



# San Mateo County

Real Estate Market Minute | June 2026

# San Mateo County - Residential - Single Family 2025 vs 2026

**= 11**

Median Days on Market  
Compared to 11

**↓ 375**

Closed Sales  
Compared to 381



**\$2.2M**

Median Price  
Compared to \$2.1M

**↓ 467**

New Listings  
Compared to 527

**↑ 107%**

Sale to List Price Ratio  
Compared to 105%

# San Mateo County - Residential - Common Interest 2025 vs 2026

↓ 17

Median Days on Market  
Compared to 24

↑ 105

Closed Sales  
Compared to 102



\$1.1M

Median Price  
Compared to \$912.5K

↓ 149

New Listings  
Compared to 152

↑ 101%

Sale to List Price Ratio  
Compared to 100%

# May 2026 Market Trends

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

# Market Trends – May 2026 in San Mateo County

## Pricing Trends

Both the single family and common interest markets had a significant increase in the median sale price, with single family reporting a two-year high, and the common interest market reporting an all time high, signaling increased value in the market.

## Transactional Trends

We have experienced months where new listings decreased in both markets, but in May we saw the first decrease of closed sales in both markets as well. Common Interest was up compared to last year, and in the single family market, close, but just lower than last year.

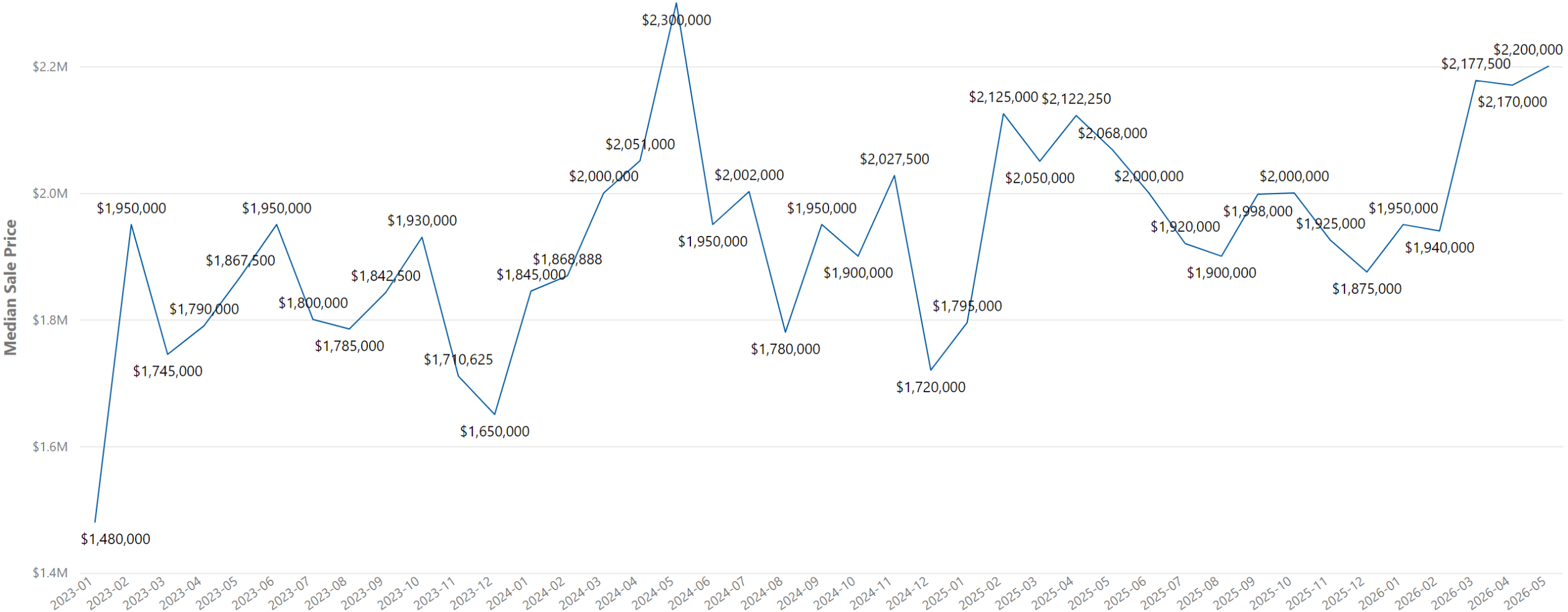
## Market Competition

Assessing competition is interesting because we saw a 2nd month of one additional Days on Market (DOM) in the single family market, contrasting a tighter market, less than one day for Common Interest. Both markets saw sale over list price ratios stay the same as April.

