



San Mateo County

Real Estate Market Minute | March 2025

San Mateo County – Single Family Market 2025 v. 2024

=10

Median Days on Market
Compared to 10



\$2.12M

Median Price
Compared to \$1.88M

↓ 199

Closed Sales
Compared to 210

↑ 363

New Listings
Compared to 316

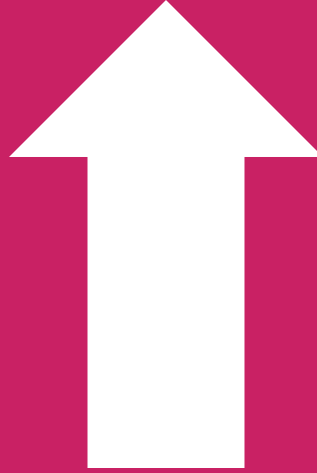
↑ 107%

Sale to List Price Ratio
Compared to 105%

San Mateo County – Common Interest Market 2025 v. 2024

↓ 40

Median Days on Market
Compared to 44



\$920M

Median Price
Compared to \$772K

↓ 48

Closed Sales
Compared to 60

↑ 131

New Listings
Compared to 106

↑ 100%

Sale to List Price Ratio
Compared to 99%

February 2025 Market Trends

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

Market in San Mateo County

Market Trend 1

As with neighboring counties, we saw median prices in both classes increase both MoM and YoY.

Market Trend 2

It appears that the “spring” market season has started early with a significant increase in the number of new listings each week.

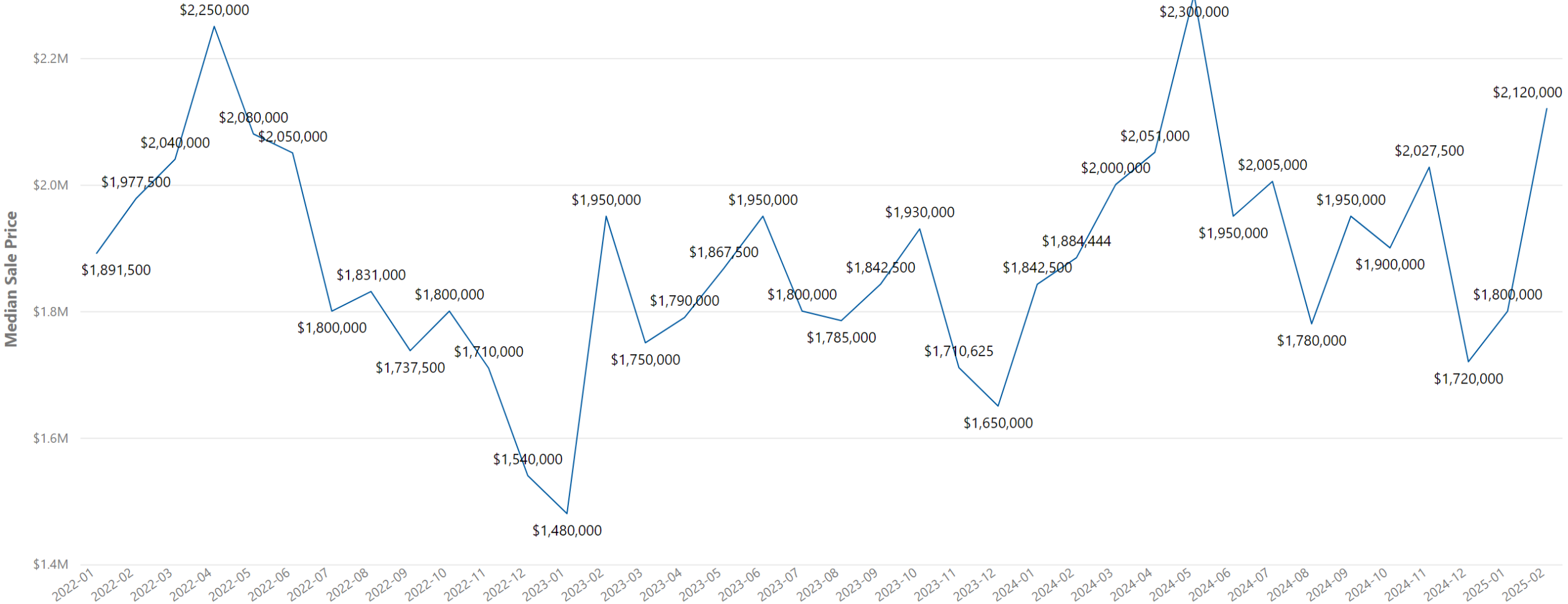
Market Trend 3

We know that the market continues to be competitive, and it will be interesting what lower interest rates will do to demand.

