

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 wide body of water. In the background, there are rolling hills and mountains under a clear blue sky.

# San Mateo County

Market Minute Videos | February 2025

# San Mateo County – Single Family Market 2025 v. 2024

↓ 14

Median Days on Market  
Compared to 18



\$1.80M

Median Price  
Compared to \$1.84M

↑ 155

Closed Sales  
Compared to 142

↑ 312

New Listings  
Compared to 293

↑ 104%

Sale to List Price Ratio  
Compared to 100%

# San Mateo County – Common Interest Market 2025 v. 2024

↓ 40

Median Days on Market  
Compared to 44



\$920M

Median Price  
Compared to \$772K

↓ 48

Closed Sales  
Compared to 60

↑ 131

New Listings  
Compared to 106

↑ 100%

Sale to List Price Ratio  
Compared to 99%



# San Mateo County

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

# San Mateo Real Estate Market Trends – January 2025

## Market Trend 1

Prices increased compared to December 2024 in both the single family and common interest markets.

## Market Trend 2

We are starting to see more new listings come on the market each week and at a pace greater than last year.

## Market Trend 3

The common interest and single family markets are a bit more competitive than toward the end of 2024.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

# San Mateo Real Estate Market Trends – January 2025

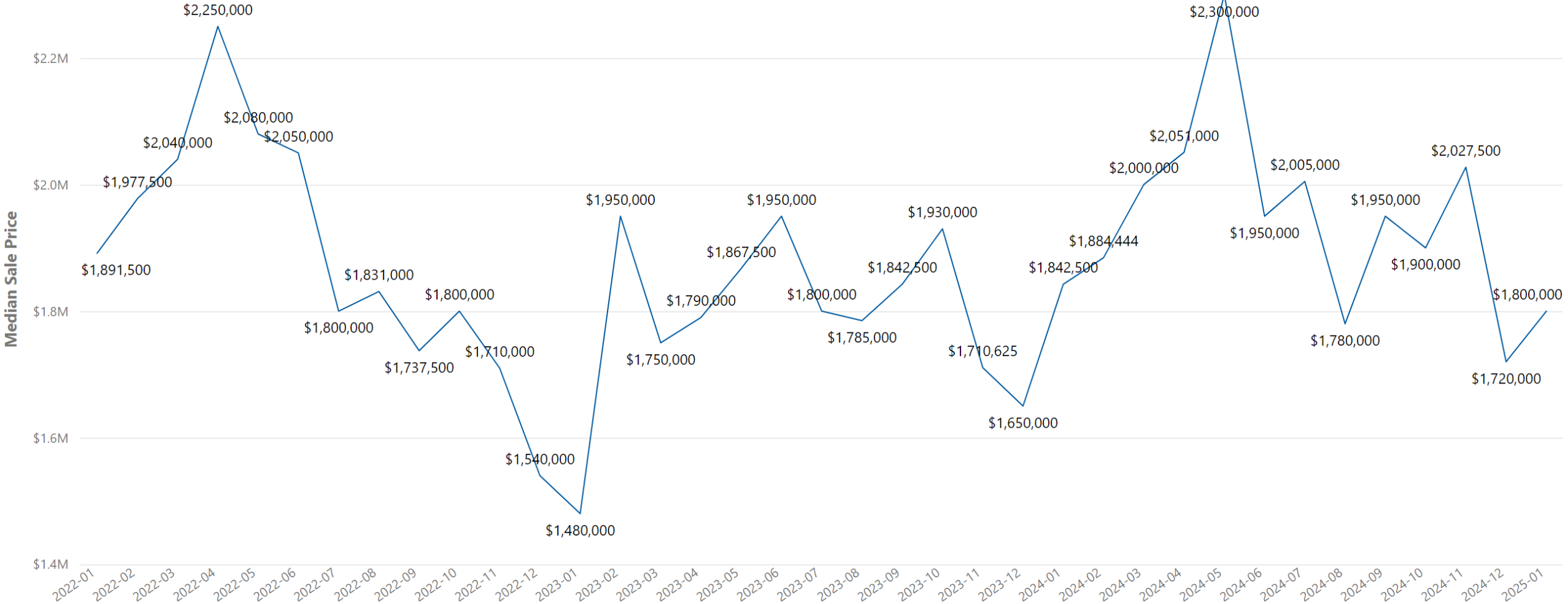
## Market Trend 1

Prices increased compared to December 2024 in both the single family and common interest markets.

