



San Mateo County

Real Estate Market Minute | October 2026

San Mateo County - Residential - Single Family 2025 vs 2026

↓ 11

Median Days on Market
Compared to 13



\$2.2M

Median Price
Compared to \$2.0M

↓ 317

Closed Sales
Compared to 367

↓ 420

New Listings
Compared to 490

↑ 106%

Sale to List Price Ratio
Compared to 104%

San Mateo County - Residential - Common Interest 2025 vs 2026

↓ 20

Median Days on Market
Compared to 36

↓ 94

Closed Sales
Compared to 99



\$917.5K

Median Price
Compared to \$880.0K

↑ 168

New Listings
Compared to 140

↑ 100%

Sale to List Price Ratio
Compared to 98%

September 2026 Market Trends

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

Market Trends – September 2026 in San Mateo County

Pricing Trends

Median sale prices rose on both annual and monthly bases. Single family homes reached \$2.2 million, up 10.1% from \$2.0 million last September and up 6.0% from August. Common interest properties hit \$917,500, up 4.3% year over year and 1.1% month over month.

Transactional Trends

Single family supply tightened: new listings fell to 420 (-14.3% YoY, +18.0% MoM), closed sales dipped to 317 (-13.6% YoY, -3.6% MoM), and inventory dropped to 476 (-17.1% YoY). Common interest new listings jumped to 168 (+20.0% YoY); sales fell to 94 (-5.1%), inventory to 278 (-11.7%).

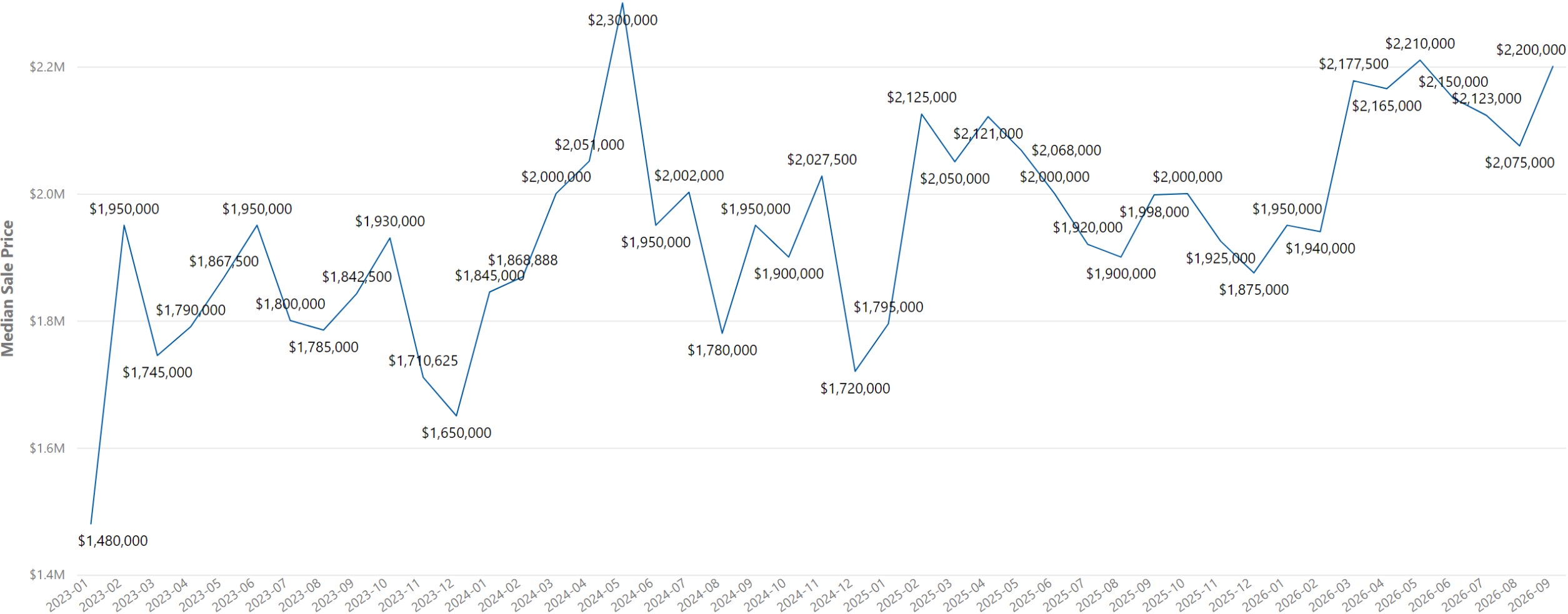
Market Competition

Single family competition intensified: homes sold at 106% of list price, up from 104% last year but below August's 107%, while median days on market fell to 11 from 13. Common interest properties sold at 100% of list, up from 98%, and faster: 20 days versus 36.