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 3/6/2025

Aculist@2025

Residential Single Family: 2022-2025

San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Woodside	\$5,999,000	\$2,587,500	132%
Atherton	\$12,000,000	\$5,437,500	121%
Brisbane	\$2,380,000	\$1,125,000	112%
Portola Valley	\$7,300,000	\$3,887,500	88%
Redwood Shores	\$2,968,000	\$2,120,000	40%
Hillsborough	\$5,528,000	\$3,990,145	39%
Montara	\$1,900,000	\$1,375,000	38%
Menlo Park	\$3,715,000	\$2,828,000	31%
San Carlos	\$3,050,000	\$2,489,000	23%
Redwood City	\$2,450,000	\$2,008,500	22%
El Granada	\$1,760,000	\$1,470,000	20%
Foster City	\$2,220,888	\$1,900,900	17%
Millbrae	\$2,360,000	\$2,022,500	17%
East Palo Alto	\$1,120,000	\$995,000	13%
San Bruno	\$1,400,000	\$1,252,500	12%
So. San Francisco	\$1,492,000	\$1,360,000	10%

San Mateo County - Increased Median Price

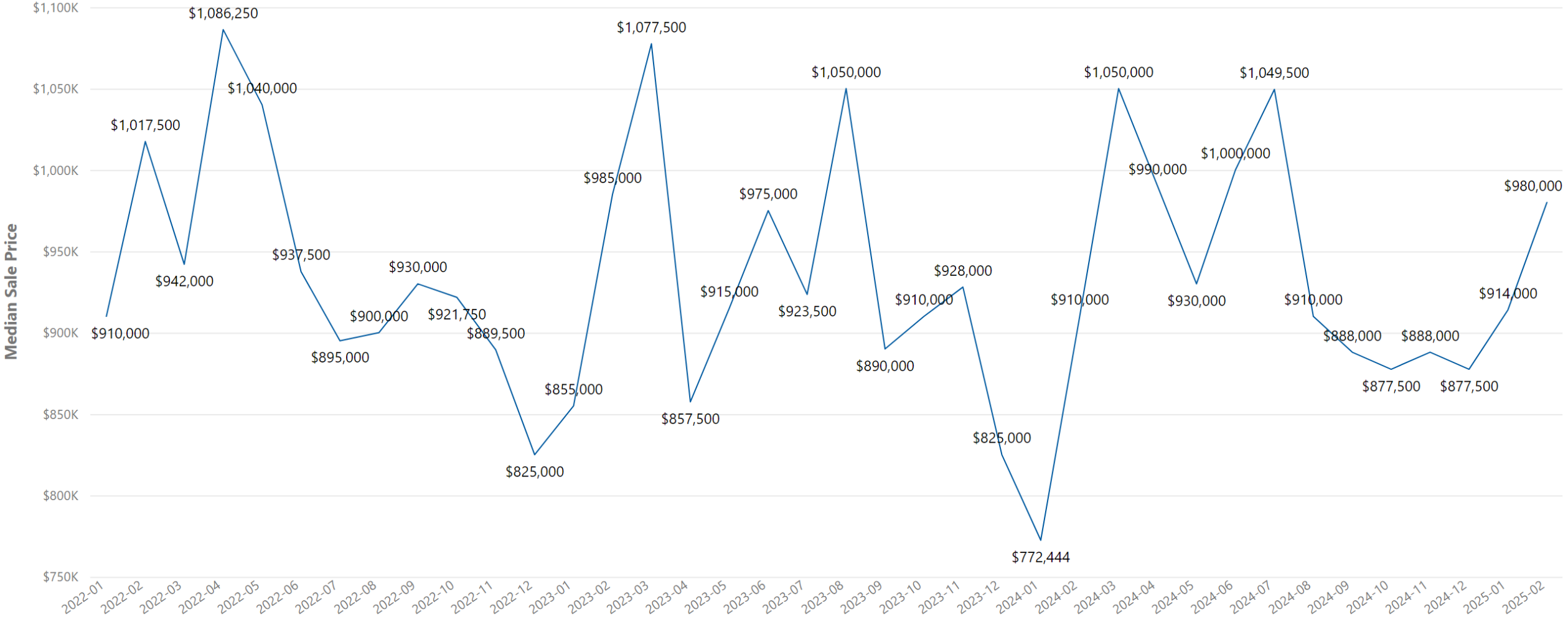
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Half Moon Bay	\$2,720,000	\$2,575,000	6%
Burlingame	\$3,273,500	\$3,100,000	6%
Pacifica	\$1,311,000	\$1,255,000	4%
San Mateo	\$2,015,000	\$1,987,500	1%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
La Honda	\$344,000	\$925,000	-63%
Daly City	\$1,223,000	\$1,270,000	-4%
Belmont	\$2,625,000	\$2,649,444	-1%

