



San Mateo County

Real Estate Market Minute | September 2026

San Mateo County - Residential - Single Family 2025 vs 2026

↓ 12

Median Days on Market
Compared to 14



\$2.1M

Median Price
Compared to \$1.9M

↑ 325

Closed Sales
Compared to 312

↑ 358

New Listings
Compared to 352

↑ 107%

Sale to List Price Ratio
Compared to 103%

San Mateo County - Residential - Common Interest 2025 vs 2026

↓ 32

Median Days on Market
Compared to 33



\$915.9K

Median Price
Compared to \$902.5K

↑ 103

Closed Sales
Compared to 100

↓ 116

New Listings
Compared to 119

↑ 99%

Sale to List Price Ratio
Compared to 98%

August 2026 Market Trends

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

Market Trends – August 2026 in San Mateo County

Pricing Trends

Median prices were \$2.05M for single family homes and \$915K for common interest properties. The single family market had a third straight month of decline, but is up significantly over a year ago. Common interest was down after an increase in July.

Transactional Trends

New listings rose 4% month over month for single family homes adding about 358, but fell 9% for common interest properties, adding about 117. Closed sales declined 13% and 6%, respectively, indicating softer activity across both markets overall.

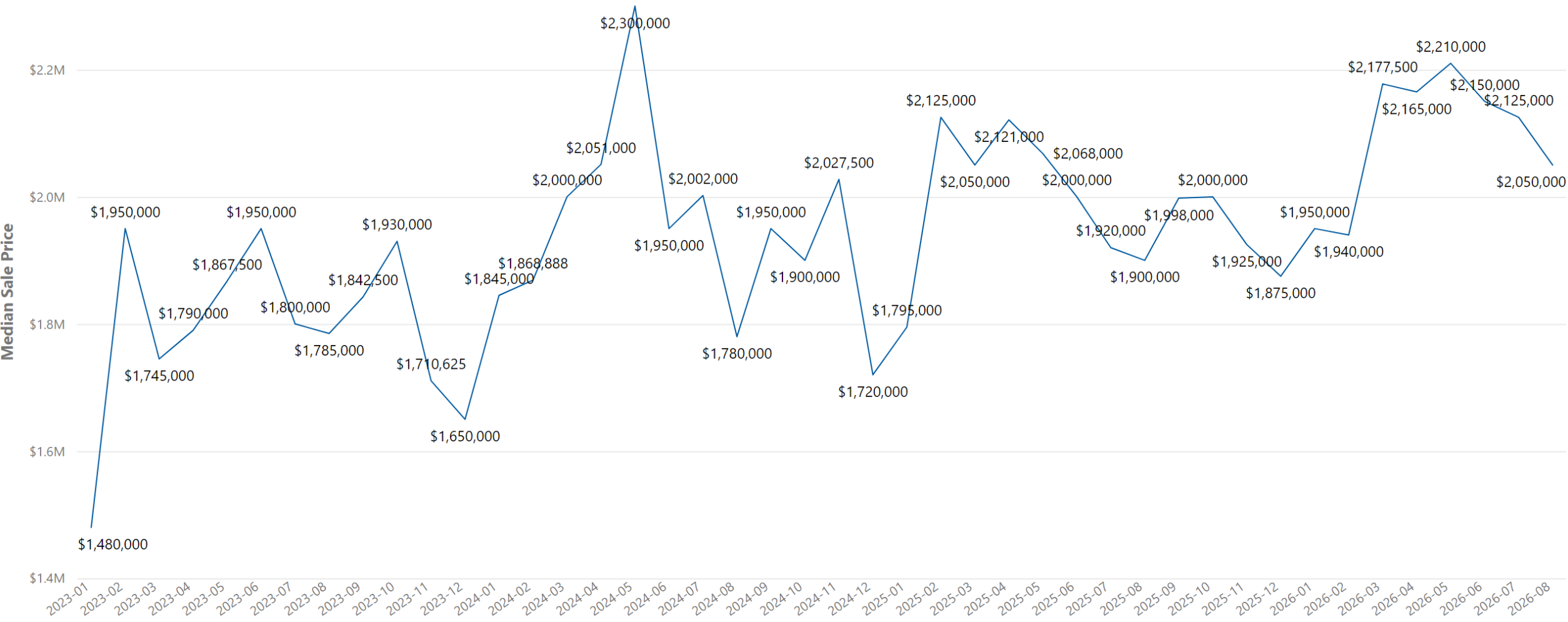
Market Competition

Single family homes sold for 107% of list price in August up 1% from July, while common interest properties sold for 99%, the first time under 100% since January. Median days on market decreased one day and eight days, respectively, when compared to July.