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# 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	\$1,350,000	\$0	N/A
Colma	\$1,550,000	\$0	N/A
La Honda	\$1,190,000	\$0	N/A
Montara	\$1,502,000	\$0	N/A
Redwood Shores	\$2,080,000	\$0	N/A
Moss Beach	\$2,300,000	\$1,450,000	59%
Burlingame	\$4,200,000	\$2,656,250	58%
Portola Valley	\$4,125,000	\$2,882,500	43%
Hillsborough	\$6,005,000	\$4,250,000	41%
Belmont	\$2,625,000	\$1,945,000	35%
Redwood City	\$2,050,000	\$1,644,500	25%
East Palo Alto	\$1,040,000	\$855,000	22%
Foster City	\$2,552,500	\$2,150,000	19%
Woodside	\$3,322,500	\$2,950,000	13%
Millbrae	\$1,901,000	\$1,690,000	12%
San Carlos	\$2,569,125	\$2,352,000	9%



# San Mateo County - Increased Median Price

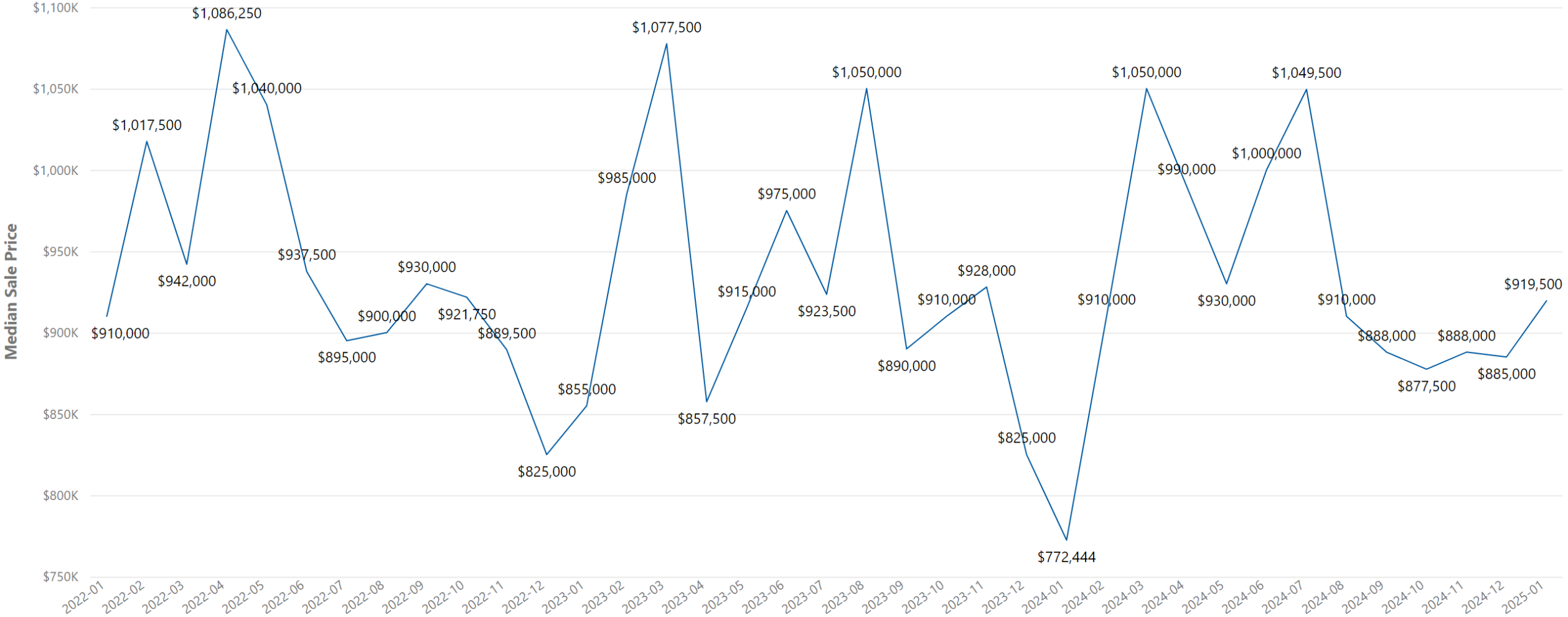
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pacifica	\$1,350,000	\$1,315,000	3%
Half Moon Bay	\$1,360,000	\$1,342,500	1%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Atherton	\$5,530,000	\$15,500,000	-64%
El Granada	\$1,310,000	\$1,550,000	-15%
Menlo Park	\$3,250,000	\$3,600,000	-10%
San Bruno	\$1,280,000	\$1,400,000	-9%
So. San Francisco	\$1,188,000	\$1,245,000	-5%
San Mateo	\$1,769,441	\$1,825,000	-3%
Daly City	\$1,180,000	\$1,190,000	-1%

