



# San Mateo County

Real Estate Market Minute | January 2026

# San Mateo County – Residential – Single Family 2025 vs 2024

↑ 16

Median Days on Market  
Compared to 15



**\$1.9M**

Median Price  
Compared to \$1.7M

↑ 285

Closed Sales  
Compared to 237

↑ 108

New Listings  
Compared to 82

**=104%**

Sale to List Price Ratio  
Compared to 104%



## San Mateo County – Residential – Common Interest 2025 vs 2024

↓ 40

Median Days on Market  
Compared to 42



**\$832.5K**

Median Price  
Compared to \$877.5K

↓ 88

Closed Sales  
Compared to 102

↑ 40

New Listings  
Compared to 27

↓ 99%

Sale to List Price Ratio  
Compared to 100%

# December 2025 Market Trends

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

# Market Trends – December 2025 in San Mateo County

## Pricing Trends

The median price for the single family market was 9.7% higher than last December, where the median price for the common interest market was lower than last year, but up over November.

## Transactional Trends

There were more new listings and closed sales in the single family market compared to this time last year, which is a bit unusual. The common interest market saw an increase in new listings, but not closed sales.

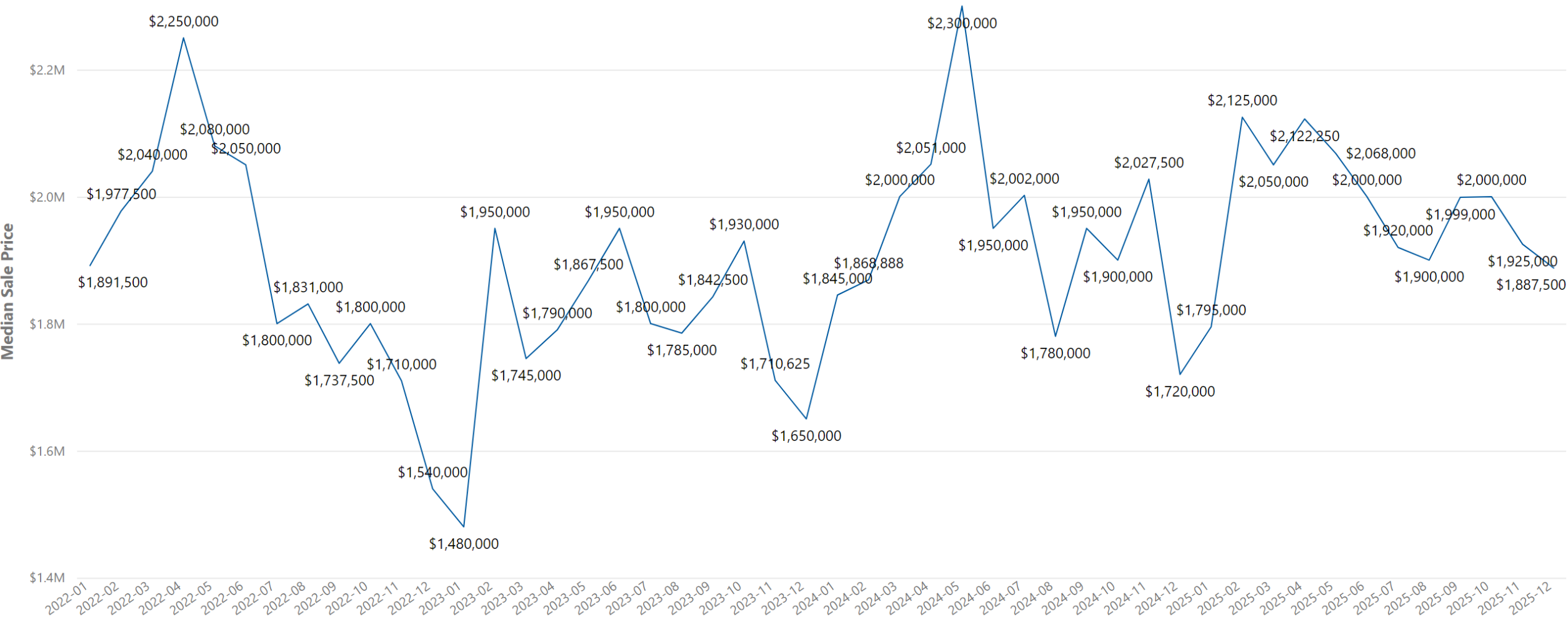
## Competitive Analysis

The number of days single family homes stayed on the market was the highest it has been in nearly two years, and the sale to list price decreased, whereas the common interest market is comparable to this time last year.

