



San Mateo County

Real Estate Market Minute | March 2026

San Mateo County - Residential - Single Family 2025 vs 2026

↓ 9

Median Days on Market
Compared to 10

↑ 227

Closed Sales
Compared to 204

↓

\$2.0M

Median Price
Compared to \$2.1M

↑ 354

New Listings
Compared to 352

= 107%

Sale to List Price Ratio
Compared to 107%

San Mateo County - Residential - Common Interest 2025 vs 2026

↑ 18

Median Days on Market
Compared to 12

↑ 66

Closed Sales
Compared to 63

↓

\$855.0K

Median Price
Compared to \$975.0K

↓ 146

New Listings
Compared to 168

↓ 100%

Sale to List Price Ratio
Compared to 103%

February 2026 Market Trends

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

Market Trends – February 2026 in San Mateo County

Pricing Trends

Despite a small decrease in the median price in February in the single family market, prices remain year over year positive and have stayed in a tight 6% range over the past eight months. In the common interest market, median prices were year over year negative.

Transactional Trends

The single-family market saw a significant rise in both new listings and closed sales, with gains year over year and month over month. In contrast, while closed sales increased in the common interest market, new listings did not.

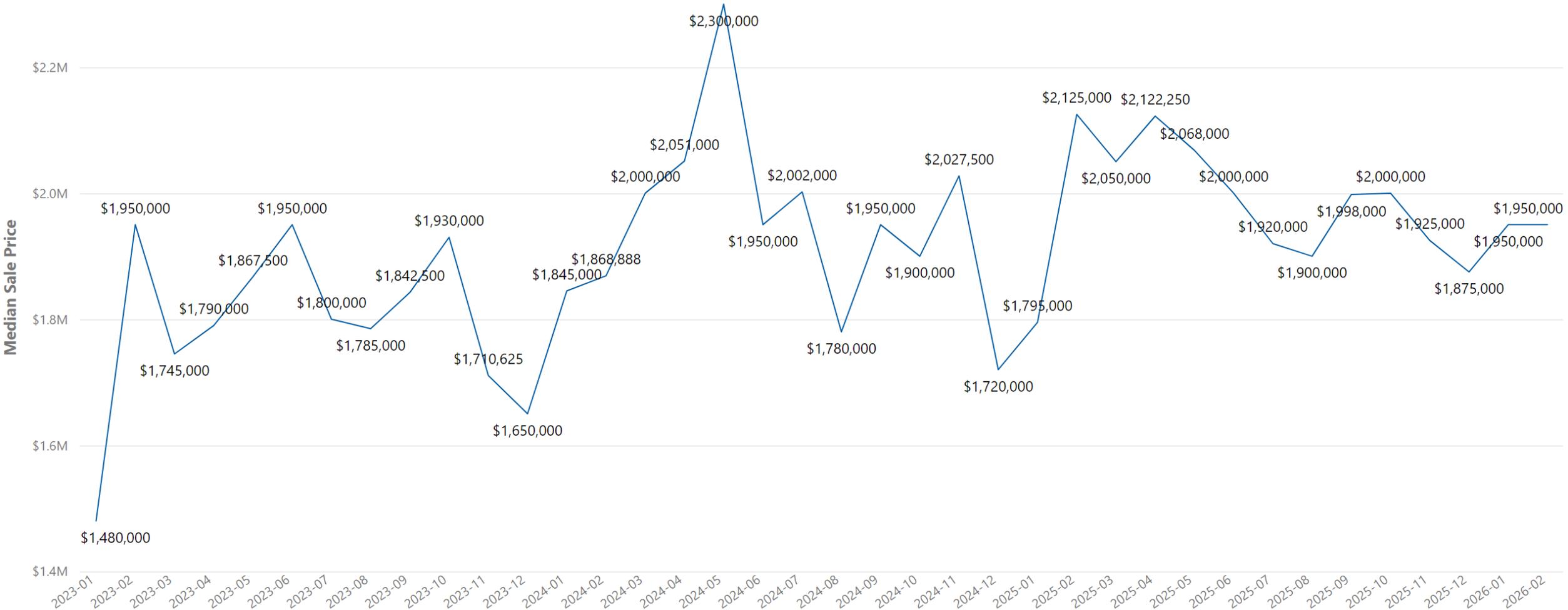
Market Competition

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



Data as of 3/6/2026

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Residential Single Family: 2023-2026