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
La Honda	\$547,500	\$0	N/A
Redwood Shores	\$3,080,000	\$0	N/A
Brisbane	\$1,799,900	\$625,000	188%
Atherton	\$13,000,000	\$7,000,000	86%
Woodside	\$4,602,500	\$2,977,000	55%
El Granada	\$1,650,000	\$1,187,500	39%
Menlo Park	\$4,169,194	\$3,125,000	33%
Millbrae	\$2,355,000	\$1,869,444	26%
Foster City	\$2,562,000	\$2,080,000	23%
So. San Francisco	\$1,510,000	\$1,275,000	18%
Belmont	\$2,715,000	\$2,304,444	18%
Portola Valley	\$6,000,000	\$5,205,000	15%
Redwood City	\$2,455,000	\$2,150,000	14%
Hillsborough	\$6,075,000	\$5,355,000	13%
Half Moon Bay	\$1,940,000	\$1,725,000	12%
San Bruno	\$1,480,000	\$1,332,000	11%

San Mateo County - Increased Median Price

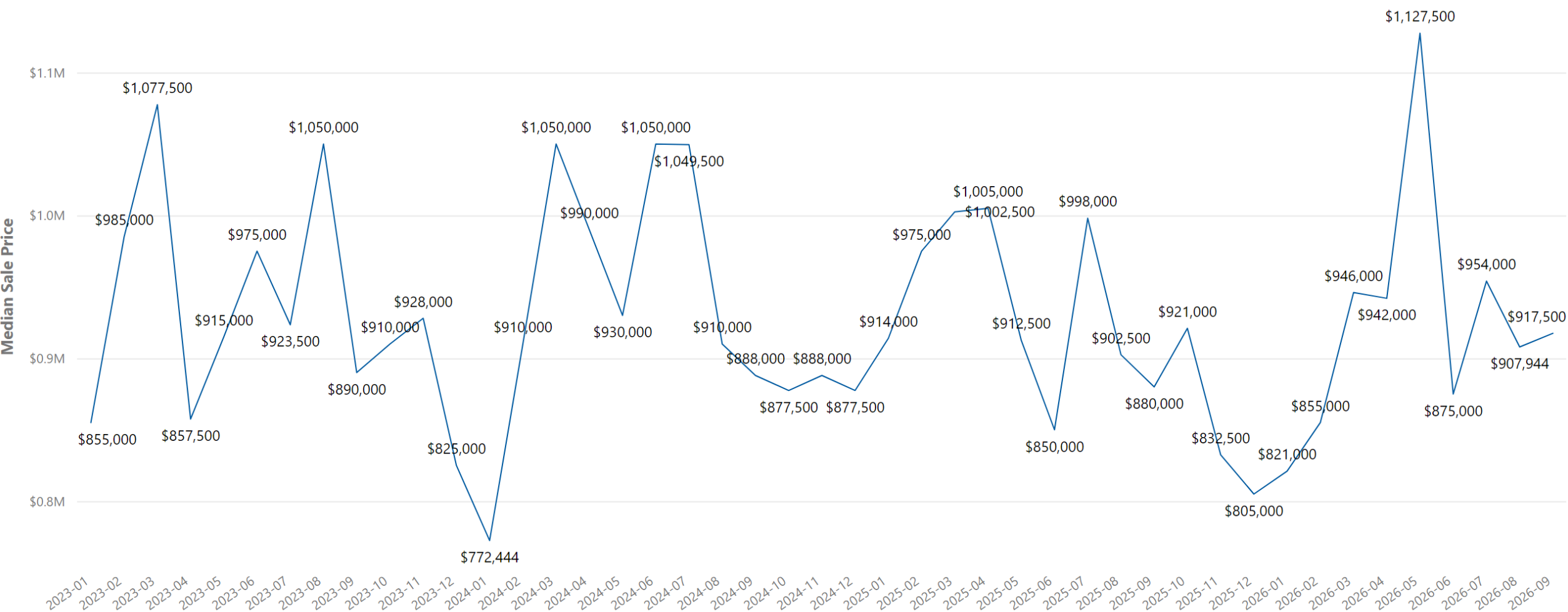
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Burlingame	\$3,195,000	\$2,997,500	7%
San Carlos	\$2,750,000	\$2,590,000	6%
Daly City	\$1,240,000	\$1,194,000	4%
Colma	\$1,000,000	\$980,470	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pescadero	\$0	\$665,000	-100%
Montara	\$1,465,000	\$1,995,000	-27%
East Palo Alto	\$848,000	\$1,050,000	-19%
Moss Beach	\$1,577,500	\$1,774,500	-11%
Pacifica	\$1,300,000	\$1,337,500	-3%
San Mateo	\$2,175,000	\$2,230,000	-2%