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

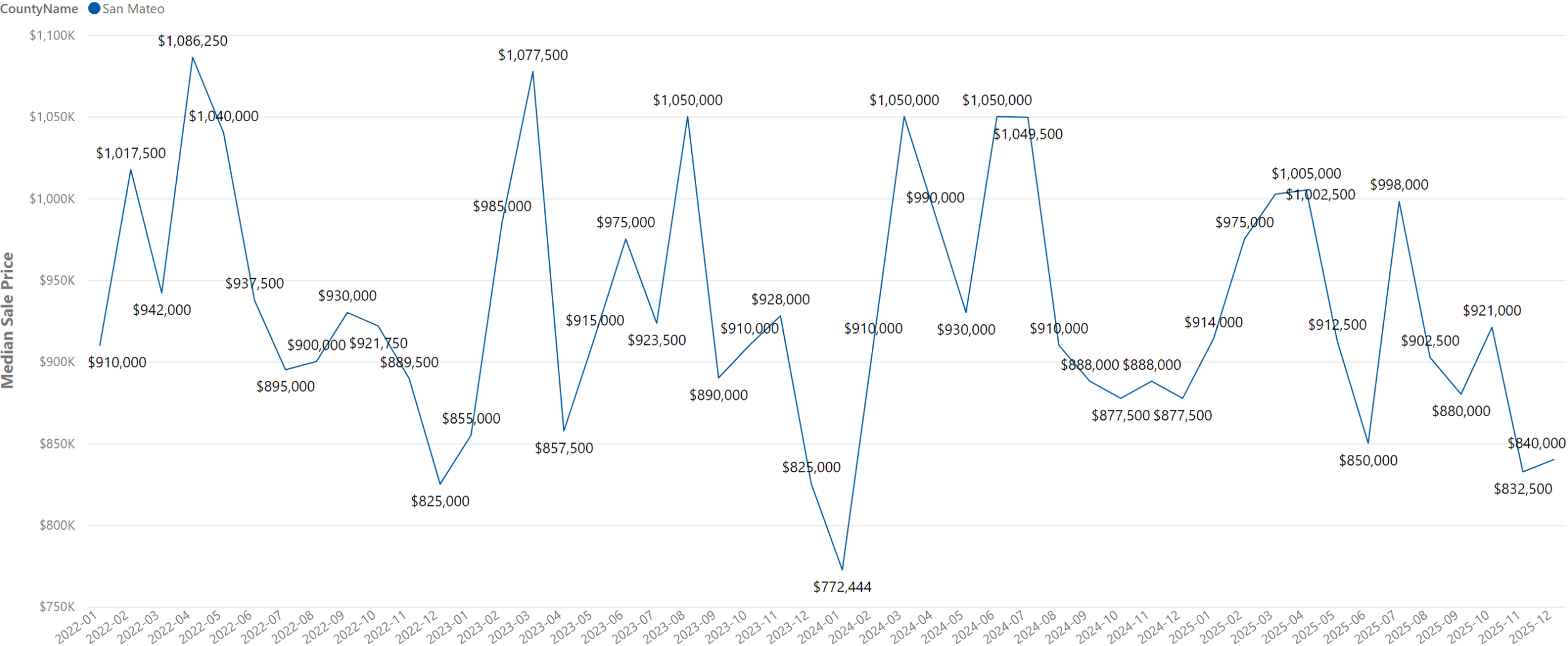
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Colma	\$1,252,000	\$0	N/A
Montara	\$1,217,000	\$0	N/A
Pescadero	\$1,010,000	\$0	N/A
Atherton	\$13,980,000	\$5,680,000	146%
Woodside	\$4,155,750	\$2,800,000	48%
Millbrae	\$2,350,000	\$1,765,888	33%
San Carlos	\$3,200,000	\$2,550,000	25%
Hillsborough	\$5,860,000	\$4,695,000	25%
San Bruno	\$1,480,000	\$1,272,500	16%
Redwood City	\$2,410,000	\$2,097,500	15%
Menlo Park	\$3,150,000	\$2,800,000	13%
El Granada	\$1,650,000	\$1,510,000	9%
San Mateo	\$1,920,000	\$1,788,000	7%
Pacifica	\$1,345,000	\$1,280,000	5%
So. San Francisco	\$1,304,444	\$1,300,000	0%
East Palo Alto	\$960,000	\$960,000	0%