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



Data as of 6/8/2026

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Residential Single Family: 2023-2026

# San Mateo County - Increased Median Price

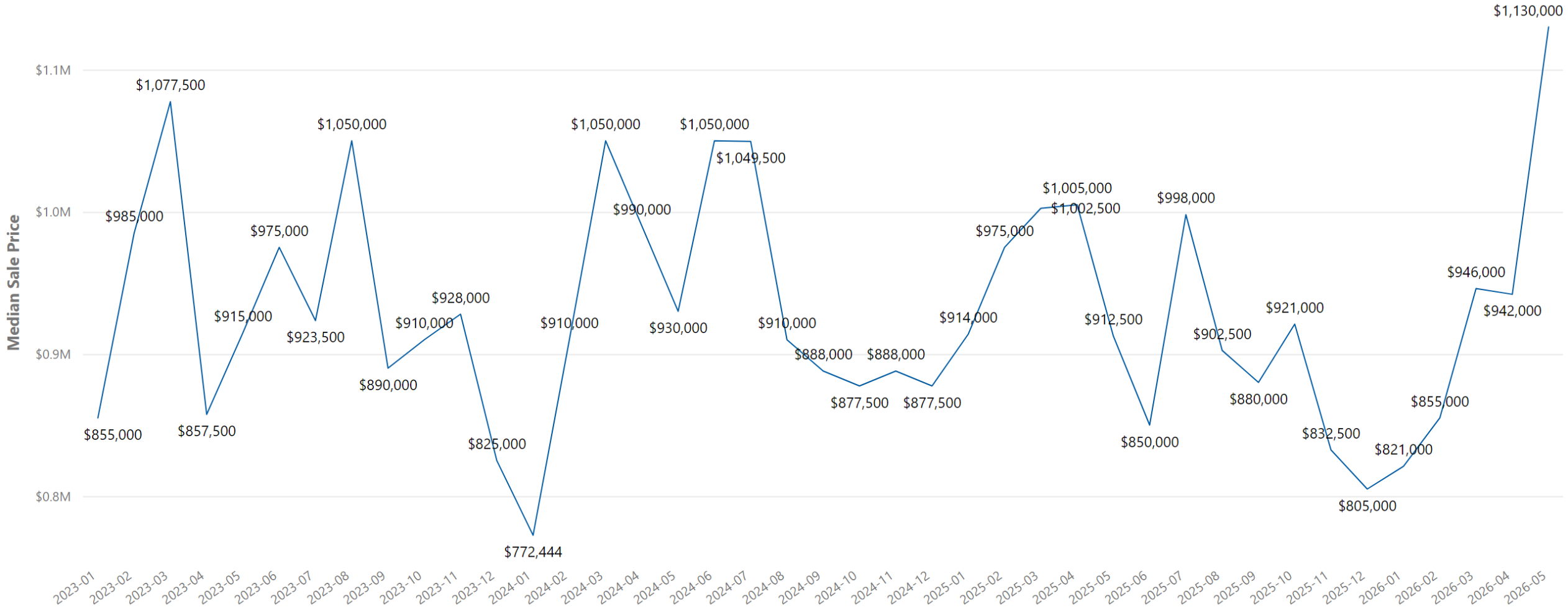
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
La Honda	\$1,935,000	\$940,000	106%
Atherton	\$11,075,000	\$8,680,000	28%
Pacifica	\$1,505,000	\$1,262,500	19%
Redwood Shores	\$2,918,888	\$2,461,500	19%
Menlo Park	\$3,951,500	\$3,400,000	16%
El Granada	\$1,295,000	\$1,125,000	15%
Montara	\$1,400,000	\$1,220,000	15%
Hillsborough	\$5,850,000	\$5,125,000	14%
Belmont	\$2,600,000	\$2,300,000	13%
Burlingame	\$3,325,000	\$3,050,000	9%
San Carlos	\$2,975,000	\$2,732,000	9%
Millbrae	\$2,325,000	\$2,201,500	6%
So. San Francisco	\$1,360,000	\$1,320,000	3%
Redwood City	\$2,400,000	\$2,338,000	3%
Daly City	\$1,350,000	\$1,325,000	2%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Portola Valley	\$3,262,000	\$6,500,000	-50%
Half Moon Bay	\$2,000,000	\$2,275,000	-12%
Moss Beach	\$1,337,000	\$1,500,000	-11%
Foster City	\$2,200,000	\$2,400,000	-8%
San Bruno	\$1,480,000	\$1,600,000	-8%
Pescadero	\$936,000	\$1,000,000	-6%
Woodside	\$4,777,500	\$5,000,000	-4%
Brisbane	\$1,119,120	\$1,150,000	-3%
San Mateo	\$2,194,000	\$2,250,000	-2%
East Palo Alto	\$980,000	\$1,003,000	-2%