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	\$1,758,000	\$0	N/A
San Gregorio	\$2,500,000	\$0	N/A
Atherton	\$18,650,000	\$8,562,500	118%
Portola Valley	\$5,125,000	\$3,380,000	52%
Montara	\$1,620,000	\$1,185,000	37%
El Granada	\$1,935,000	\$1,539,000	26%
So. San Francisco	\$1,454,444	\$1,205,000	21%
Belmont	\$2,667,500	\$2,250,000	19%
Menlo Park	\$3,610,000	\$3,100,000	16%
San Carlos	\$2,500,000	\$2,200,000	14%
Half Moon Bay	\$1,845,000	\$1,625,000	14%
San Mateo	\$2,334,000	\$2,120,000	10%
Pacifica	\$1,350,000	\$1,250,000	8%
San Bruno	\$1,530,000	\$1,452,500	5%
Woodside	\$3,805,400	\$3,662,500	4%
Burlingame	\$3,168,888	\$3,102,450	2%

San Mateo County - Increased Median Price

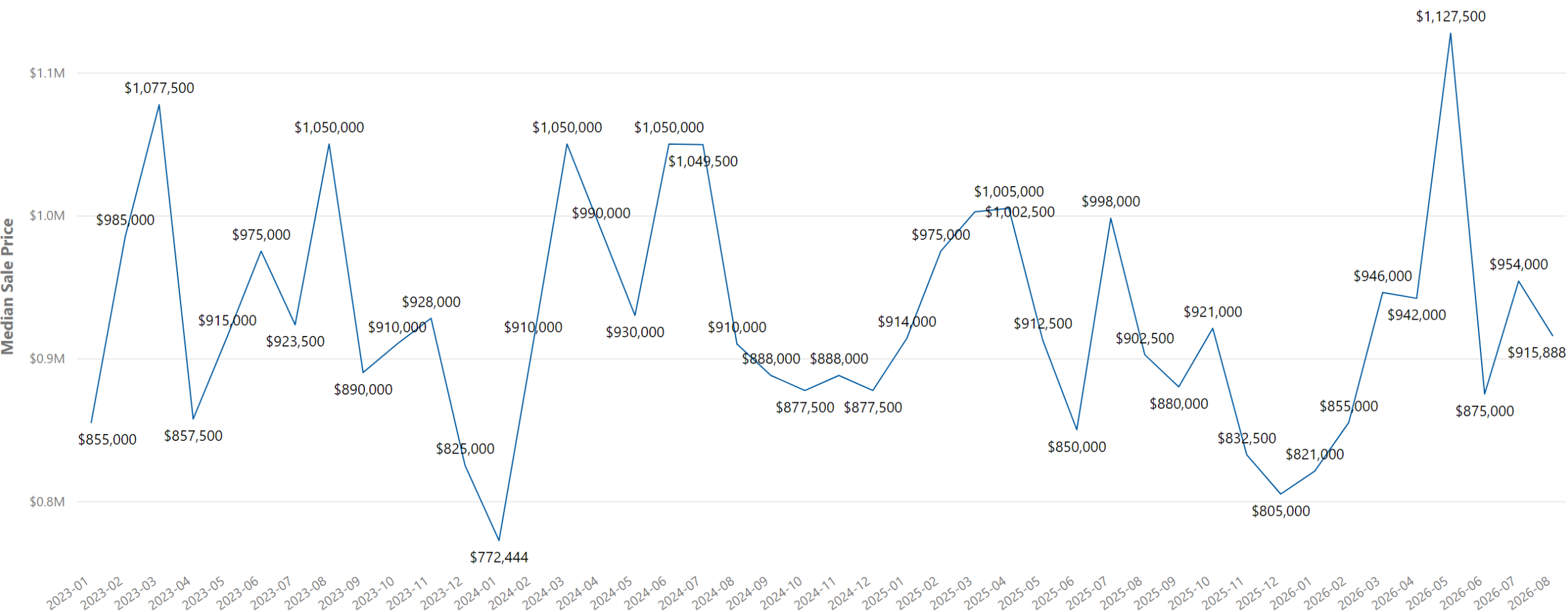
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Redwood City	\$2,100,000	\$2,075,000	1%
Daly City	\$1,150,000	\$1,137,500	1%
Hillsborough	\$7,600,000	\$7,565,000	0%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
La Honda	\$0	\$729,000	-100%
Brisbane	\$1,387,500	\$1,798,000	-23%
East Palo Alto	\$1,045,000	\$1,280,050	-18%
Foster City	\$2,050,000	\$2,396,900	-14%
Millbrae	\$1,750,000	\$2,022,500	-13%
Moss Beach	\$1,350,000	\$1,390,000	-3%