## San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$1,077,500	-100%
La Honda	\$0	\$998,000	-100%
Redwood Shores	\$0	\$2,720,000	-100%
Burlingame	\$2,700,000	\$3,287,500	-18%
Belmont	\$1,900,000	\$2,295,350	-17%
Foster City	\$2,195,000	\$2,600,000	-16%
Half Moon Bay	\$1,550,000	\$1,825,000	-15%
Daly City	\$1,200,000	\$1,285,000	-7%
Portola Valley	\$4,600,000	\$4,900,000	-6%
Moss Beach	\$1,625,000	\$1,650,000	-2%



# San Mateo County - Median Sale Price



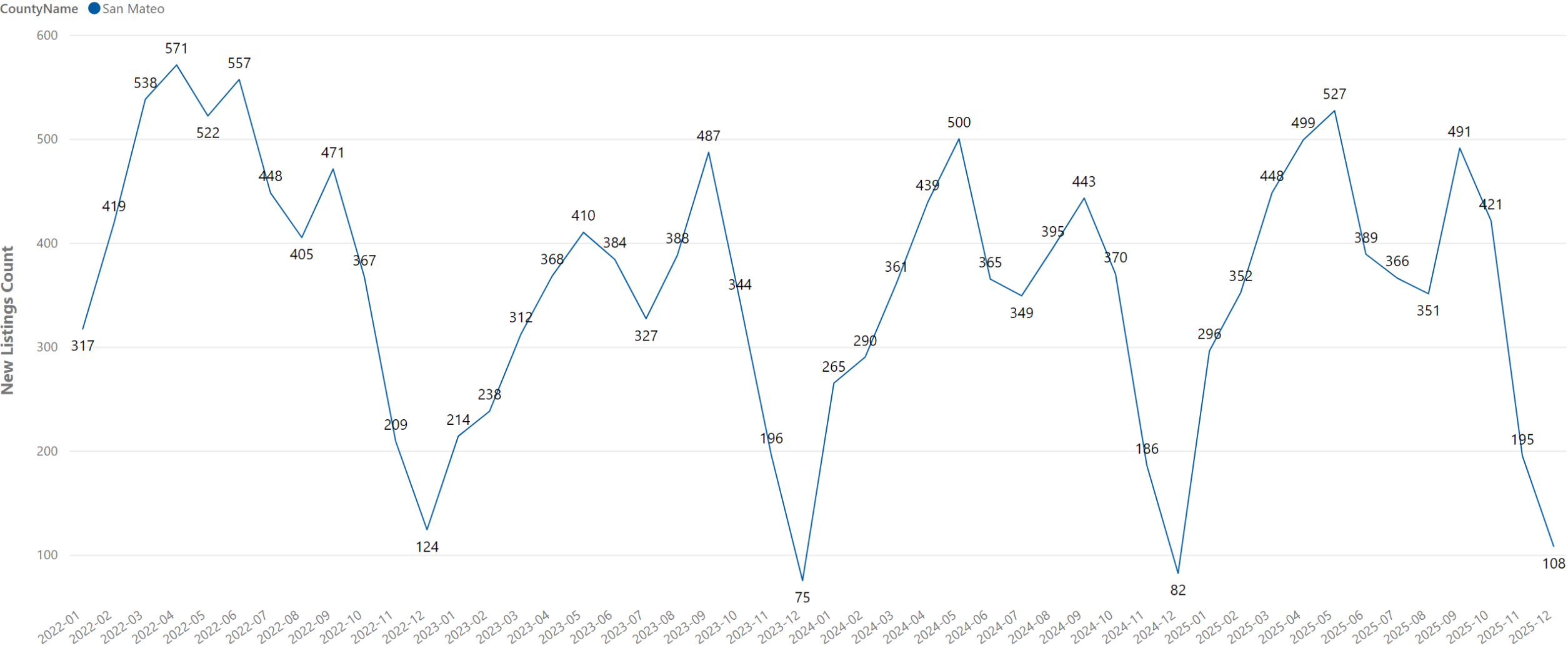
# San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Carlos	\$1,655,000	\$843,950	96%
San Bruno	\$580,000	\$490,000	18%
Menlo Park	\$1,862,500	\$1,725,000	8%
Daly City	\$550,000	\$550,000	0%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$916,500	-100%
Redwood Shores	\$0	\$1,500,000	-100%
Burlingame	\$927,500	\$1,625,000	-43%
So. San Francisco	\$630,000	\$984,000	-36%
Foster City	\$870,000	\$1,323,000	-34%
Millbrae	\$500,000	\$757,000	-34%
Belmont	\$1,065,000	\$1,393,000	-24%
Half Moon Bay	\$645,000	\$835,000	-23%
Pacifica	\$769,902	\$970,000	-21%
Redwood City	\$825,000	\$998,000	-17%
San Mateo	\$805,000	\$808,000	0%