# San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 6/8/2026

Aculist@2026

Residential Common Interest: 2023-2026

# San Mateo County - Increased Median Price

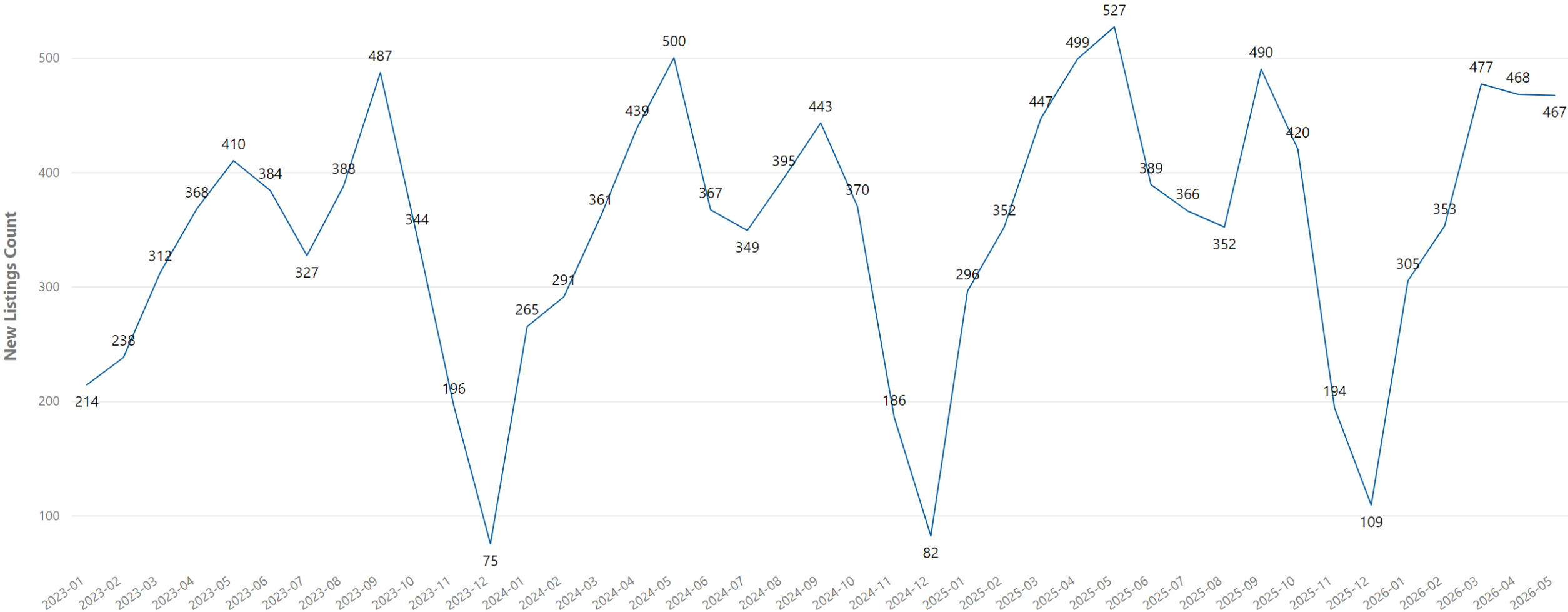
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Belmont	\$1,377,500	\$0	N/A
East Palo Alto	\$960,000	\$0	N/A
San Carlos	\$1,692,500	\$928,000	82%
Menlo Park	\$2,084,000	\$1,375,000	52%
San Mateo	\$994,500	\$824,500	21%
Redwood City	\$1,550,000	\$1,304,000	19%
Brisbane	\$861,944	\$740,000	16%
Daly City	\$730,000	\$633,500	15%
So. San Francisco	\$851,900	\$750,000	14%
San Bruno	\$459,500	\$455,000	1%
Foster City	\$1,415,000	\$1,415,000	0%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pacifica	\$750,000	\$1,250,000	-40%
Half Moon Bay	\$757,000	\$1,072,250	-29%
Burlingame	\$1,188,000	\$1,348,275	-12%