# San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 2/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

# San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Belmont	\$1,277,000	\$623,500	105%
San Mateo	\$1,072,500	\$750,000	43%
Millbrae	\$960,000	\$865,000	11%
Daly City	\$710,000	\$660,000	8%
Foster City	\$1,340,000	\$1,285,000	4%
Menlo Park	\$1,500,000	\$1,500,000	0%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Palo Alto	\$0	\$775,000	-100%
San Carlos	\$862,500	\$1,760,000	-51%
Burlingame	\$775,000	\$1,050,000	-26%
So. San Francisco	\$610,000	\$752,950	-19%
Pacifica	\$899,500	\$1,085,000	-17%
San Bruno	\$375,000	\$445,000	-16%
Redwood City	\$780,000	\$859,000	-9%

# San Mateo Real Estate Market Trends – January 2025

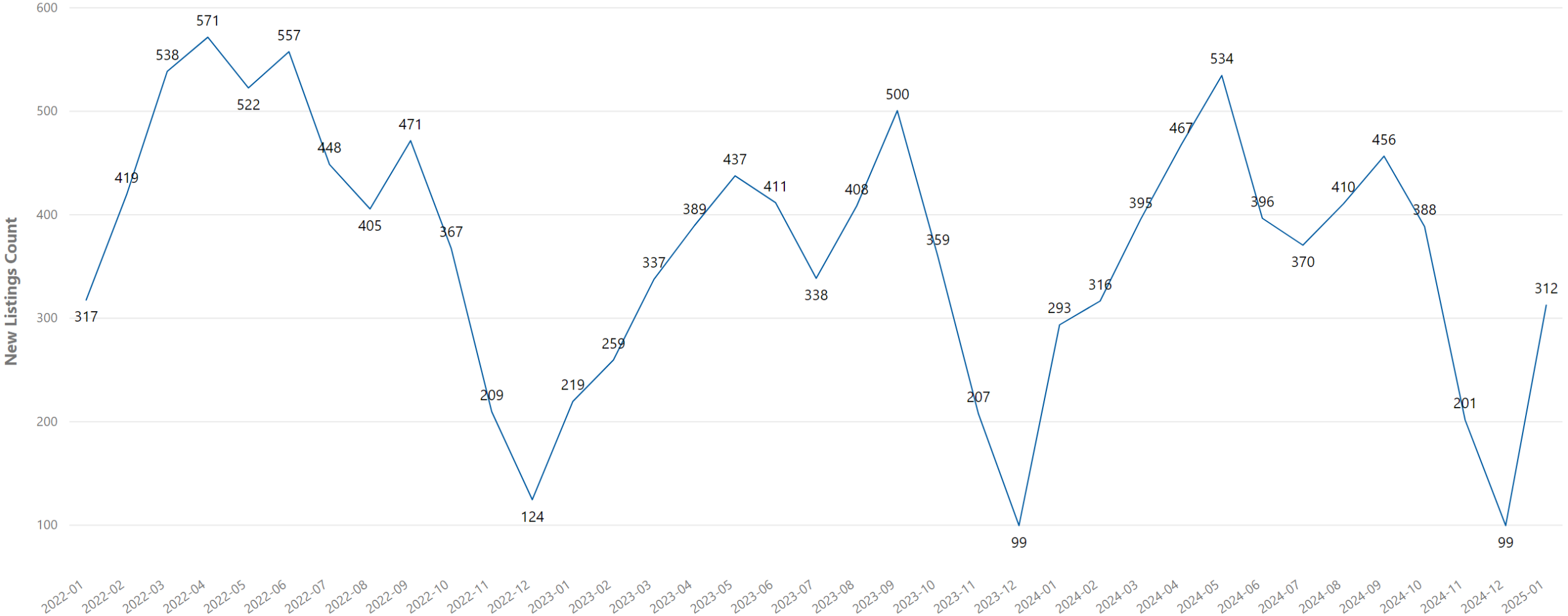