San Mateo County - Median Sale Price

CountyName ● San Mateo



San Mateo County - Increased Median Price

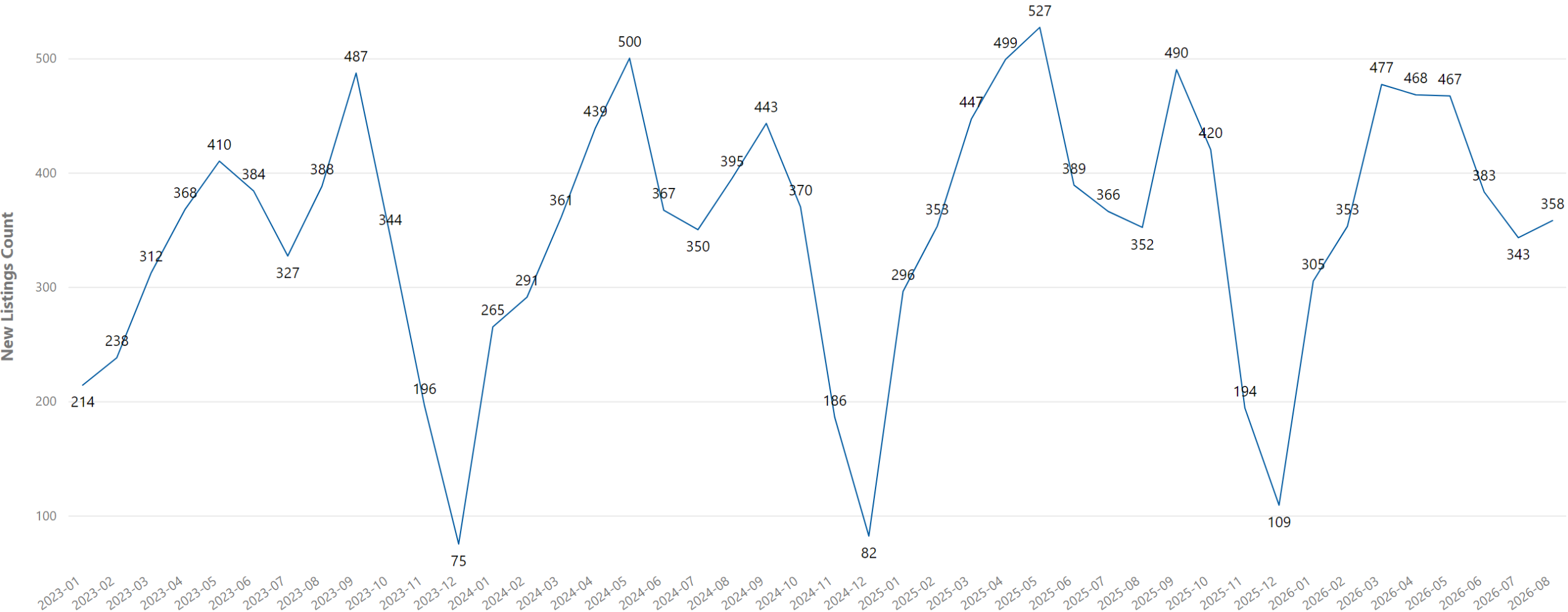
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$639,000	\$0	N/A
Menlo Park	\$2,200,000	\$1,025,000	115%
Redwood Shores	\$1,410,000	\$850,000	66%
Millbrae	\$1,073,000	\$670,000	60%
East Palo Alto	\$625,000	\$525,000	19%
Half Moon Bay	\$891,500	\$781,000	14%
Foster City	\$1,115,000	\$980,000	14%
Daly City	\$624,500	\$555,000	13%
San Mateo	\$845,000	\$831,000	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Carlos	\$800,000	\$1,426,125	-44%
San Bruno	\$365,000	\$566,500	-36%
Belmont	\$1,075,000	\$1,399,000	-23%
Pacifica	\$705,000	\$905,000	-22%
Redwood City	\$1,150,000	\$1,408,000	-18%
So. San Francisco	\$685,000	\$813,880	-16%
Burlingame	\$950,000	\$1,012,500	-6%