# San Mateo County - New Listings



# San Mateo County - Increased New Listings

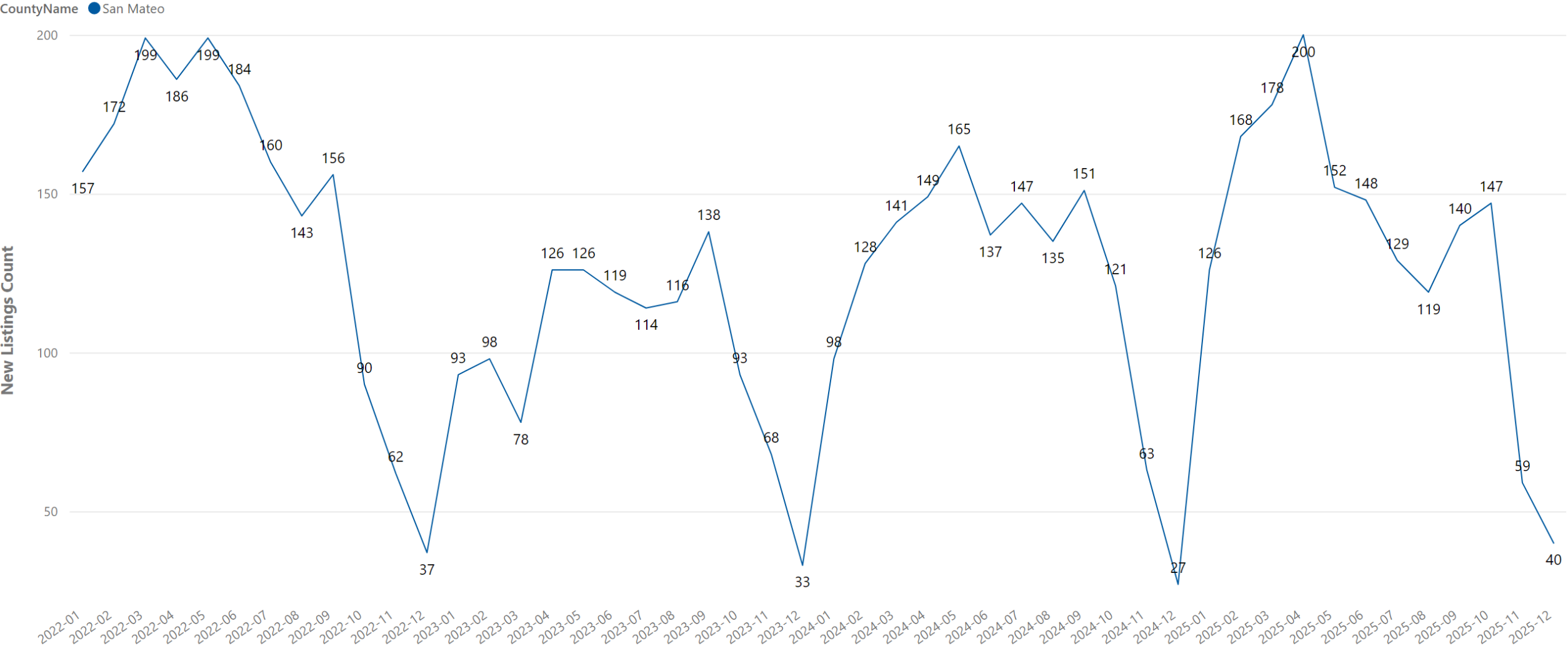
City	New Listings This Year	New Listings Last Year	% New Listings Change
Moss Beach	1	0	N/A
So. San Francisco	8	2	300%
Millbrae	6	2	200%
Half Moon Bay	5	2	150%
Menlo Park	9	4	125%
Atherton	2	1	100%
San Carlos	6	3	100%
El Granada	3	2	50%
Pacifica	9	6	50%
Daly City	10	7	43%
San Mateo	15	12	25%
Redwood City	14	12	17%
Belmont	2	2	0%
Foster City	3	3	0%
San Bruno	4	4	0%