San Mateo County - Median Sale Price

CountyName ● San Mateo



San Mateo County - Increased Median Price

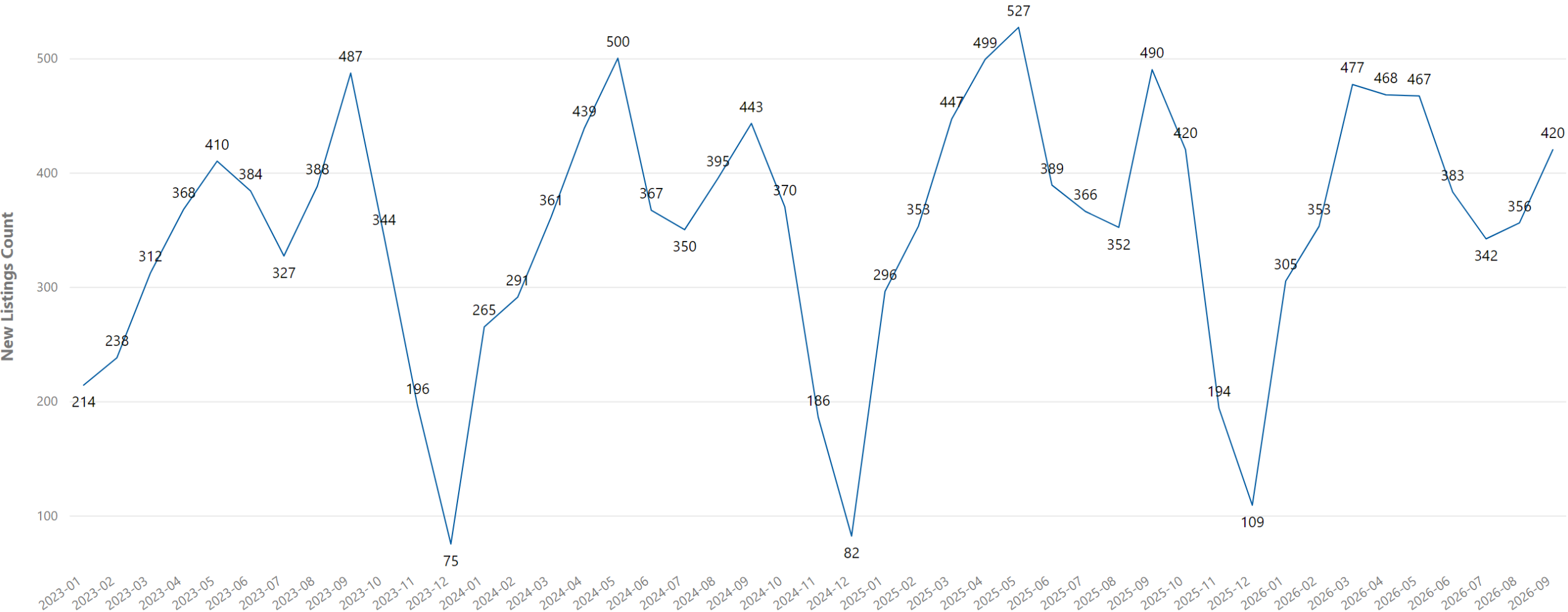
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Palo Alto	\$735,000	\$0	N/A
Redwood Shores	\$1,238,888	\$0	N/A
Belmont	\$875,000	\$469,500	86%
San Mateo	\$1,064,000	\$827,500	29%
Burlingame	\$1,512,500	\$1,257,000	20%
Redwood City	\$1,100,000	\$950,000	16%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$600,000	\$873,000	-31%
Millbrae	\$1,081,300	\$1,222,000	-12%
So. San Francisco	\$742,500	\$829,000	-10%
San Bruno	\$440,000	\$482,500	-9%
Daly City	\$595,000	\$649,500	-8%
Foster City	\$1,169,000	\$1,240,000	-6%
Pacifica	\$1,101,000	\$1,150,000	-4%
Half Moon Bay	\$915,000	\$950,000	-4%
Menlo Park	\$933,500	\$960,000	-3%
San Carlos	\$1,242,500	\$1,265,000	-2%