## Market Trend 2

We are starting to see more new listings come on the market each week and at a pace greater than last year.

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# 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
Pescadero	1	0	N/A
Foster City	10	4	150%
Redwood Shores	2	1	100%
Portola Valley	9	5	80%
San Bruno	18	10	80%
Half Moon Bay	8	5	60%
So. San Francisco	19	12	58%
Burlingame	11	7	57%
Belmont	17	11	55%
Brisbane	3	2	50%
Woodside	10	7	43%
San Carlos	22	16	38%
Daly City	34	28	21%
Redwood City	42	40	5%
La Honda	1	1	0%



# San Mateo County - Increased New Listings

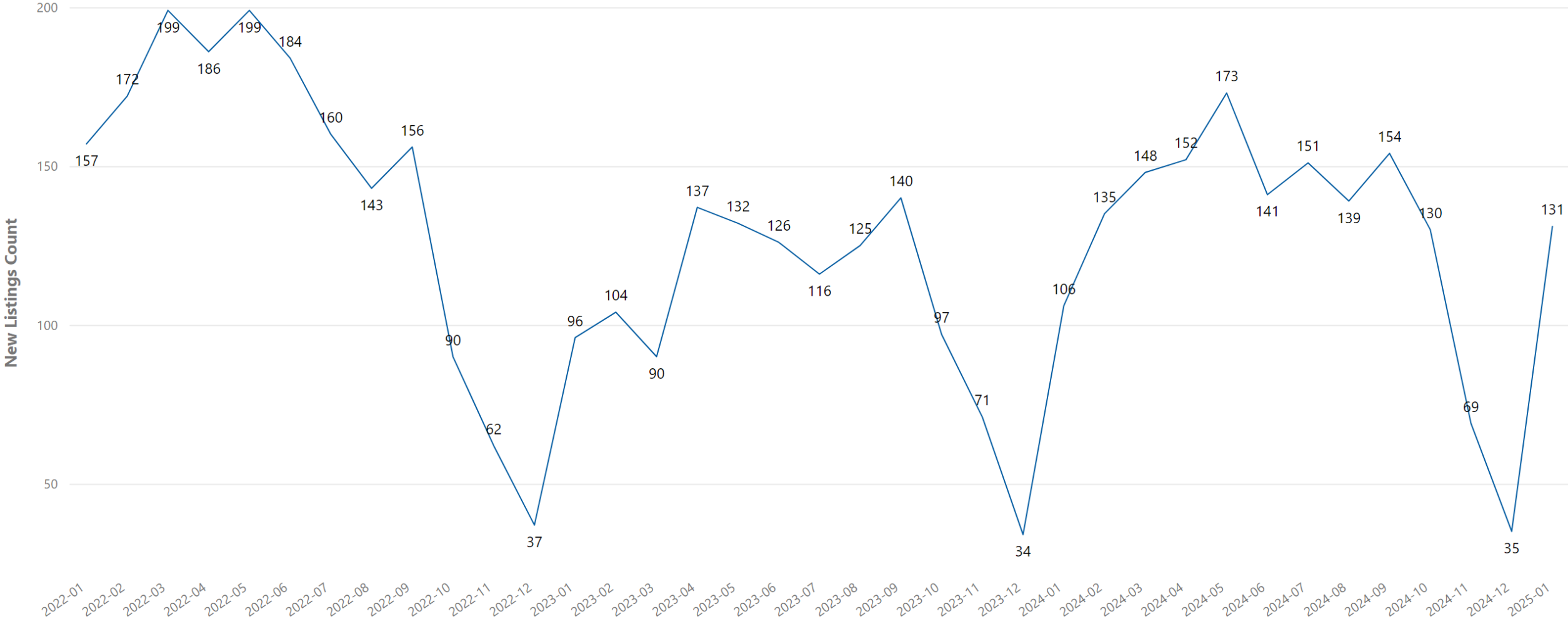
City	New Listings This Year	New Listings Last Year	% New Listings Change
Montara	1	1	0%