San Mateo County - Increased Median Price

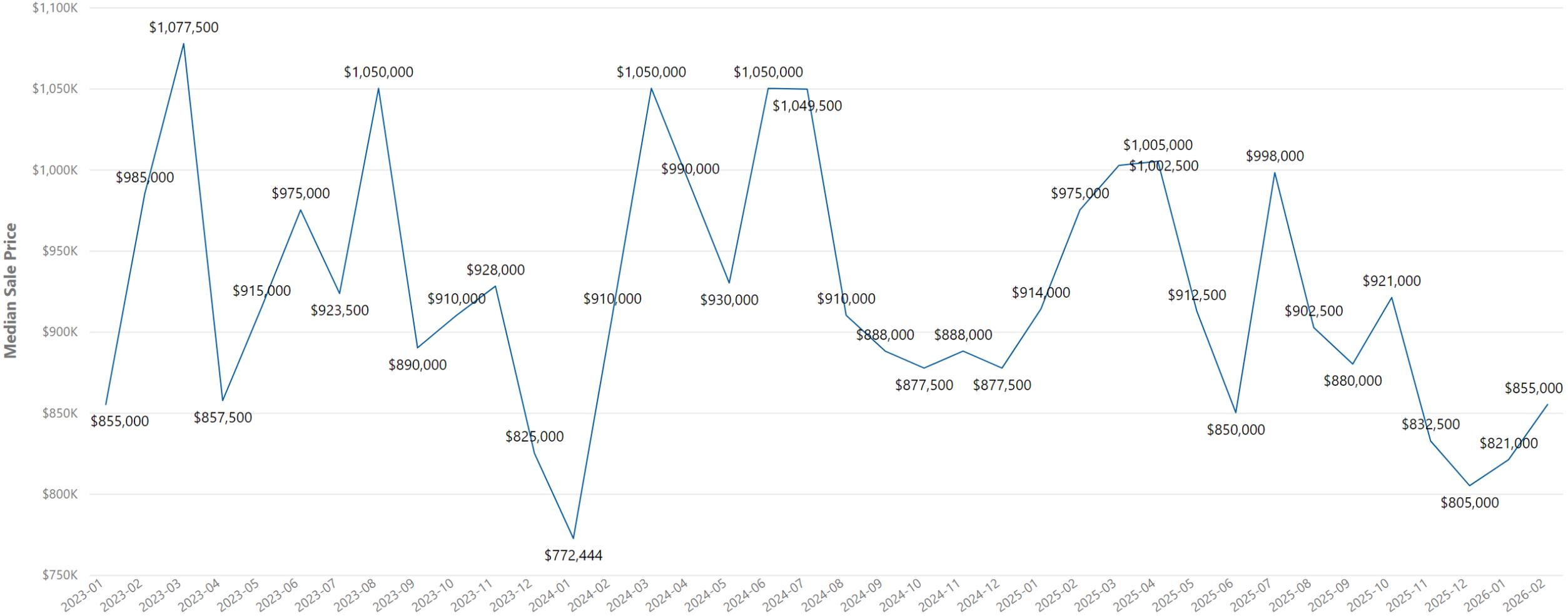
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pescadero	\$5,400,000	\$0	N/A
Woodside	\$19,875,000	\$5,999,000	231%
La Honda	\$600,000	\$344,000	74%
Atherton	\$16,000,000	\$12,000,000	33%
Foster City	\$2,741,944	\$2,220,888	23%
Montara	\$2,276,500	\$1,900,000	20%
San Bruno	\$1,550,000	\$1,400,000	11%
East Palo Alto	\$1,195,000	\$1,120,000	7%
San Mateo	\$2,124,500	\$2,015,000	5%
Burlingame	\$3,205,000	\$3,051,500	5%
Pacifica	\$1,360,000	\$1,311,000	4%
Millbrae	\$2,427,500	\$2,360,000	3%
Hillsborough	\$5,586,780	\$5,528,000	1%
Daly City	\$1,227,500	\$1,223,000	0%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$2,380,000	-100%
Redwood Shores	\$0	\$2,968,000	-100%
Portola Valley	\$3,539,500	\$7,300,000	-52%
Half Moon Bay	\$1,500,000	\$2,720,000	-45%
Menlo Park	\$2,567,500	\$3,750,000	-32%
El Granada	\$1,482,500	\$1,760,000	-16%
So. San Francisco	\$1,330,000	\$1,492,000	-11%
Redwood City	\$2,250,000	\$2,450,000	-8%
San Carlos	\$2,850,000	\$3,050,000	-7%
Belmont	\$2,605,500	\$2,625,000	-1%

