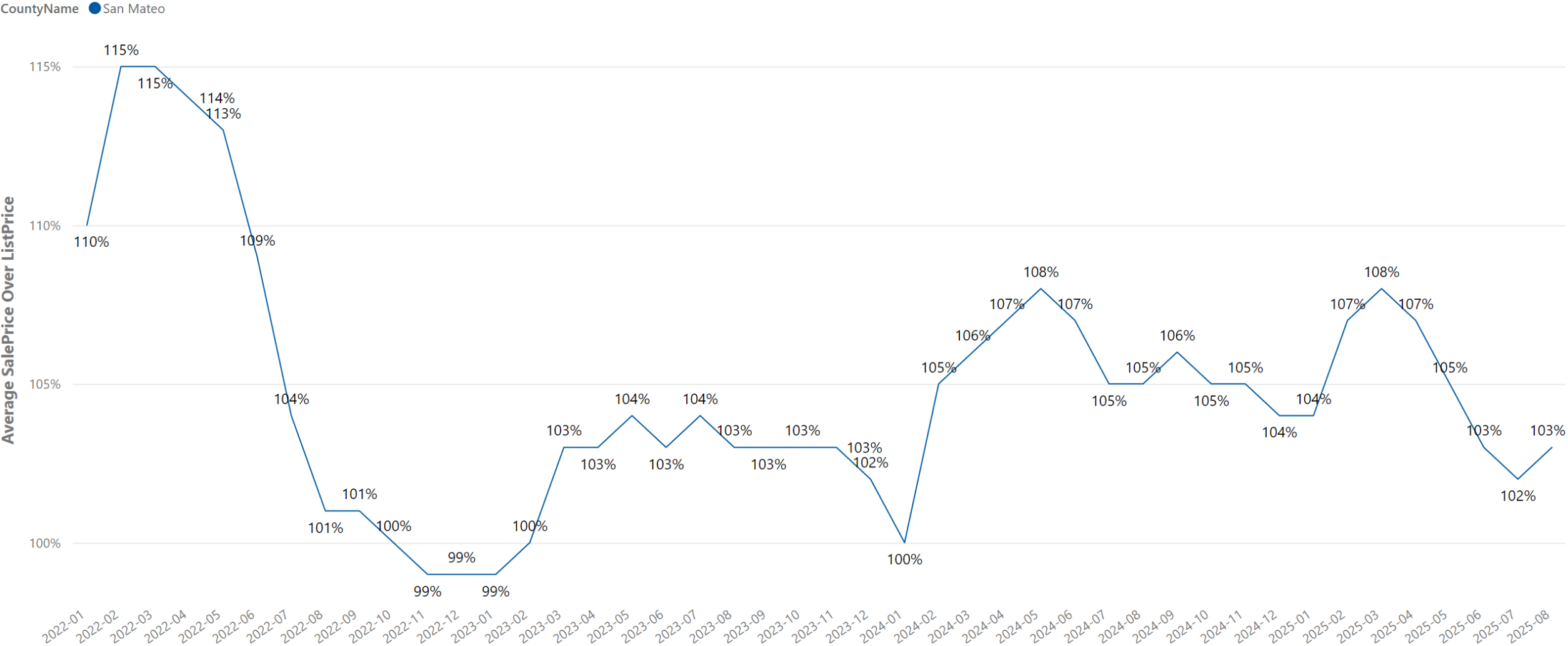
San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Redwood Shores	1	3	-67%
Half Moon Bay	2	5	-60%
Redwood City	9	18	-50%
Belmont	5	8	-38%
Foster City	12	19	-37%
Menlo Park	5	7	-29%
Daly City	10	14	-29%

San Mateo County – New Listings Week Ending 9/6/2025



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
Portola Valley	106%	97%	9%
Montara	103%	101%	2%
Half Moon Bay	97%	96%	1%
El Granada	100%	100%	0%