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
Redwood Shores	4	0	N/A
Atherton	13	4	225%
Montara	2	1	100%
Belmont	23	12	92%
San Bruno	30	18	67%
Portola Valley	8	7	14%
Pescadero	1	1	0%
El Granada	7	7	0%

San Mateo County - Decreased New Listings

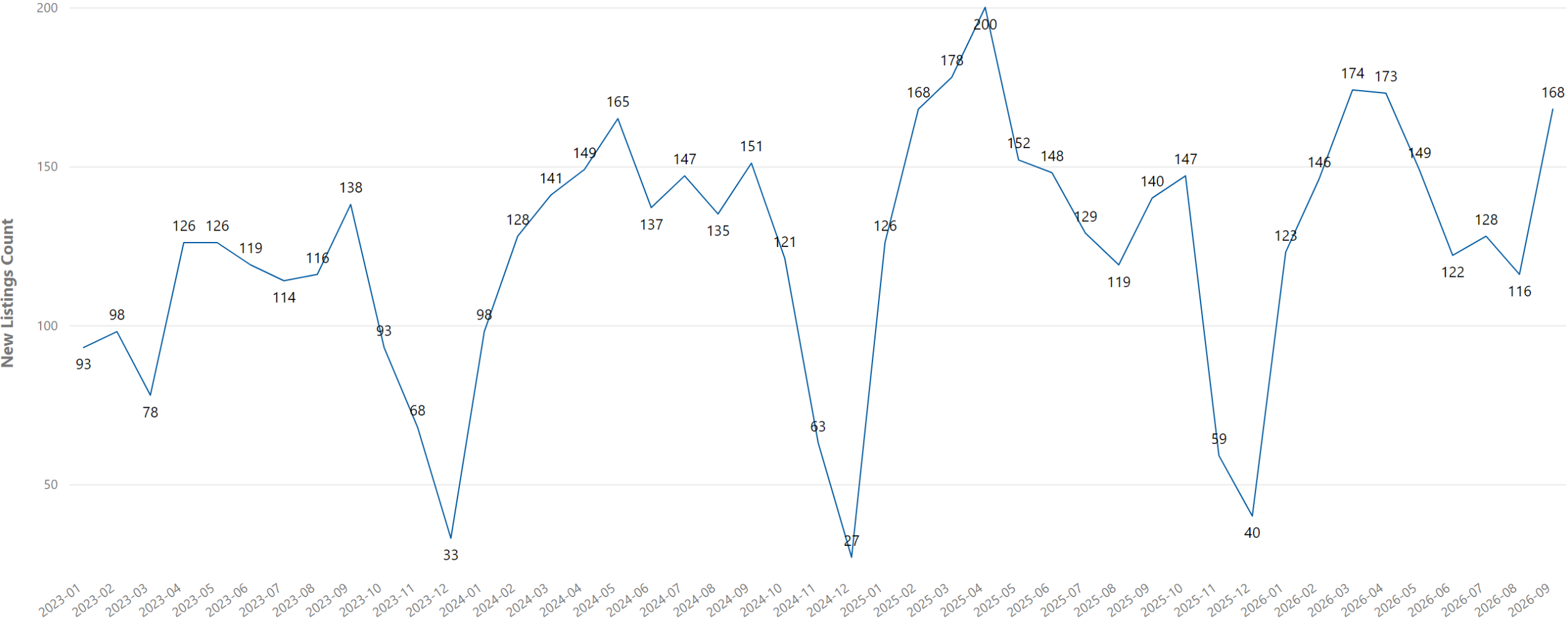
City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	3	15	-80%
Foster City	4	13	-69%
San Carlos	16	35	-54%
Brisbane	1	2	-50%
Moss Beach	2	4	-50%
Hillsborough	12	21	-43%
Burlingame	18	26	-31%
San Mateo	48	67	-28%
Millbrae	10	13	-23%
So. San Francisco	26	32	-19%
Woodside	12	14	-14%
Menlo Park	36	42	-14%
Half Moon Bay	15	17	-12%
Pacifica	27	30	-10%
Daly City	43	47	-9%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Redwood City	59	62	-5%