# San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Menlo Park	15	34	-56%
Millbrae	6	12	-50%
Moss Beach	2	3	-33%
Atherton	7	10	-30%
El Granada	3	4	-25%
Hillsborough	7	9	-22%
Pacifica	15	19	-21%
East Palo Alto	8	9	-11%
San Mateo	40	43	-7%

# San Mateo County - New Listings

CountyName ● San Mateo



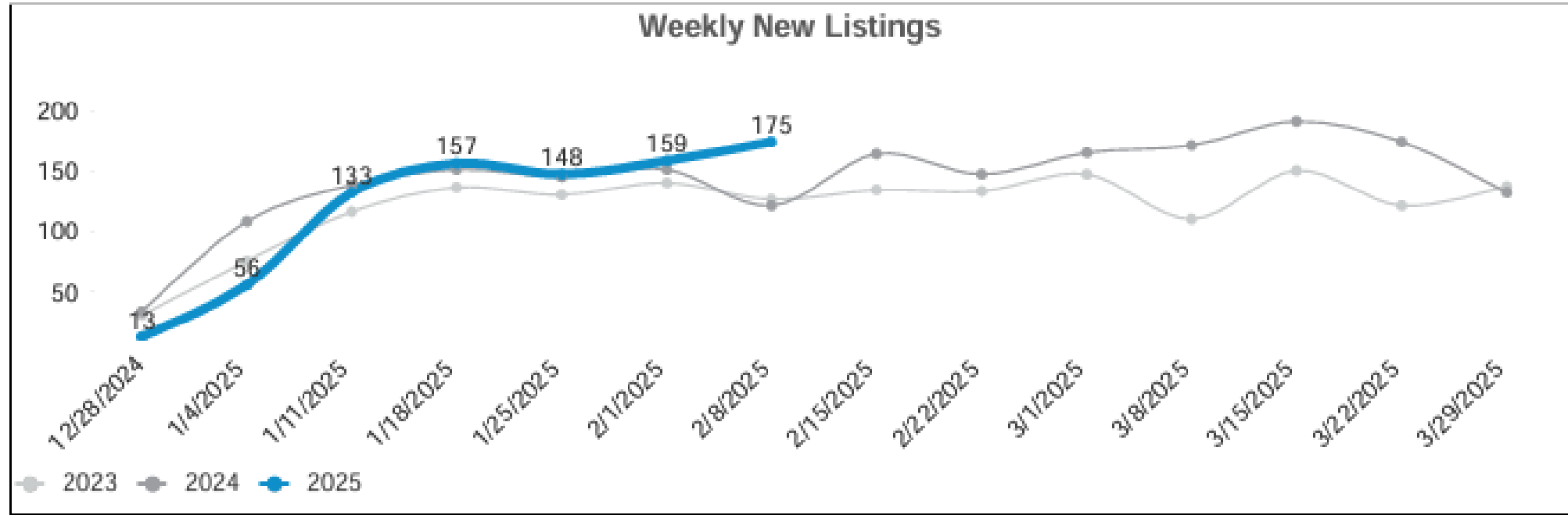
# San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
So. San Francisco	16	3	433%
Millbrae	4	1	300%
Brisbane	3	1	200%
San Mateo	35	19	84%
Foster City	18	10	80%
Burlingame	3	2	50%
San Bruno	10	8	25%
Half Moon Bay	2	2	0%
Pacifica	4	4	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	4	-75%
Belmont	2	4	-50%
Daly City	8	16	-50%
San Carlos	6	11	-45%
Menlo Park	7	8	-13%