San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 3/6/2025

Aculist@2025

Residential Common Interest: 2022-2025

San Mateo County - Increased Median Price

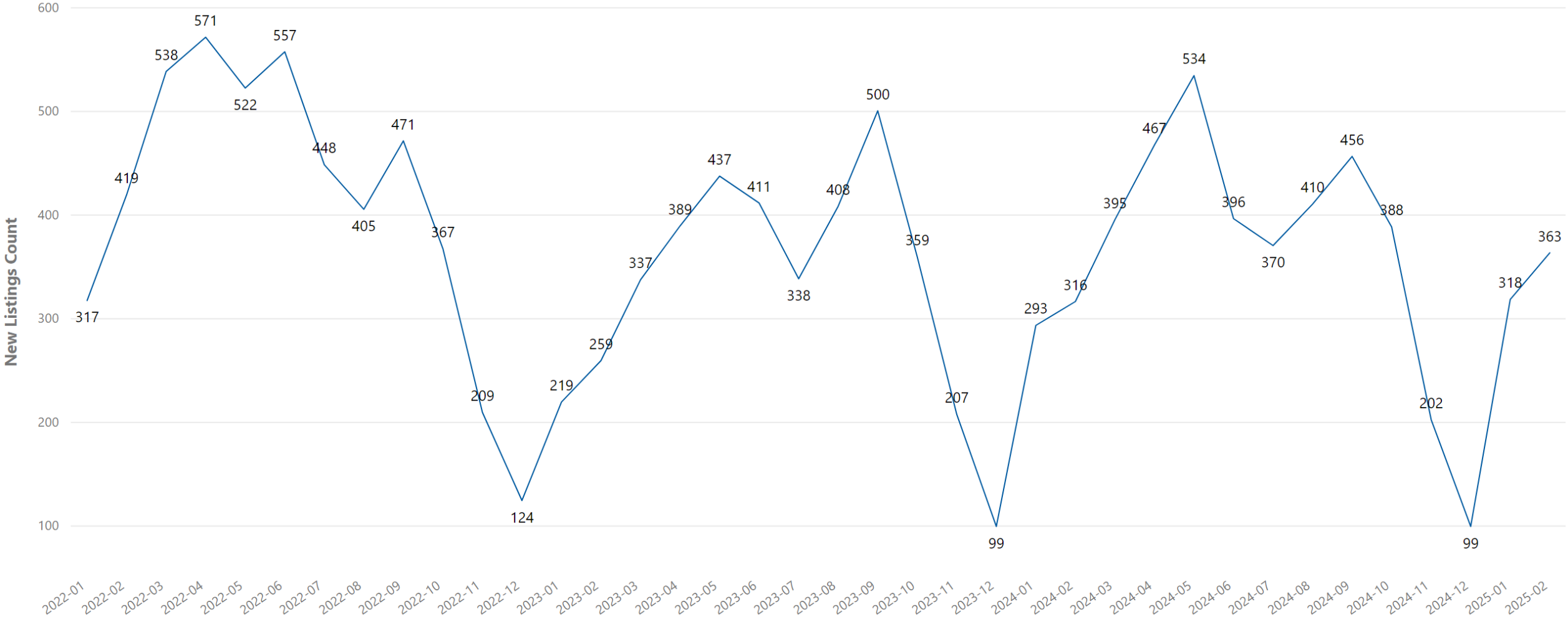
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Palo Alto	\$779,000	\$0	N/A
San Mateo	\$1,170,000	\$790,000	48%
Redwood City	\$1,297,500	\$950,000	37%
Daly City	\$773,500	\$675,000	15%
Millbrae	\$868,000	\$785,000	11%
So. San Francisco	\$820,000	\$803,500	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$910,000	-100%
Burlingame	\$0	\$1,090,000	-100%
Half Moon Bay	\$0	\$630,000	-100%
Redwood Shores	\$0	\$1,875,000	-100%
Belmont	\$911,900	\$2,425,000	-62%
San Carlos	\$1,216,500	\$1,541,500	-21%
Menlo Park	\$1,356,500	\$1,650,000	-18%
Foster City	\$1,225,000	\$1,385,444	-12%
San Bruno	\$530,000	\$551,500	-4%
Pacifica	\$930,000	\$949,000	-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
La Honda	1	0	N/A
Moss Beach	4	0	N/A
Atherton	14	4	250%
Brisbane	3	1	200%
Pacifica	25	12	108%
Daly City	44	28	57%
San Mateo	53	36	47%
Millbrae	12	9	33%
Half Moon Bay	9	7	29%
San Bruno	18	14	29%
Woodside	14	12	17%
Belmont	17	15	13%
Pescadero	1	1	0%
El Granada	4	4	0%
Hillsborough	15	15	0%