# San Mateo County - New Listings

CountyName ● San Mateo



Data as of 6/8/2026

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Residential Single Family: 2023-2026

# San Mateo County - Increased New Listings

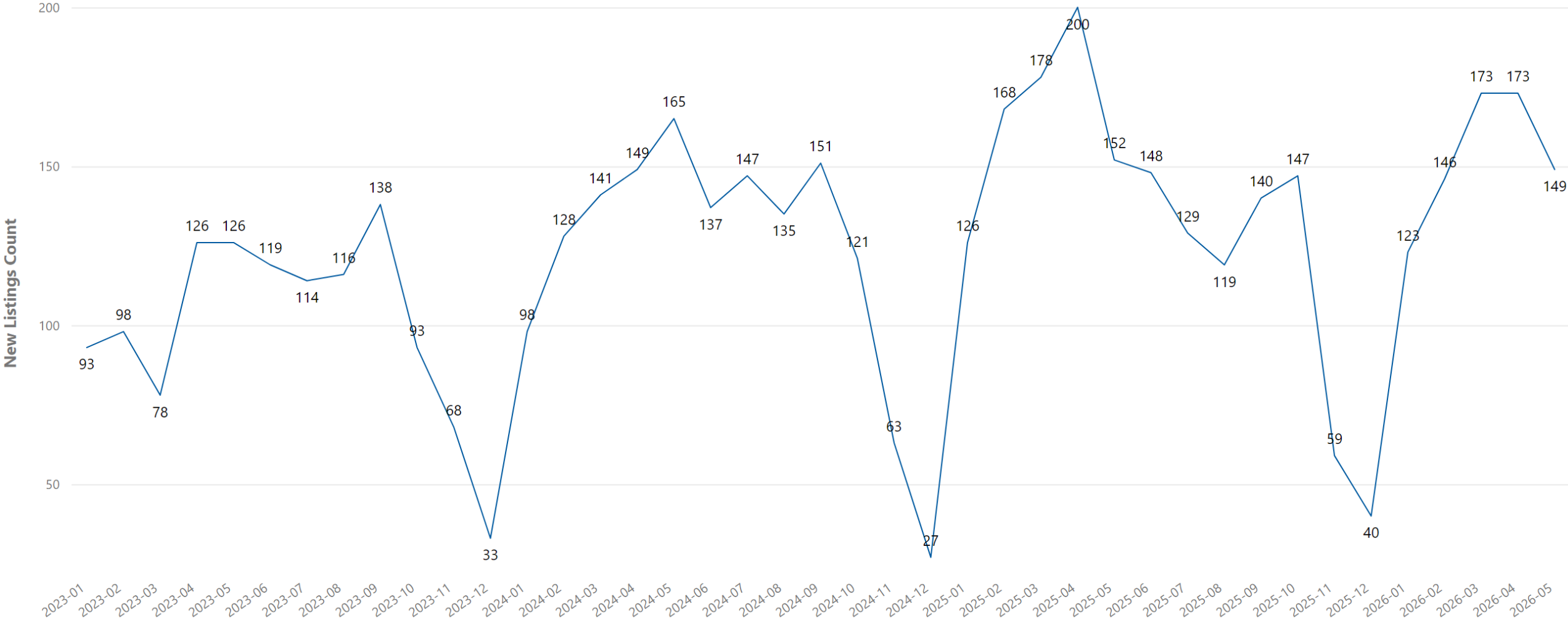
City	New Listings This Year	New Listings Last Year	% New Listings Change
La Honda	7	0	N/A
Moss Beach	6	2	200%
Pescadero	2	1	100%
Half Moon Bay	16	12	33%
Millbrae	16	12	33%
San Mateo	67	57	18%
Redwood City	72	64	13%
Belmont	27	26	4%
Montara	3	3	0%
Burlingame	21	21	0%

# San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Woodside	9	25	-64%
El Granada	3	8	-63%
Portola Valley	7	15	-53%
Redwood Shores	1	2	-50%
Menlo Park	28	49	-43%
Brisbane	3	5	-40%
So. San Francisco	21	32	-34%
Atherton	10	14	-29%
San Bruno	22	30	-27%
East Palo Alto	10	13	-23%
Hillsborough	14	18	-22%
Foster City	12	15	-20%
Daly City	34	42	-19%
San Carlos	26	29	-10%
Pacifica	30	31	-3%