San Mateo County - New Listings

CountyName ● San Mateo



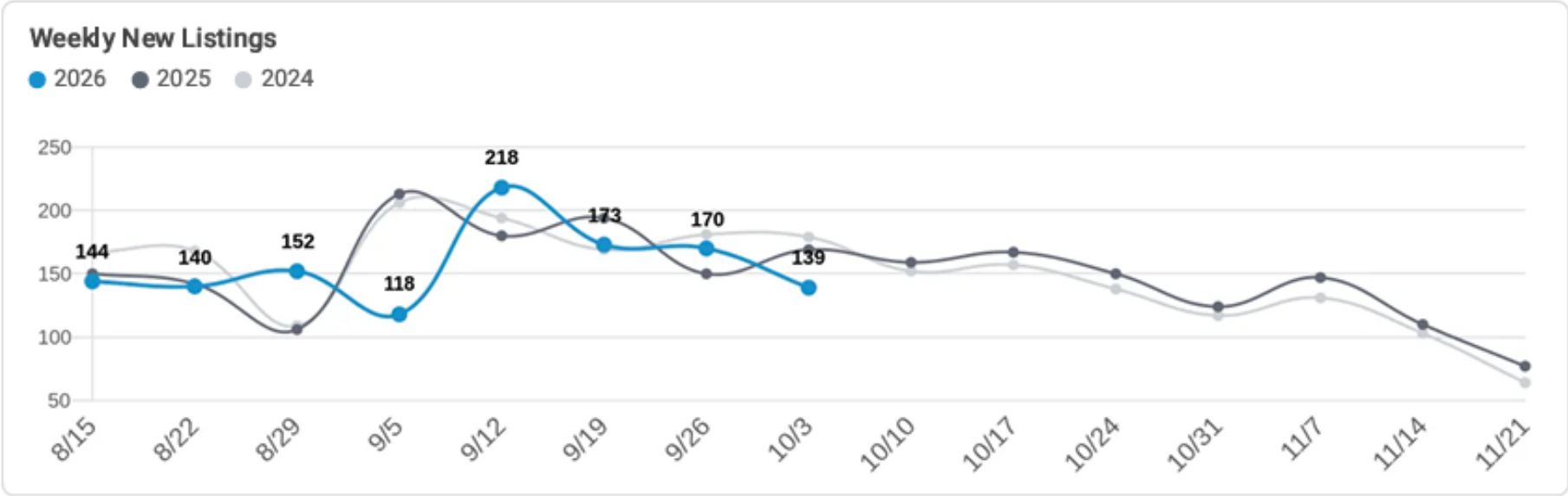
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	5	0	N/A
Pacifica	9	3	200%
Half Moon Bay	8	4	100%
San Carlos	12	7	71%
So. San Francisco	6	4	50%
San Mateo	41	30	37%
San Bruno	5	4	25%
Daly City	15	12	25%
Redwood Shores	6	5	20%
Menlo Park	13	11	18%
Burlingame	10	9	11%
Brisbane	2	2	0%
Millbrae	4	4	0%