San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 3/6/2026

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Residential Common Interest: 2023-2026

San Mateo County - Increased Median Price

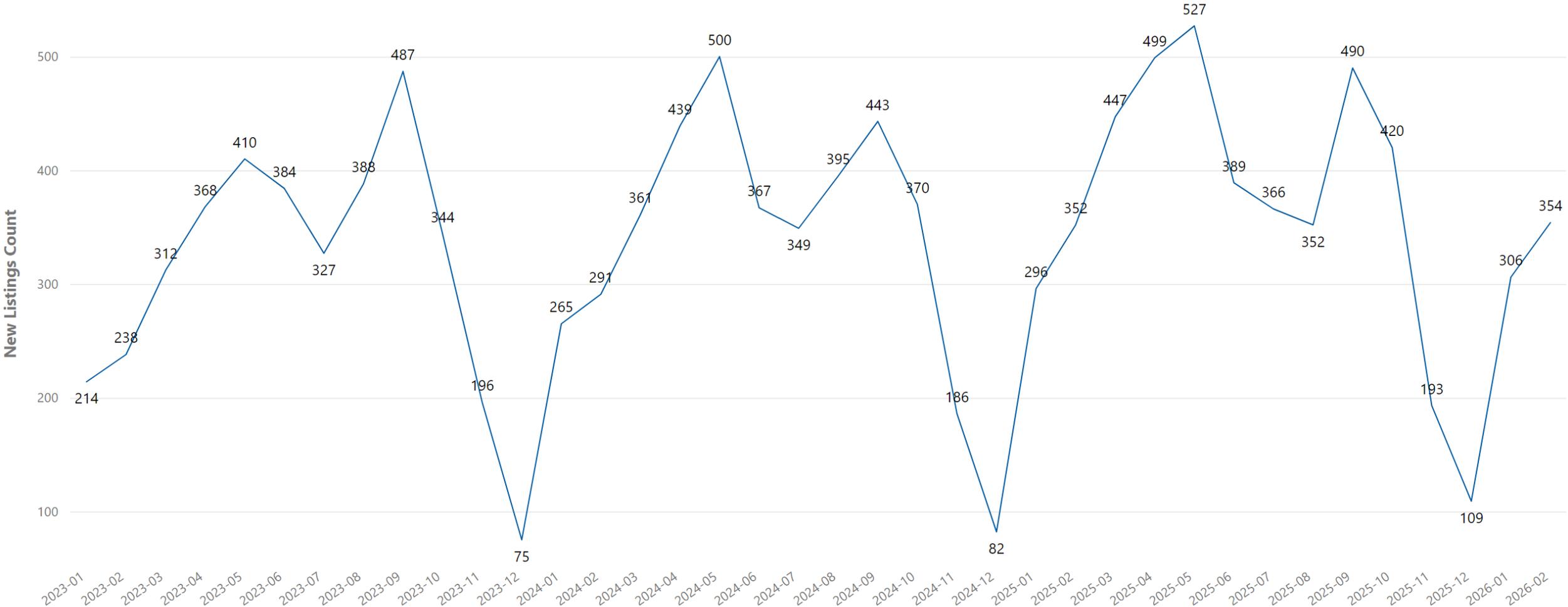
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$893,500	\$0	N/A
Half Moon Bay	\$795,000	\$0	N/A
Belmont	\$1,875,000	\$911,900	106%
Menlo Park	\$2,400,000	\$1,180,000	103%
Foster City	\$1,343,500	\$1,225,000	10%
San Bruno	\$539,000	\$512,500	5%
So. San Francisco	\$837,500	\$820,000	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Daly City	\$450,000	\$773,500	-42%
Redwood City	\$903,888	\$1,297,500	-30%
San Mateo	\$840,000	\$1,170,000	-28%
Millbrae	\$772,250	\$868,000	-11%
Pacifica	\$836,000	\$930,000	-10%
San Carlos	\$1,170,000	\$1,216,500	-4%
East Palo Alto	\$750,000	\$779,000	-4%

San Mateo County - New Listings

CountyName ● San Mateo



Data as of 3/6/2026

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Residential Single Family: 2023-2026