# San Mateo County – New Listings Week Ending 2/8/2025



# San Mateo Real Estate Market Trends – January 2025

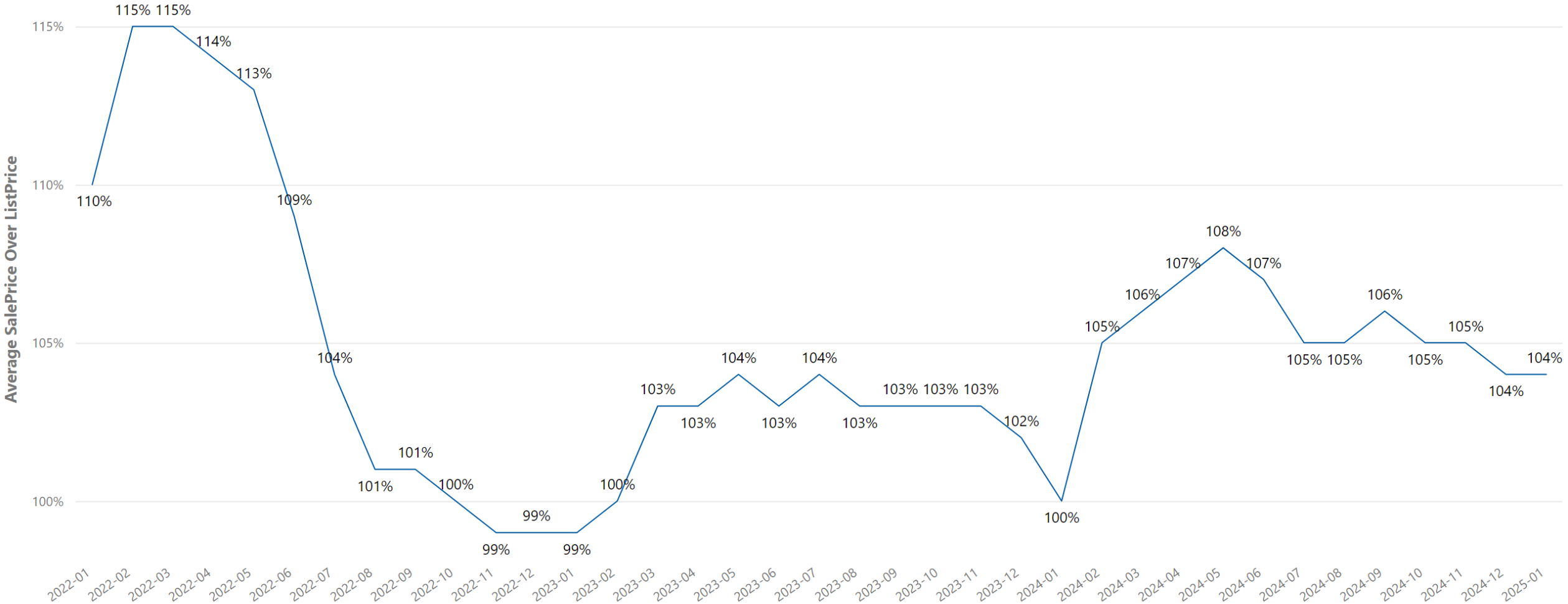
## Market Trend 3

The common interest and single family markets are a bit more competitive than toward the end of 2024.