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
Colma	1	0	N/A
Redwood Shores	3	0	N/A
La Honda	5	0	N/A
Belmont	19	10	90%
Burlingame	16	9	78%
Brisbane	3	2	50%
East Palo Alto	10	7	43%
Menlo Park	26	23	13%
Half Moon Bay	13	12	8%
Redwood City	52	49	6%
So. San Francisco	21	20	5%
Pacifica	23	22	5%
San Carlos	24	23	4%
Montara	1	1	0%
Woodside	8	8	0%

San Mateo County - Increased New Listings

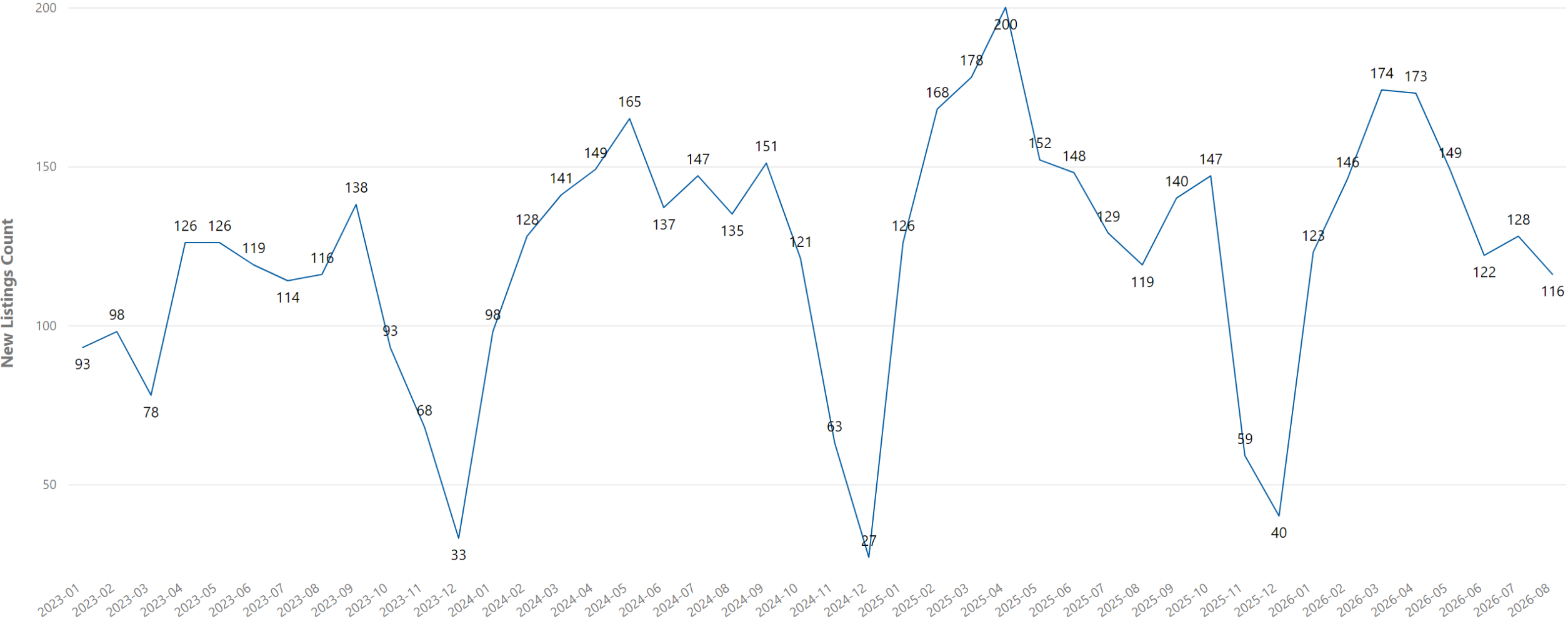
City	New Listings This Year	New Listings Last Year	% New Listings Change
Millbrae	13	13	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
El Granada	2	6	-67%
Foster City	6	10	-40%
Portola Valley	6	10	-40%
San Bruno	12	16	-25%
Hillsborough	10	13	-23%
Moss Beach	4	5	-20%
Daly City	27	31	-13%
Atherton	7	8	-13%
San Mateo	46	52	-12%