# San Mateo County - New Listings

CountyName ● San Mateo



Data as of 6/8/2026

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Residential Common Interest: 2023-2026

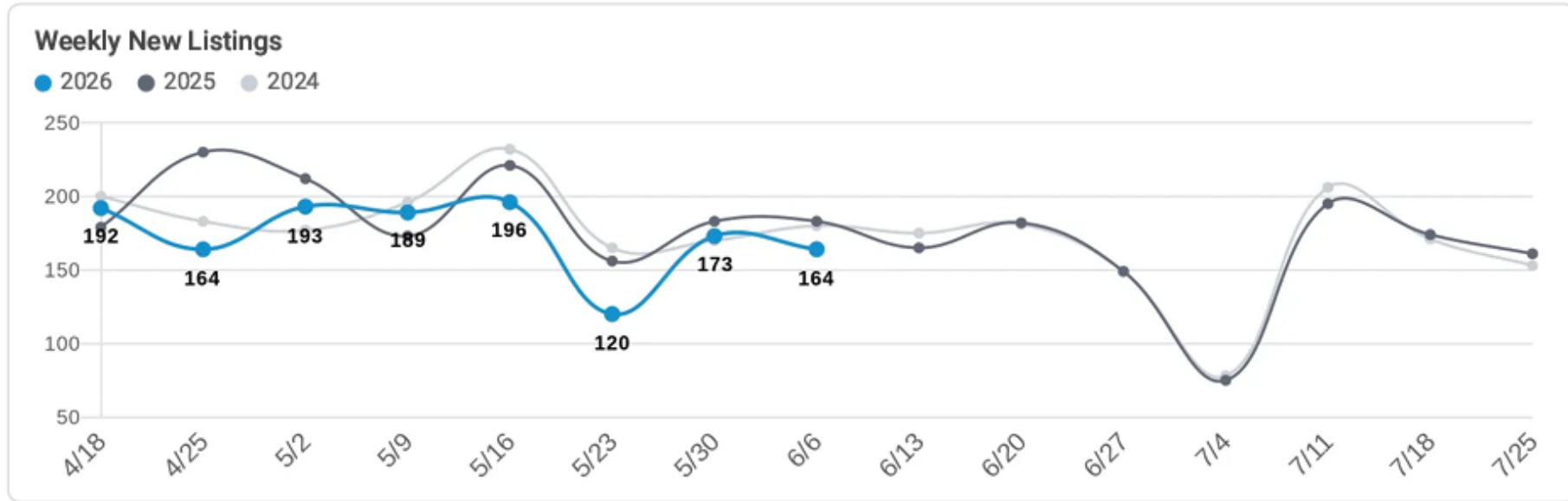
# San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	3	0	N/A
Burlingame	6	4	50%
San Bruno	9	6	50%
So. San Francisco	11	8	38%
Redwood Shores	8	6	33%
Foster City	19	15	27%
Menlo Park	10	9	11%
Redwood City	19	18	6%
Brisbane	1	1	0%
San Mateo	38	38	0%