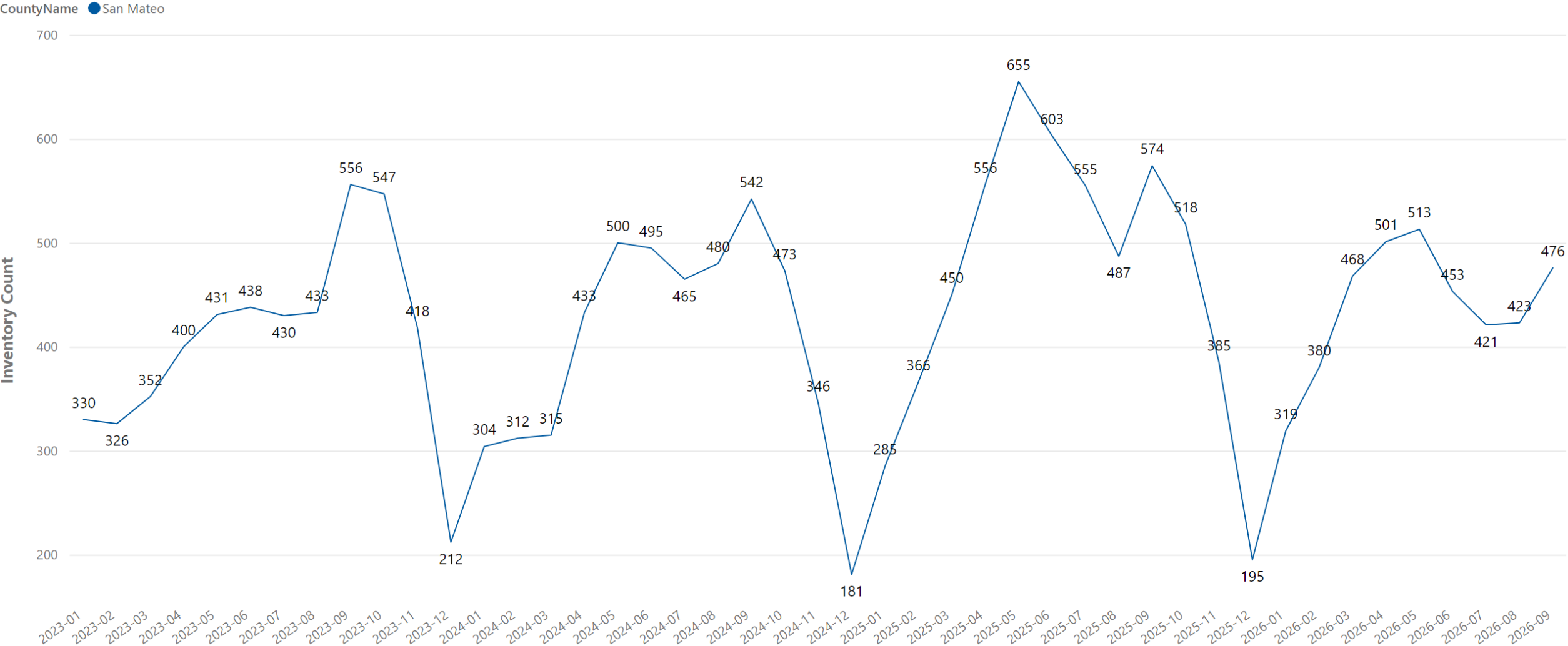
San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Foster City	15	24	-38%
Belmont	3	4	-25%
Redwood City	14	17	-18%