San Mateo County - New Listings

CountyName ● San Mateo



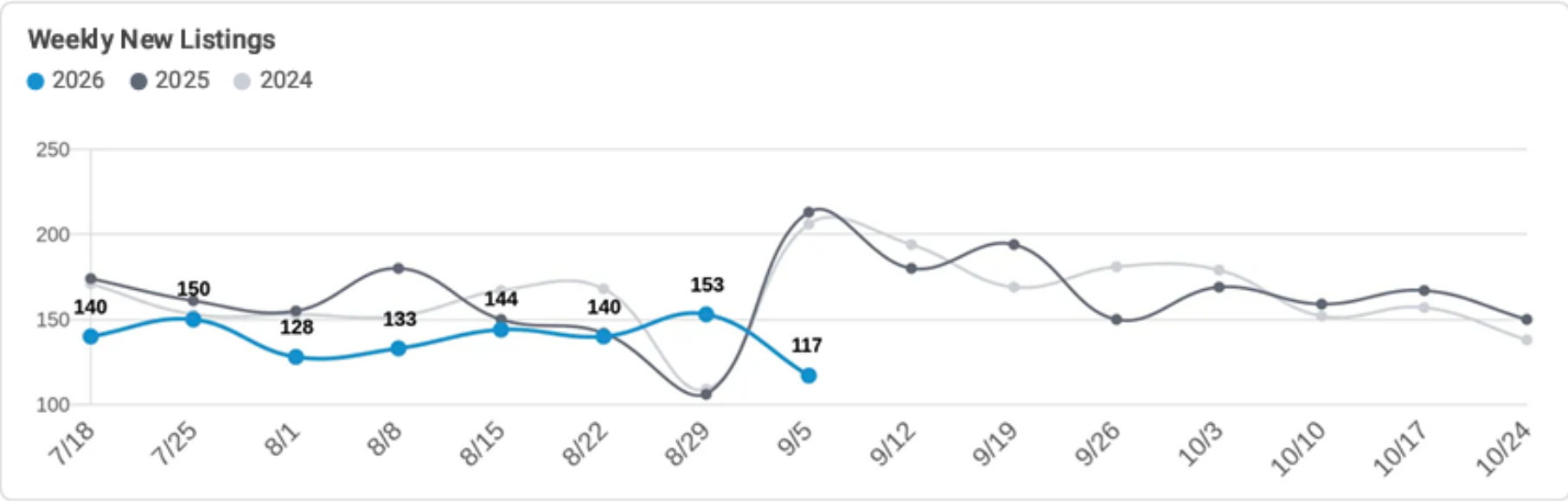
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	1	0	N/A
Redwood Shores	3	1	200%
Pacifica	6	3	100%
Redwood City	13	8	63%
San Bruno	13	9	44%
Belmont	6	5	20%
Burlingame	6	5	20%
Menlo Park	6	5	20%
San Mateo	32	32	0%