San Mateo County - Increased New Listings

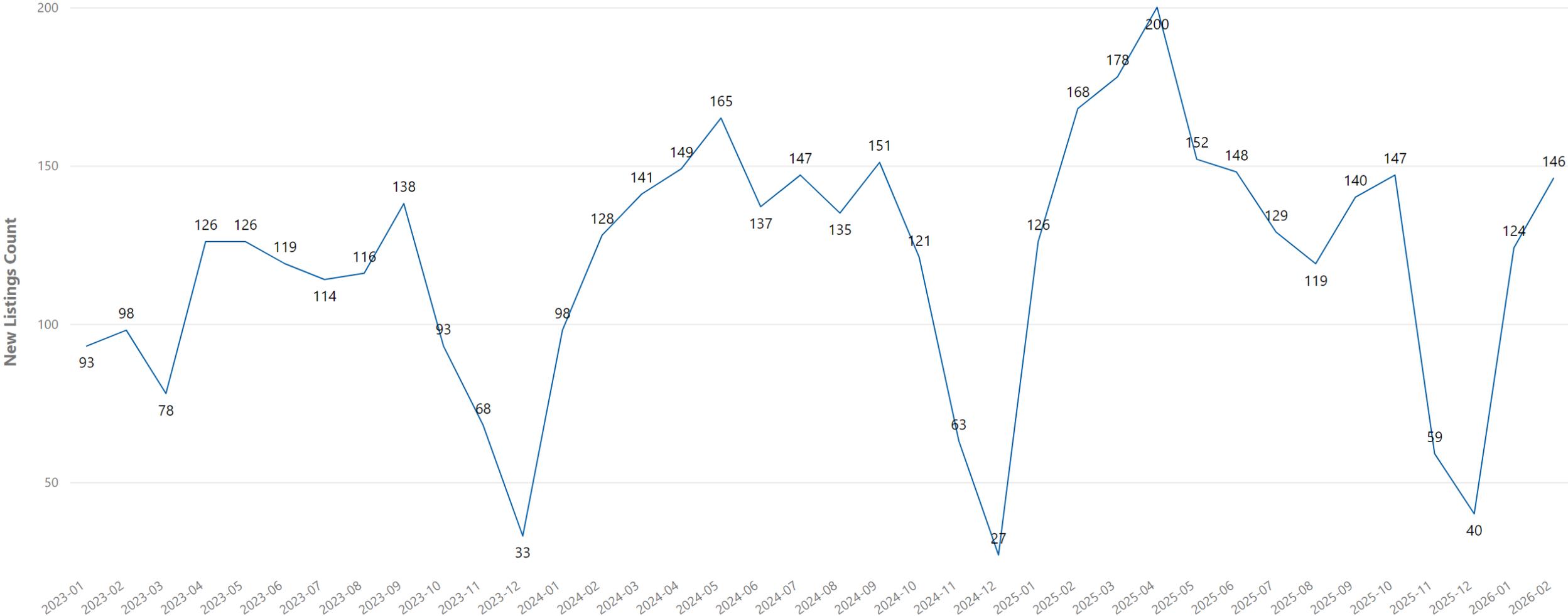
City	New Listings This Year	New Listings Last Year	% New Listings Change
Pescadero	2	1	100%
Burlingame	16	8	100%
Foster City	8	5	60%
Belmont	27	17	59%
So. San Francisco	23	15	53%
Brisbane	4	3	33%
El Granada	5	4	25%
San Carlos	22	18	22%
Pacifica	29	24	21%
Redwood City	41	36	14%
San Bruno	18	17	6%
La Honda	1	1	0%
Portola Valley	5	5	0%
Menlo Park	27	27	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Woodside	6	13	-54%
Half Moon Bay	6	9	-33%
Hillsborough	9	13	-31%
Moss Beach	3	4	-25%
Atherton	10	13	-23%
San Mateo	40	52	-23%
East Palo Alto	7	9	-22%
Daly City	34	43	-21%
Millbrae	11	12	-8%

San Mateo County - New Listings

CountyName ● San Mateo



Data as of 3/6/2026

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Residential Common Interest: 2023-2026