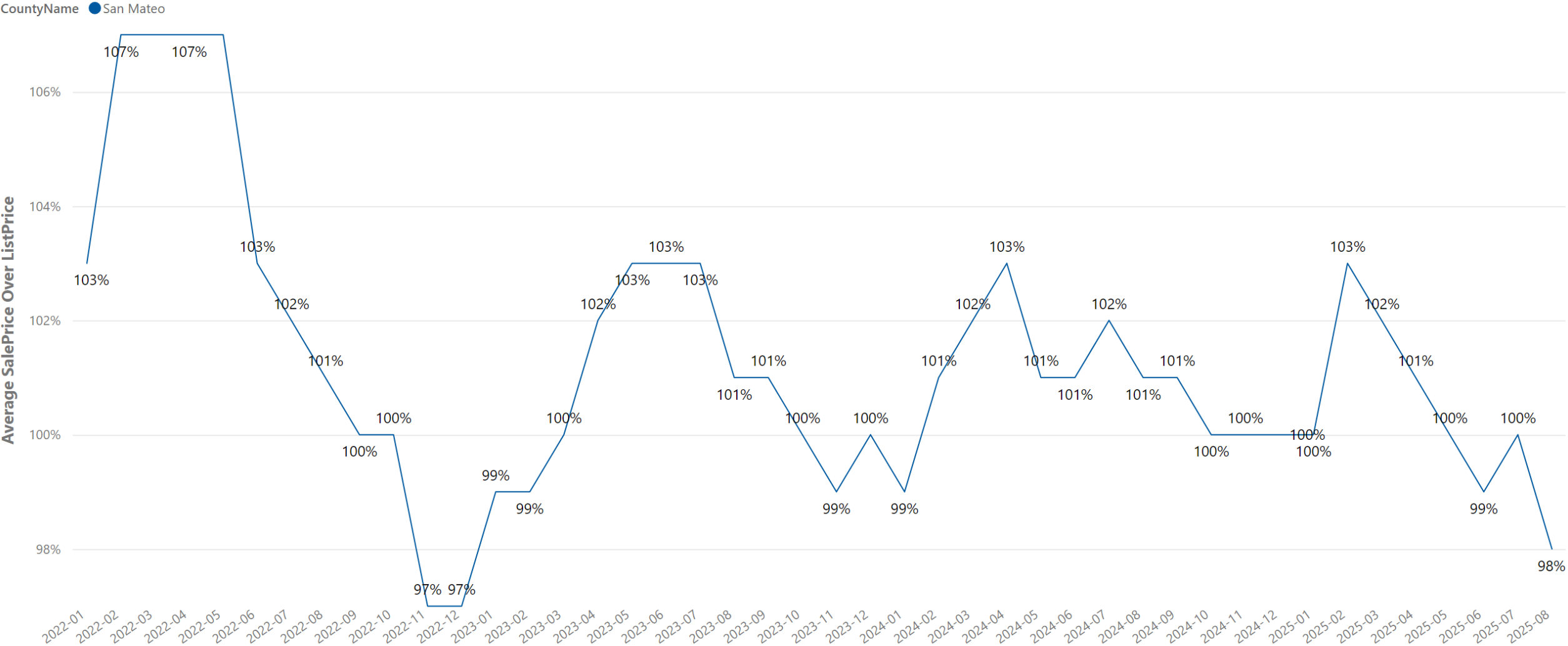
San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
La Honda	95%	110%	-14%
Brisbane	104%	115%	-10%
San Carlos	100%	108%	-7%
Hillsborough	97%	104%	-7%
East Palo Alto	98%	105%	-7%
Pacifica	101%	106%	-5%
Foster City	103%	107%	-4%
Millbrae	106%	110%	-4%
Woodside	97%	100%	-3%
Moss Beach	99%	102%	-3%
San Bruno	103%	105%	-2%
Belmont	105%	107%	-2%
San Mateo	106%	108%	-2%
So. San Francisco	106%	108%	-2%
Atherton	99%	100%	-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
Burlingame	101%	102%	-1%
Redwood City	103%	104%	-1%
Menlo Park	105%	106%	-1%
Daly City	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
Half Moon Bay	98%	0%	N/A
East Palo Alto	100%	99%	1%
Redwood Shores	100%	99%	1%
Redwood City	101%	100%	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
Millbrae	98%	109%	-10%
Foster City	98%	103%	-5%
San Carlos	98%	103%	-5%
Pacifica	97%	101%	-4%
Menlo Park	98%	101%	-3%
So. San Francisco	98%	101%	-3%
San Bruno	97%	99%	-2%
San Mateo	98%	100%	-2%
Burlingame	95%	96%	-1%
Daly City	98%	99%	-1%
Belmont	100%	101%	-1%

Thank You