San Mateo County - Decreased New Listings

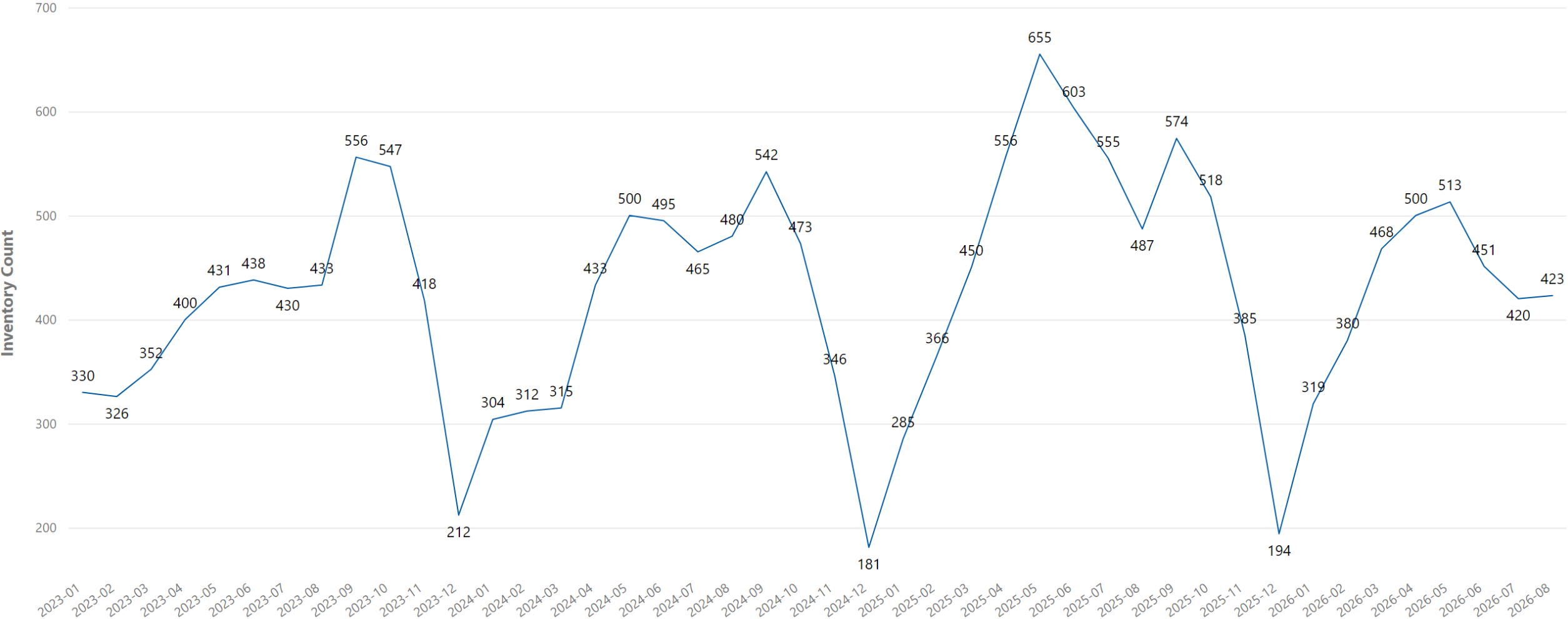
City	New Listings This Year	New Listings Last Year	% New Listings Change
Millbrae	1	6	-83%
Daly City	4	10	-60%
Brisbane	1	2	-50%
Half Moon Bay	1	2	-50%
Foster City	8	12	-33%
So. San Francisco	6	8	-25%
San Carlos	9	10	-10%