# San Mateo County - Decreased New Listings

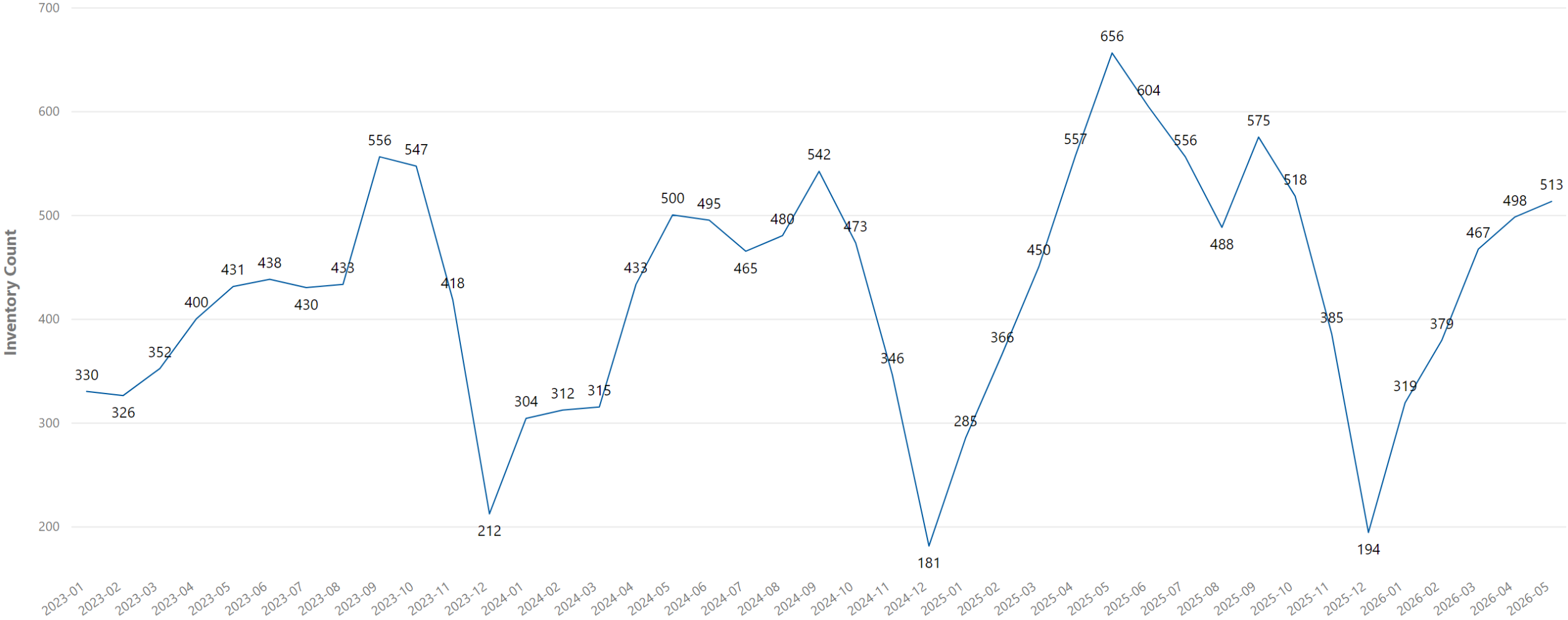
City	New Listings This Year	New Listings Last Year	% New Listings Change
Millbrae	1	9	-89%
Daly City	5	11	-55%
San Carlos	8	11	-27%
Belmont	3	4	-25%
Pacifica	8	9	-11%

# San Mateo County – New Listings Week Ending 06/06/2026



# San Mateo County - Inventory

CountyName ● San Mateo



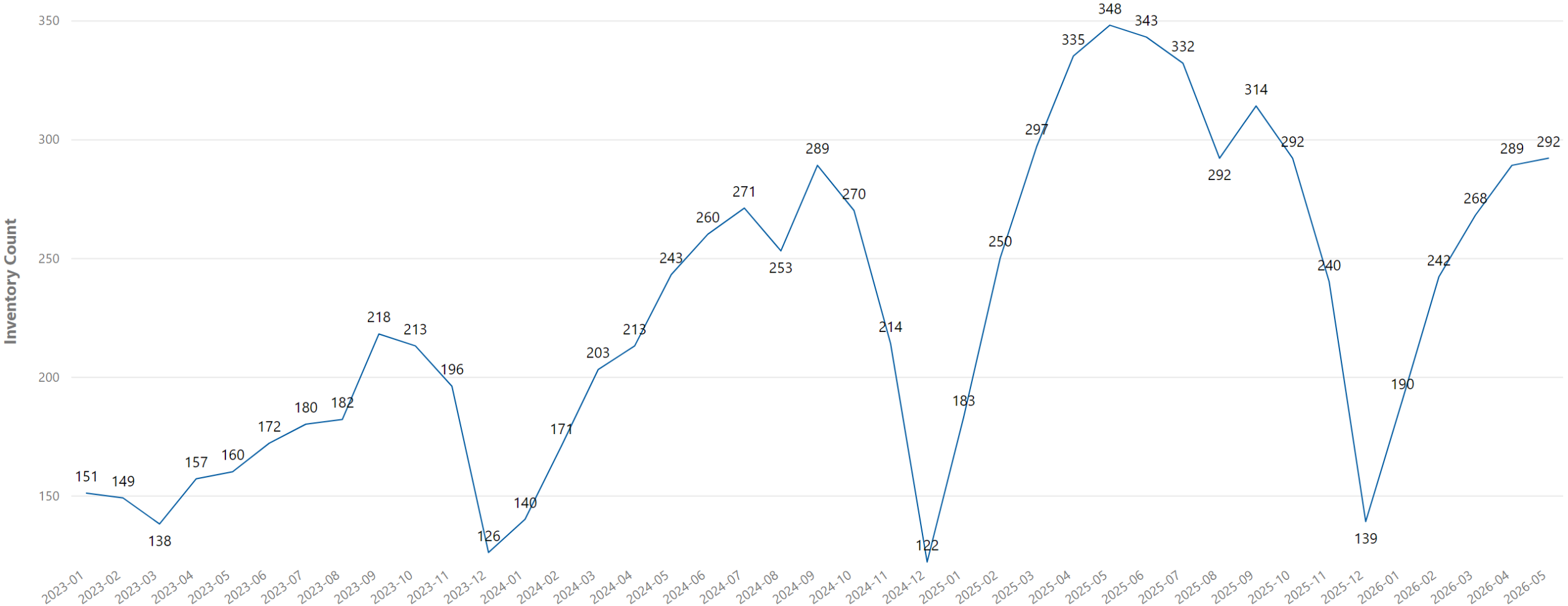
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Residential Single Family: 2023-2026