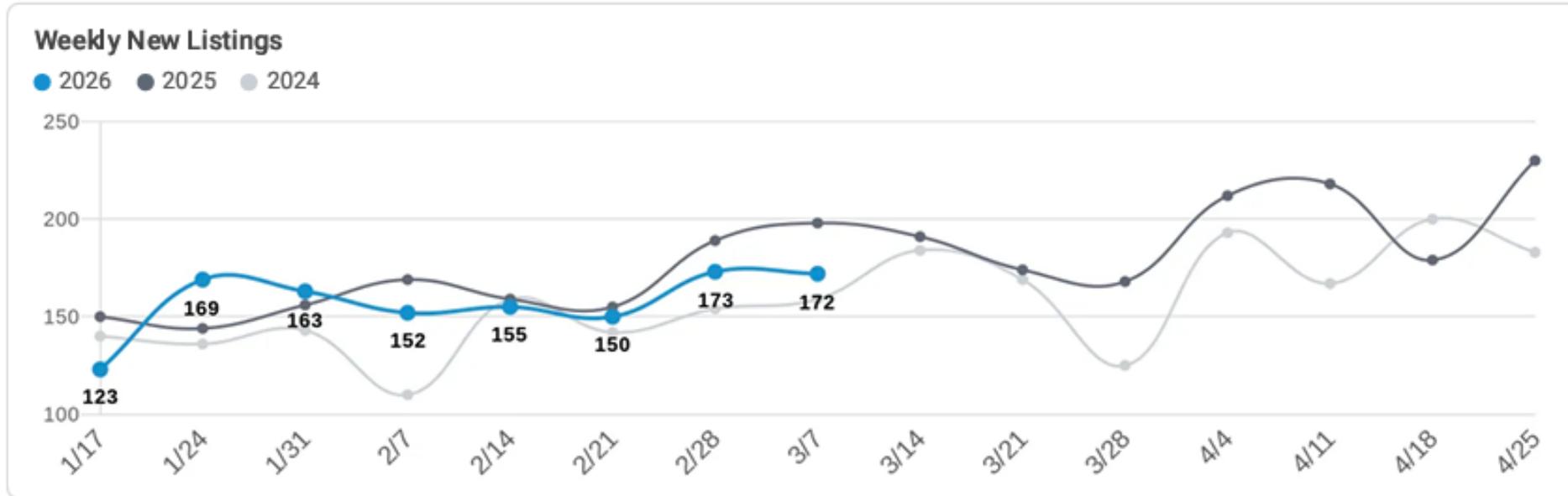
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Belmont	6	3	100%
Menlo Park	10	5	100%
Brisbane	3	2	50%
Millbrae	6	4	50%
Redwood City	13	11	18%
Redwood Shores	2	2	0%
So. San Francisco	5	5	0%
Burlingame	6	6	0%

San Mateo County - Decreased New Listings

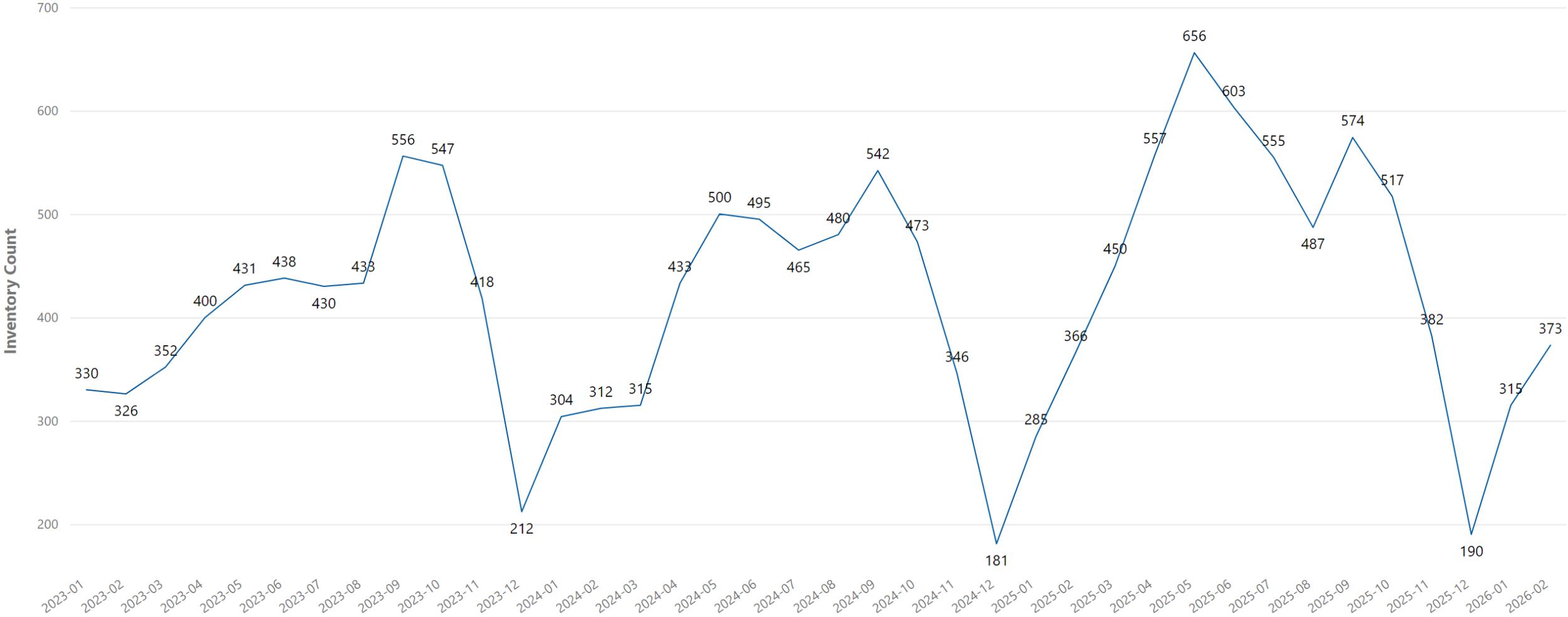
City	New Listings This Year	New Listings Last Year	% New Listings Change
San Bruno	2	15	-87%
Half Moon Bay	1	7	-86%
East Palo Alto	1	3	-67%
Pacifica	3	8	-63%
San Carlos	7	10	-30%
Daly City	11	14	-21%
Foster City	23	25	-8%
San Mateo	47	48	-2%