San Mateo County – New Listings Week Ending 09/05/2026



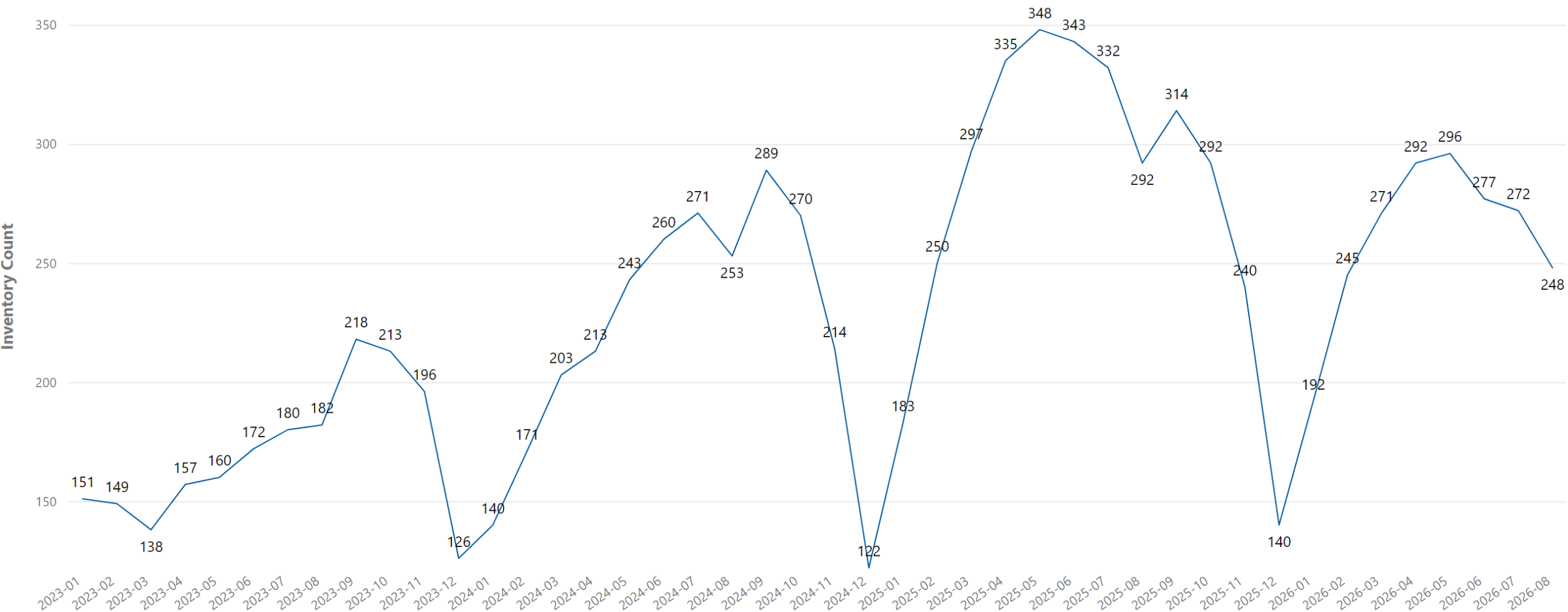
San Mateo County - Inventory

CountyName ● San Mateo



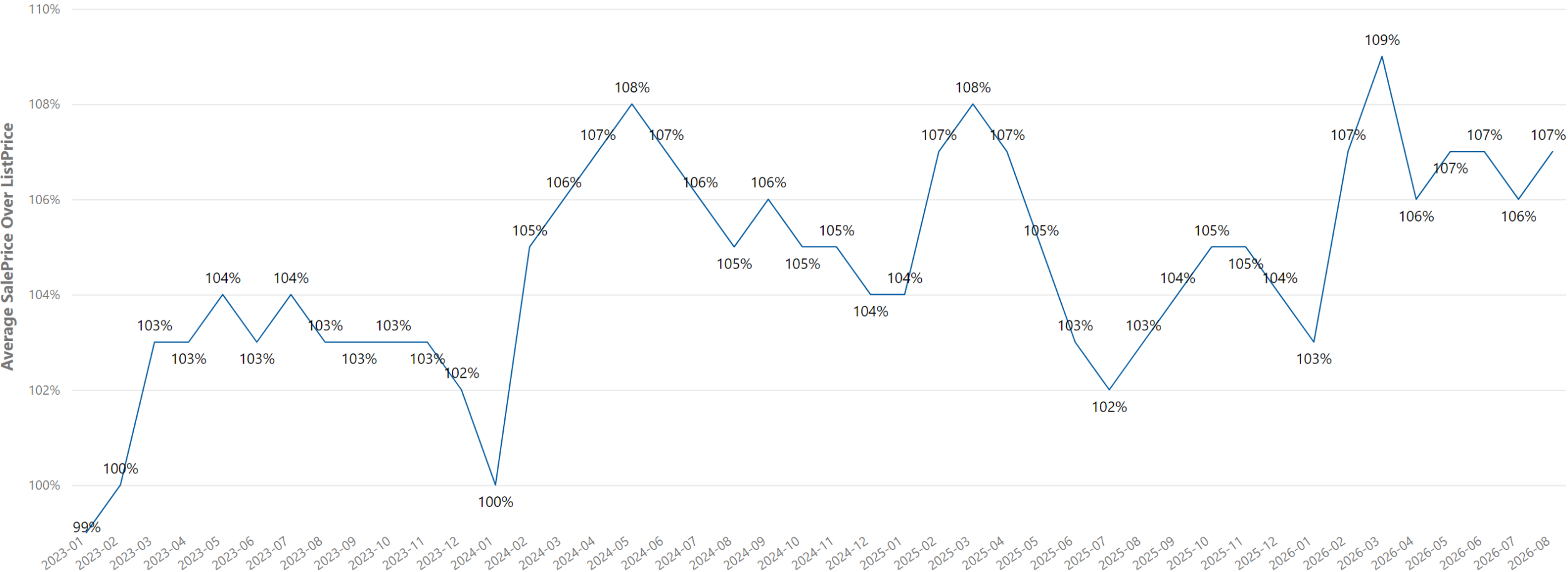
San Mateo County - Inventory

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	110%	0%	N/A
San Gregorio	100%	0%	N/A
Atherton	116%	99%	17%
So. San Francisco	116%	106%	9%
Hillsborough	106%	97%	9%
San Carlos	108%	100%	8%
Millbrae	114%	106%	8%
San Mateo	113%	106%	7%
Burlingame	107%	101%	6%
San Bruno	108%	102%	6%
Brisbane	109%	104%	5%
East Palo Alto	102%	98%	4%
Pacifica	105%	101%	4%
Redwood City	107%	103%	4%
Woodside	99%	97%	2%