# San Mateo County - Inventory

CountyName ● San Mateo



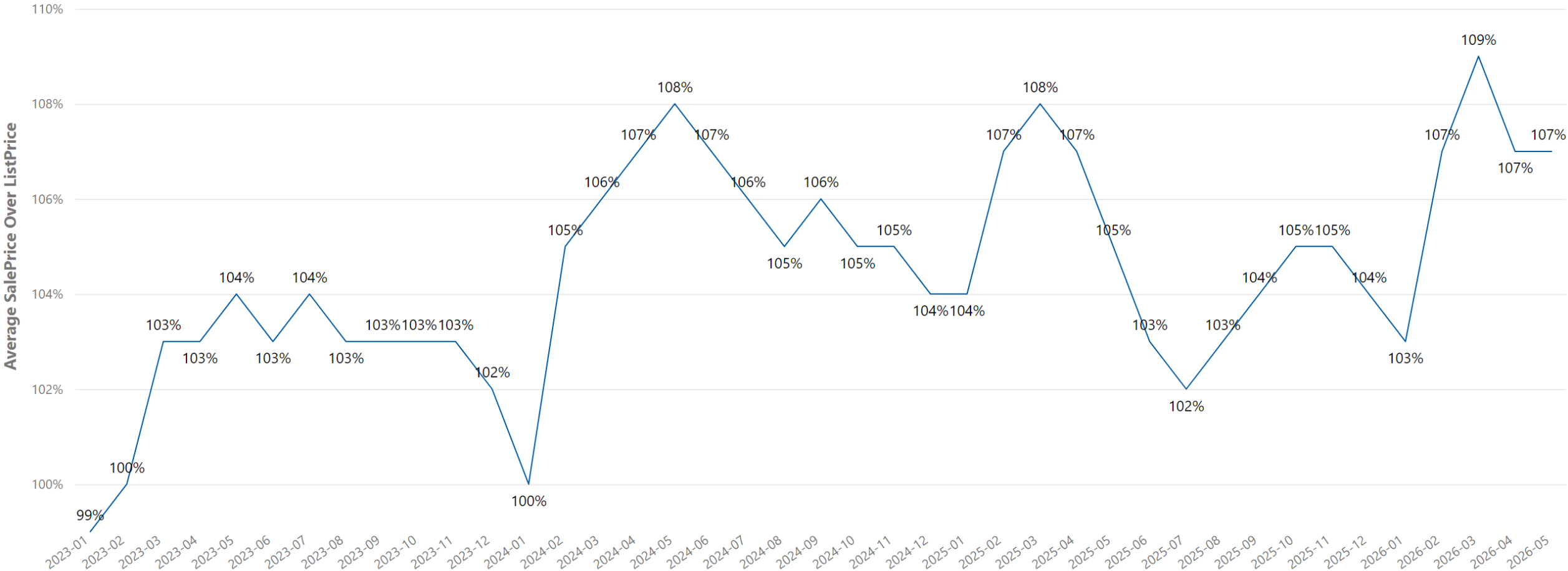
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Residential Common Interest: 2023-2026

# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 6/8/2026

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Residential Single Family: 2023-2026