San Mateo County – New Listings Week Ending 03/07/2026



San Mateo County - Inventory

CountyName ● San Mateo



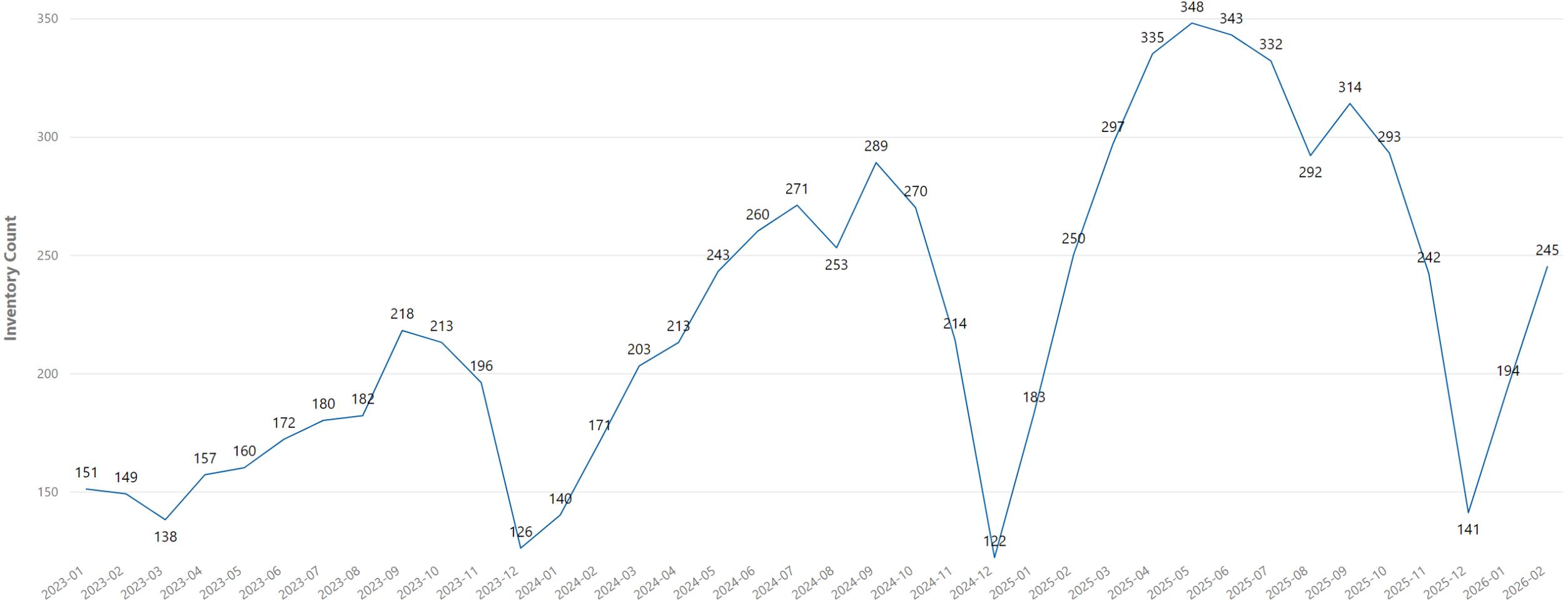
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Residential Single Family: 2023-2026