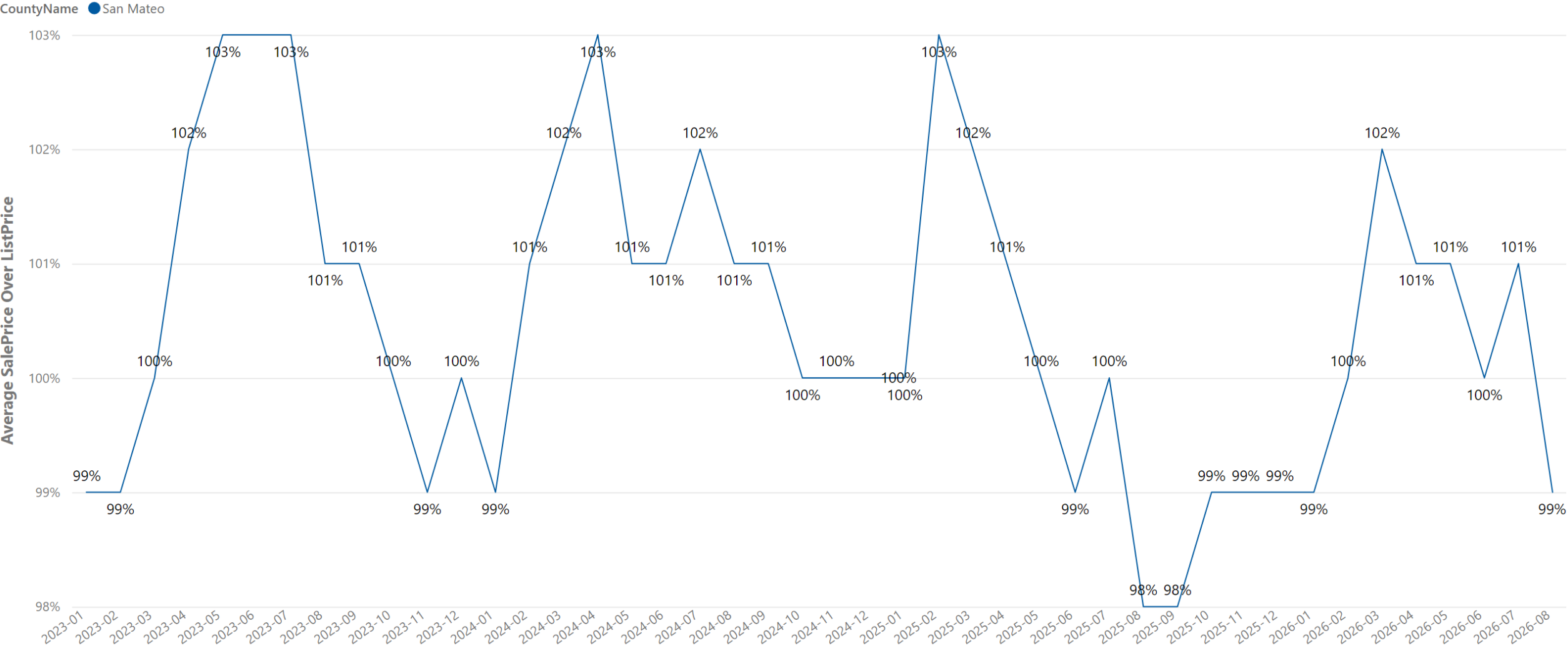
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Colma	110%	0%	N/A
Foster City	104%	103%	1%
Belmont	106%	105%	1%
Menlo Park	106%	105%	1%
Daly City	107%	107%	0%
Moss Beach	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
Montara	95%	103%	-8%
Portola Valley	99%	106%	-7%
El Granada	95%	100%	-5%
Half Moon Bay	95%	97%	-2%

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
Brisbane	100%	0%	N/A
Burlingame	103%	95%	8%
San Bruno	101%	97%	4%
Millbrae	102%	98%	4%
So. San Francisco	102%	98%	4%
Pacifica	100%	97%	3%
Menlo Park	101%	98%	3%
San Carlos	100%	98%	2%
East Palo Alto	100%	100%	0%
Foster City	98%	98%	0%
Half Moon Bay	98%	98%	0%
Redwood City	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
Redwood Shores	97%	100%	-3%
Daly City	97%	98%	-1%
San Mateo	97%	98%	-1%
Belmont	99%	100%	-1%

Thank You