# San Mateo County - Increased Sale To List Price

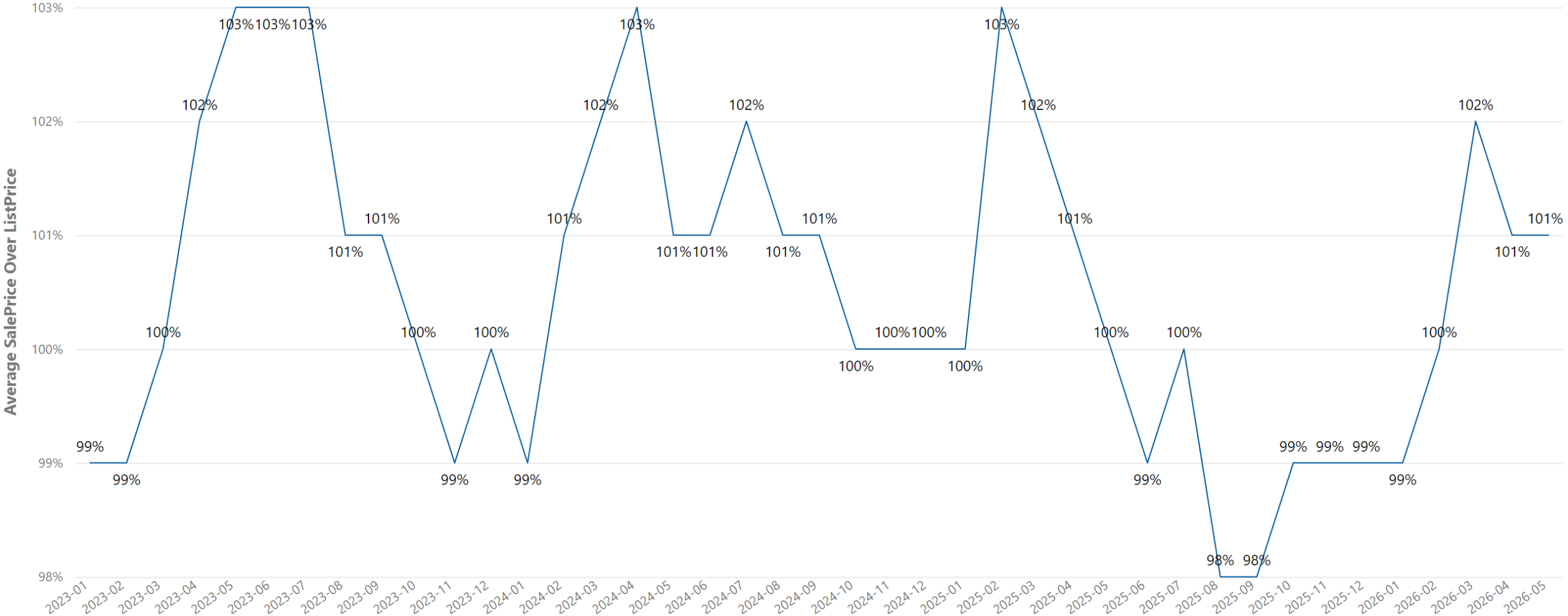
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Pescadero	104%	91%	14%
Brisbane	108%	96%	13%
Montara	112%	102%	10%
Millbrae	116%	108%	7%
Redwood Shores	105%	98%	7%
San Mateo	110%	104%	6%
Redwood City	107%	102%	5%
Menlo Park	105%	101%	4%
Burlingame	109%	105%	4%
Hillsborough	105%	102%	3%
La Honda	105%	102%	3%
San Bruno	109%	108%	1%
Belmont	106%	106%	0%
Pacifica	105%	105%	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
Atherton	102%	112%	-9%
Moss Beach	96%	105%	-9%
Portola Valley	100%	107%	-7%
El Granada	96%	101%	-5%
Half Moon Bay	99%	101%	-2%
East Palo Alto	101%	103%	-2%
San Carlos	107%	109%	-2%
So. San Francisco	108%	110%	-2%
Woodside	97%	98%	-1%
Foster City	105%	106%	-1%
Daly City	109%	110%	-1%

# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 6/8/2026

Aculist@2026

Residential Common Interest: 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
Belmont	99%	0%	N/A
East Palo Alto	113%	0%	N/A
San Carlos	105%	98%	7%
Burlingame	105%	100%	5%
Menlo Park	98%	97%	1%
Daly City	101%	100%	1%
Redwood City	101%	100%	1%
San Mateo	101%	100%	1%
So. San Francisco	102%	101%	1%
Brisbane	102%	102%	0%
San Bruno	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
Pacifica	99%	125%	-21%
Half Moon Bay	91%	100%	-9%
Foster City	102%	103%	-1%

# Thank You