San Mateo County - Inventory

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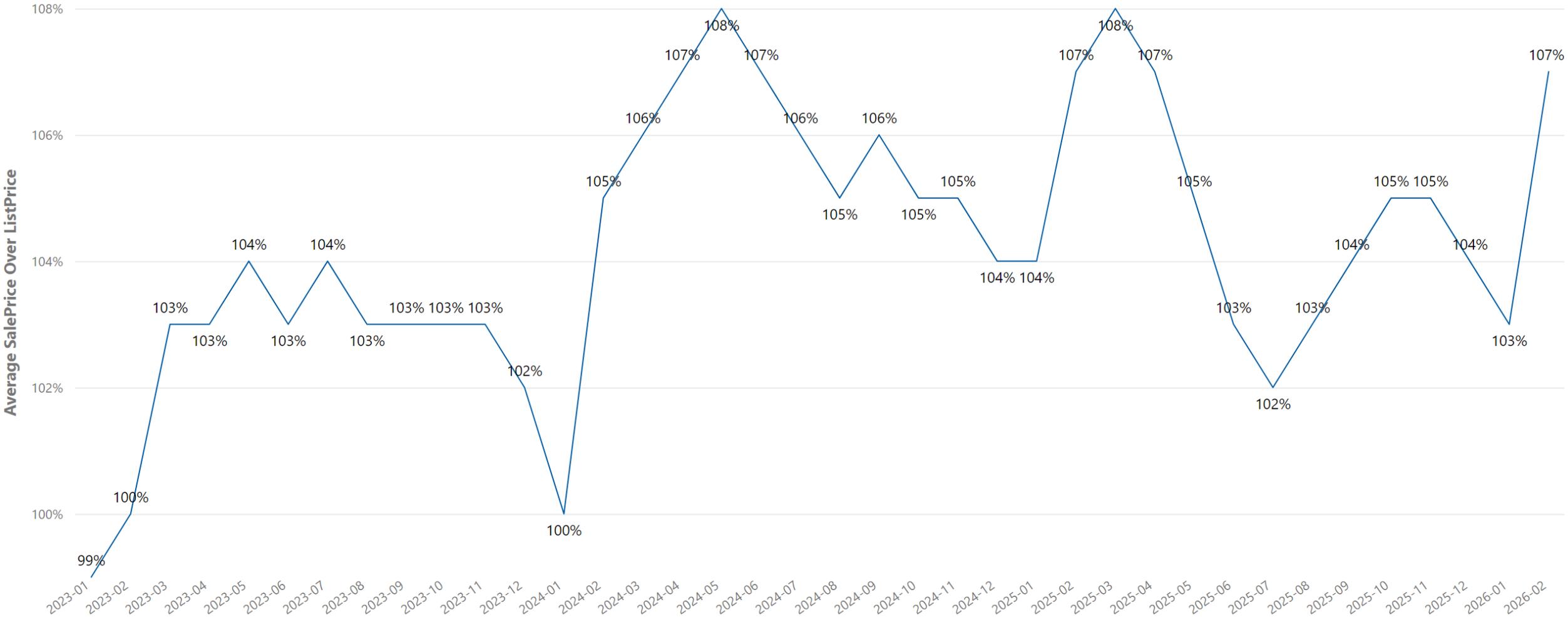
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Residential Common Interest: 2023-2026

San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



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Residential Single Family: 2023-2026