# San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Woodside	1	2	-50%
Hillsborough	2	4	-50%
Burlingame	3	5	-40%
Portola Valley	2	3	-33%
East Palo Alto	3	4	-25%

# San Mateo County - New Listings



# San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Brisbane	1	0	N/A
Half Moon Bay	1	0	N/A
San Carlos	3	0	N/A
Redwood City	13	2	550%
Pacifica	4	1	300%
So. San Francisco	3	1	200%
Belmont	1	1	0%
San Bruno	2	2	0%
Menlo Park	3	3	0%

# San Mateo County - Decreased New Listings

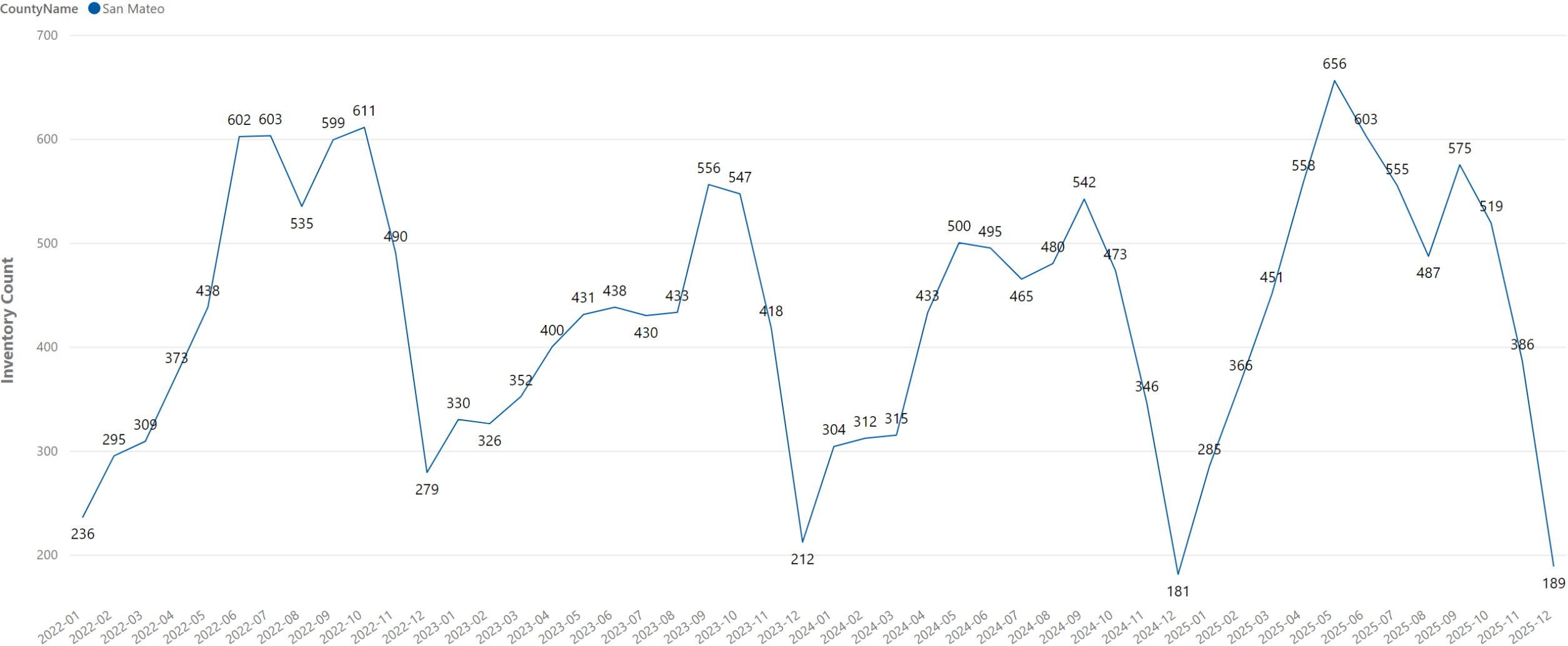
City	New Listings This Year	New Listings Last Year	% New Listings Change
San Mateo	5	9	-44%
Daly City	2	3	-33%
Foster City	2	3	-33%