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# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 2/7/2025

Aculist@2025

Residential Single Family: 2022-2025



# 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	106%	0%	N/A
Colma	103%	0%	N/A
La Honda	99%	0%	N/A
Montara	97%	0%	N/A
Redwood Shores	105%	0%	N/A
East Palo Alto	107%	96%	11%
Daly City	109%	100%	9%
San Carlos	104%	98%	6%
So. San Francisco	108%	102%	6%
Pacifica	104%	99%	5%
Redwood City	106%	101%	5%
Millbrae	107%	102%	5%
San Mateo	111%	106%	5%
Half Moon Bay	97%	93%	4%
Foster City	108%	105%	3%

# San Mateo County - Increased Sale To List Price

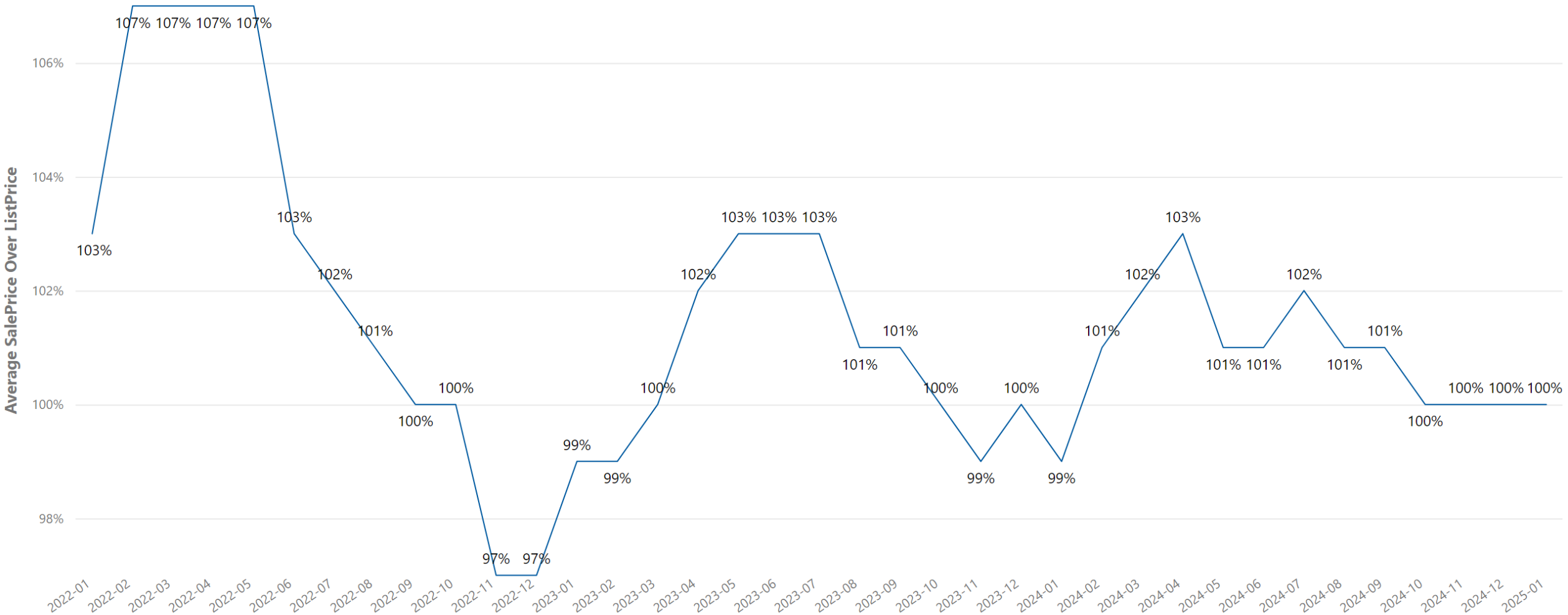
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Woodside	96%	94%	2%
El Granada	97%	95%	2%
Atherton	94%	94%	0%
Belmont	101%	101%	0%
Burlingame	101%	101%	0%

# 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	81%	100%	-19%
Portola Valley	101%	113%	-11%
Hillsborough	96%	99%	-3%
Menlo Park	98%	100%	-2%
San Bruno	101%	103%	-2%

# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 2/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

# San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Pacifica	103%	96%	7%
Belmont	100%	95%	5%
Menlo Park	101%	96%	5%
San Bruno	99%	96%	3%
Millbrae	100%	97%	3%
Daly City	102%	99%	3%
Burlingame	97%	96%	1%
Redwood City	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
So. San Francisco	94%	98%	-4%
San Carlos	97%	100%	-3%
Foster City	104%	107%	-3%
San Mateo	99%	100%	-1%

# Thank You