San Mateo County – New Listings Week Ending 10/03/2026

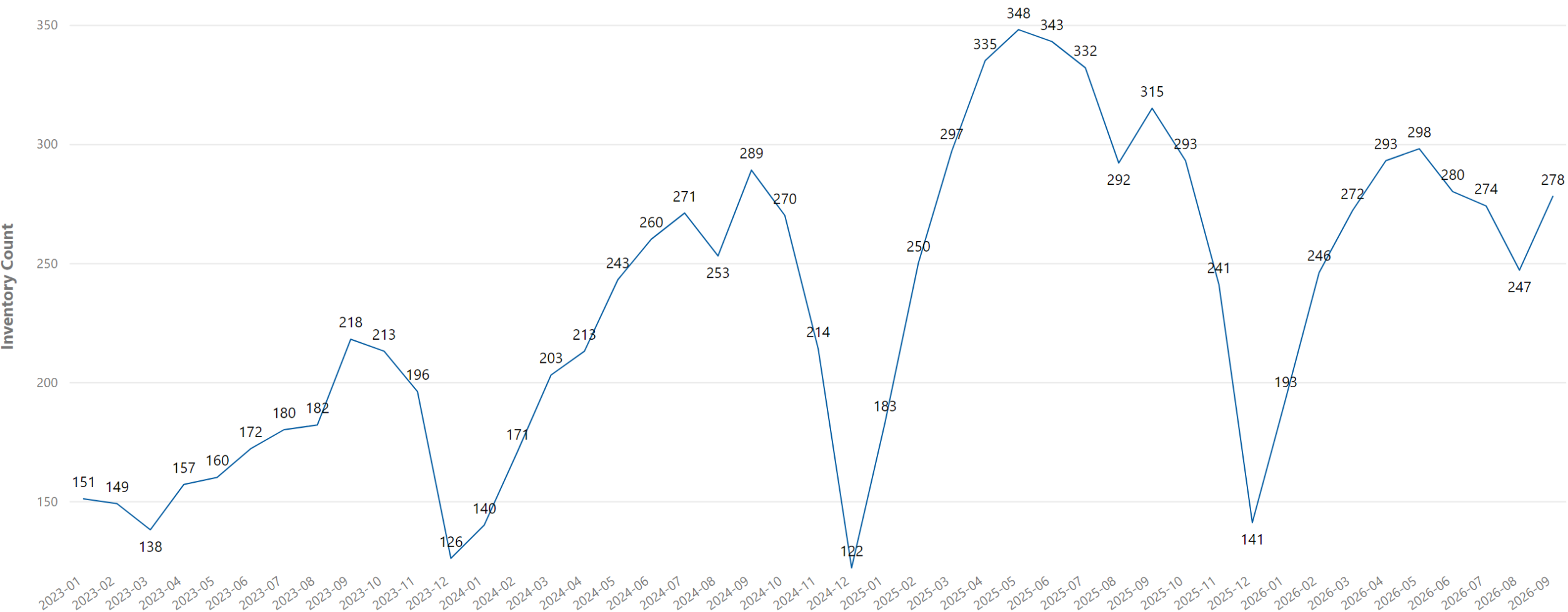


San Mateo County - Inventory



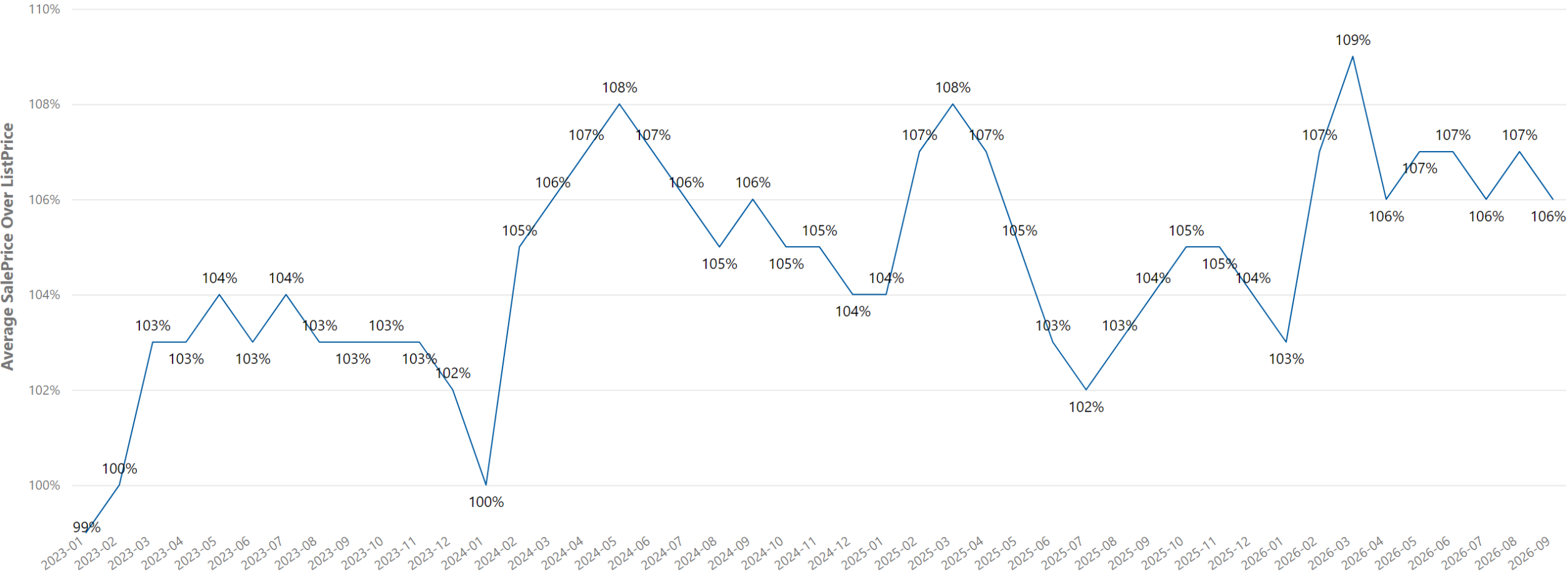
San Mateo County - Inventory

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
La Honda	101%	0%	N/A
Redwood Shores	108%	0%	N/A
Brisbane	107%	96%	11%
Woodside	104%	94%	11%
Colma	105%	98%	7%
So. San Francisco	114%	107%	7%
Millbrae	113%	107%	6%
Half Moon Bay	103%	98%	5%
Daly City	111%	106%	5%
El Granada	101%	97%	4%
Atherton	103%	100%	3%
Belmont	105%	102%	3%
Burlingame	109%	106%	3%
Moss Beach	97%	95%	2%
Redwood City	104%	102%	2%