San Mateo County - Increased Sale To List Price

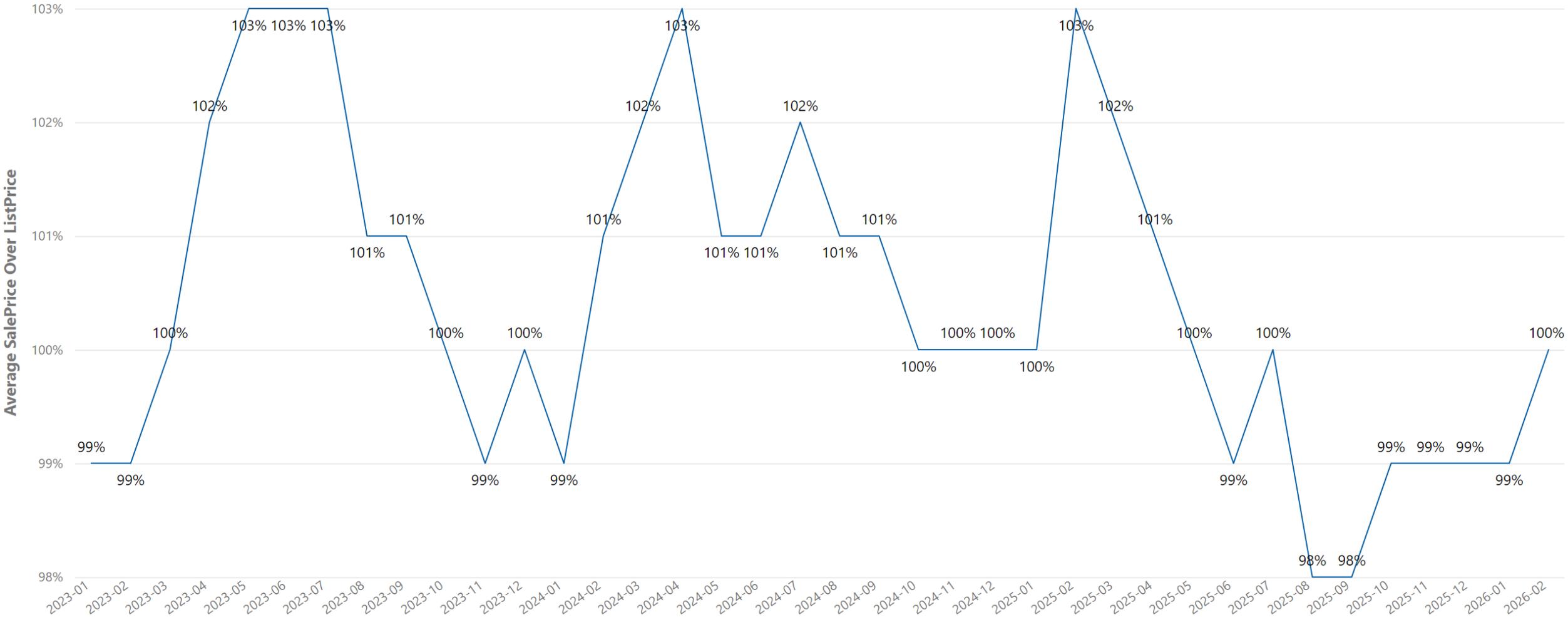
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Pescadero	93%	0%	N/A
Burlingame	110%	103%	7%
Hillsborough	110%	103%	7%
Menlo Park	110%	104%	6%
East Palo Alto	100%	96%	4%
Half Moon Bay	100%	96%	4%
Foster City	106%	103%	3%
Redwood City	108%	106%	2%
San Bruno	109%	107%	2%
Woodside	98%	97%	1%
So. San Francisco	112%	111%	1%
El Granada	101%	101%	0%
Millbrae	108%	108%	0%
Montara	100%	100%	0%
San Mateo	109%	109%	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	86%	97%	-11%
Portola Valley	94%	101%	-7%
Pacifica	105%	112%	-6%
Belmont	107%	110%	-3%
Atherton	103%	105%	-2%
Daly City	108%	110%	-2%
San Carlos	107%	108%	-1%

San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 3/6/2026

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
Brisbane	99%	0%	N/A
Half Moon Bay	99%	0%	N/A
Belmont	104%	100%	4%
San Mateo	102%	99%	3%
Millbrae	97%	96%	1%
Pacifica	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
Foster City	99%	111%	-11%
East Palo Alto	91%	100%	-9%
Daly City	99%	105%	-6%
So. San Francisco	101%	107%	-6%
Redwood City	98%	103%	-5%
San Bruno	98%	102%	-4%
San Carlos	98%	101%	-3%
Menlo Park	100%	103%	-3%

Thank You