# San Mateo County – New Listings Week Ending 01/03/2026



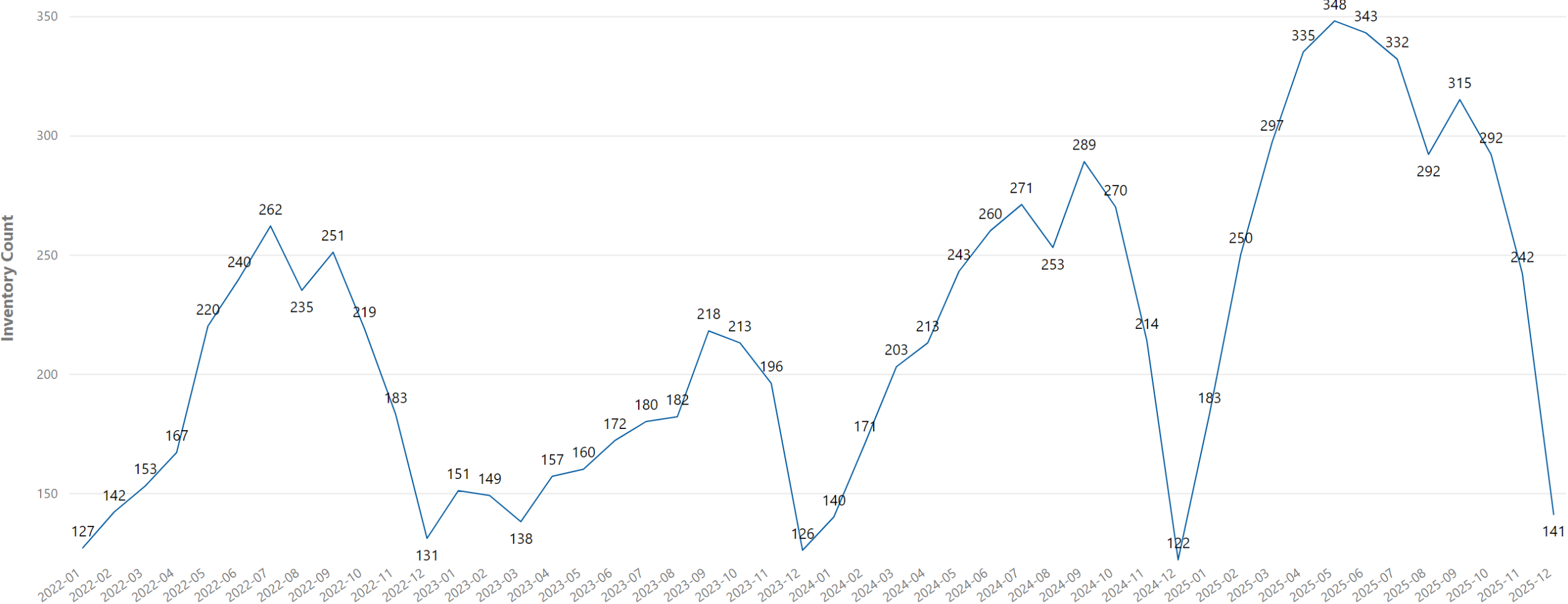


# San Mateo County - Inventory



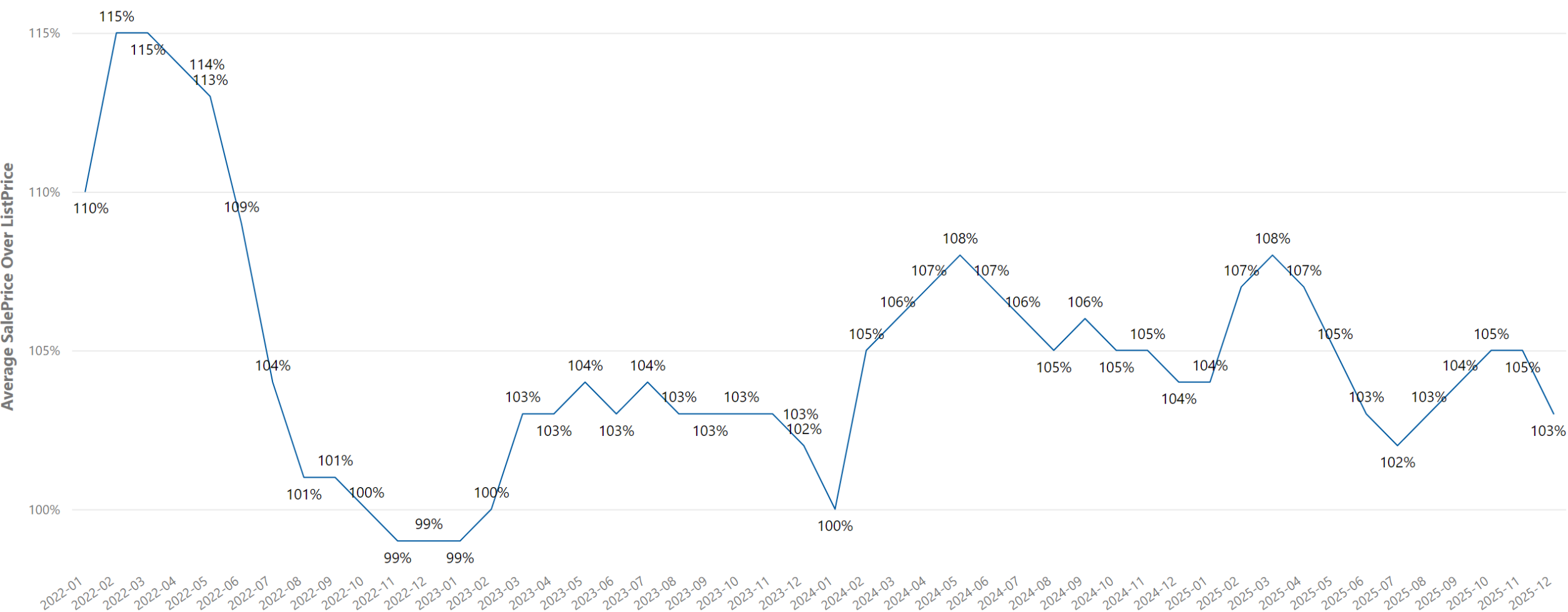
# San Mateo County - Inventory

CountyName ● San Mateo



# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



# San Mateo County - Increased Sale To List Price

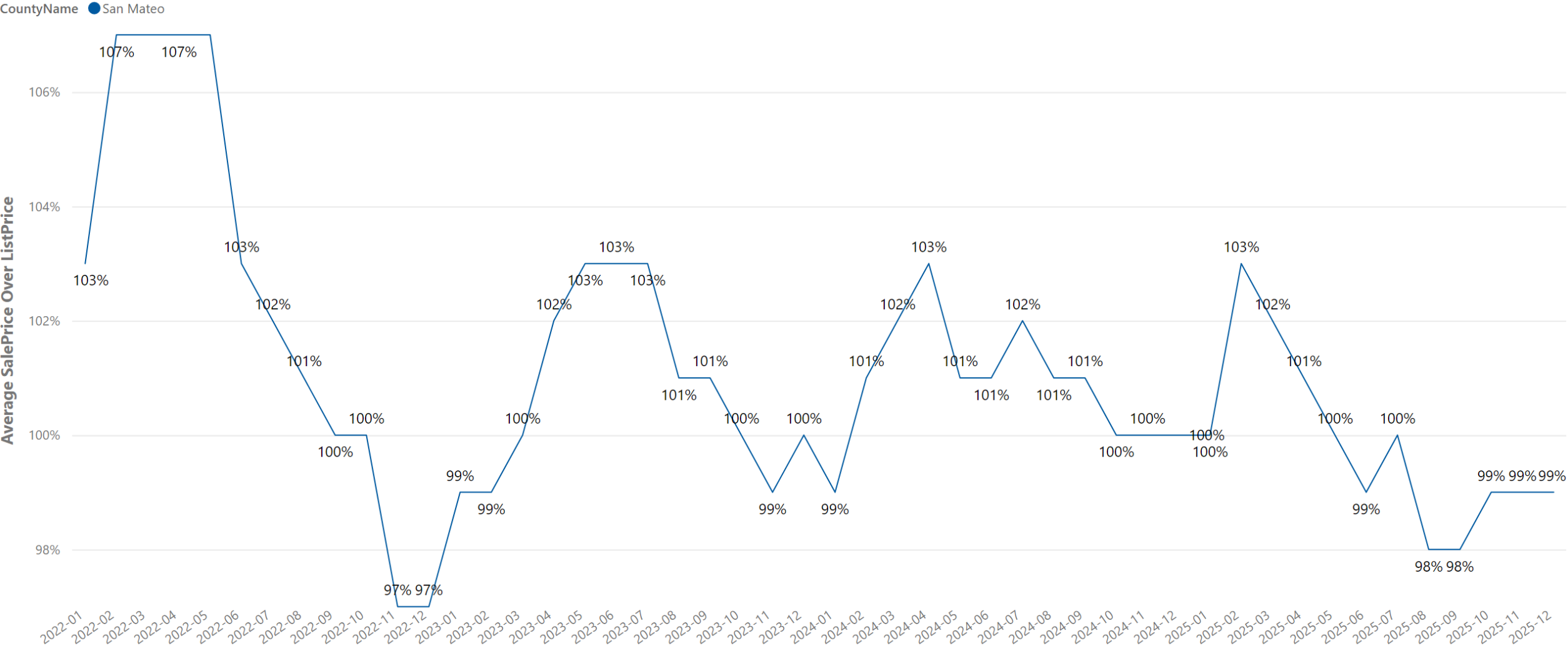
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Colma	109%	0%	N/A
Montara	100%	0%	N/A
Pescadero	101%	0%	N/A
Woodside	96%	91%	5%
Burlingame	109%	104%	5%
San Carlos	106%	102%	4%
Portola Valley	99%	96%	3%
Daly City	108%	105%	3%
So. San Francisco	108%	105%	3%
Foster City	109%	106%	3%
Atherton	97%	95%	2%
San Mateo	105%	104%	1%
El Granada	99%	99%	0%
Hillsborough	96%	96%	0%
Menlo Park	107%	107%	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
Belmont	99%	116%	-15%
Millbrae	105%	117%	-10%
East Palo Alto	97%	105%	-8%
Moss Beach	90%	97%	-7%
Half Moon Bay	97%	100%	-3%
Redwood City	102%	105%	-3%
Pacifica	101%	102%	-1%
San Bruno	105%	106%	-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	108%	99%	9%
San Carlos	102%	97%	5%
So. San Francisco	103%	101%	2%
Millbrae	100%	99%	1%
Daly City	101%	100%	1%
Menlo Park	97%	97%	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 City	98%	103%	-5%
Foster City	99%	104%	-5%
Burlingame	97%	100%	-3%
Pacifica	98%	99%	-1%
Belmont	99%	100%	-1%
San Mateo	99%	100%	-1%

# Thank You