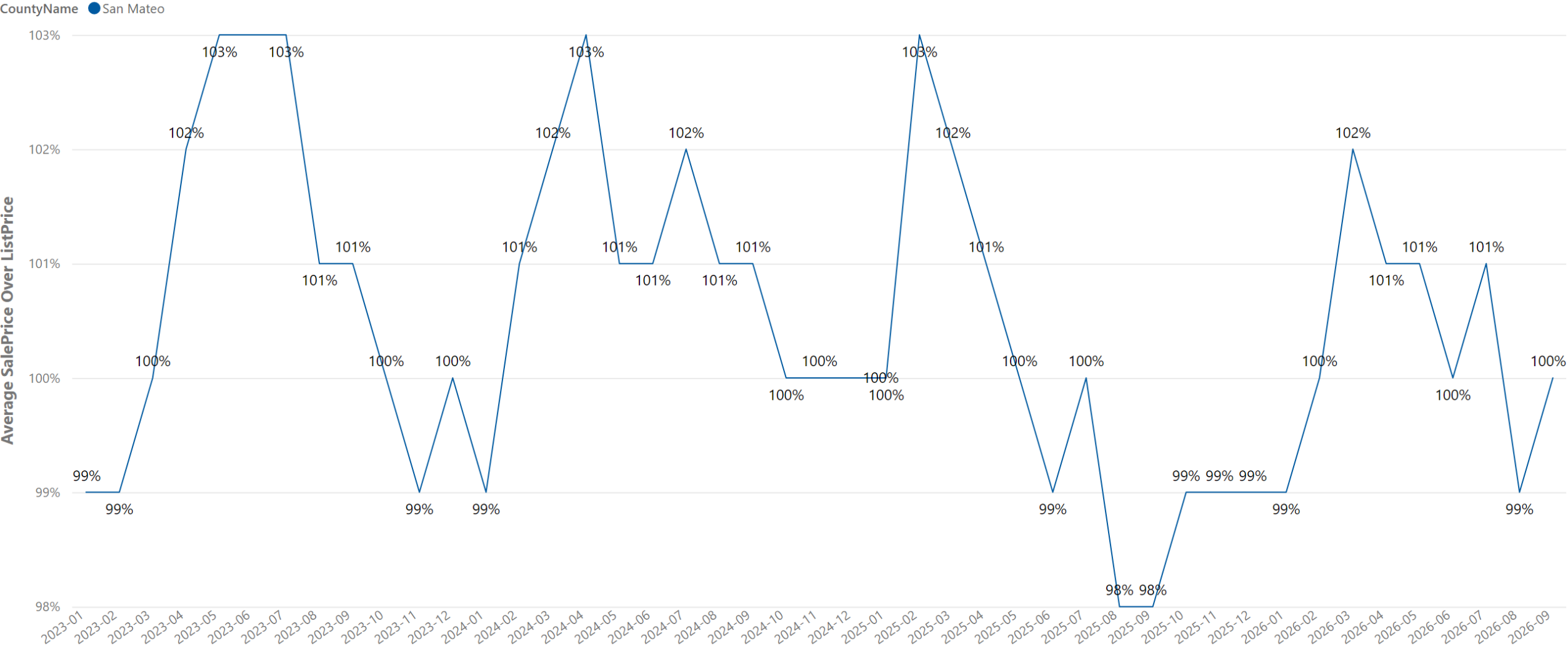
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
San Mateo	107%	105%	2%
Hillsborough	98%	97%	1%
Menlo Park	104%	103%	1%
San Bruno	105%	104%	1%
Foster City	107%	107%	0%
San Carlos	108%	108%	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
Portola Valley	95%	97%	-2%
Montara	99%	101%	-2%
Pacifica	102%	104%	-2%
East Palo Alto	99%	100%	-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
East Palo Alto	102%	0%	N/A
Redwood Shores	104%	0%	N/A
Millbrae	113%	92%	23%
San Mateo	100%	95%	5%
Burlingame	102%	97%	5%
So. San Francisco	102%	98%	4%
Pacifica	101%	99%	2%
Daly City	100%	99%	1%
Foster City	101%	100%	1%
Belmont	95%	95%	0%
San Bruno	99%	99%	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
Half Moon Bay	99%	106%	-7%
Menlo Park	97%	102%	-5%
San Carlos	96%	100%	-4%
Brisbane	97%	100%	-3%
Redwood City	98%	99%	-1%

Thank You