San Mateo County - Increased New Listings

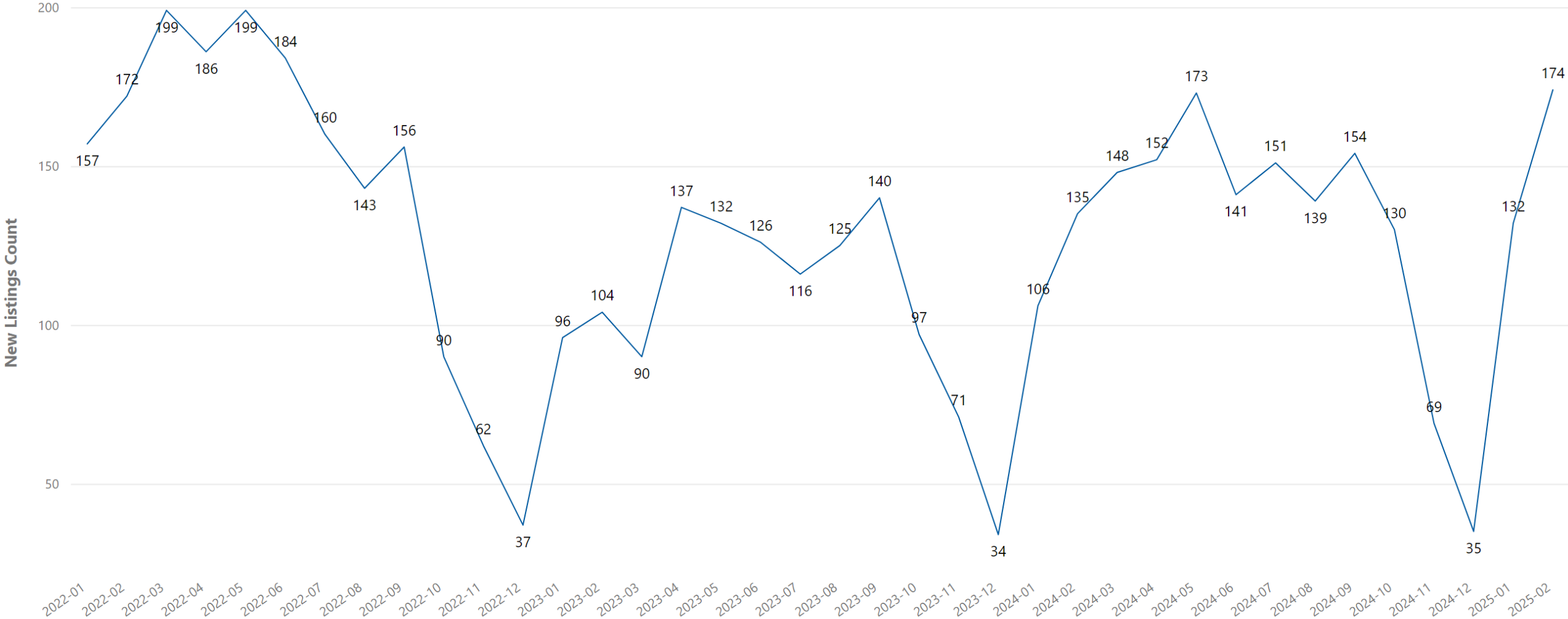
City	New Listings This Year	New Listings Last Year	% New Listings Change
Redwood City	38	38	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Montara	2	7	-71%
Redwood Shores	1	3	-67%
Portola Valley	5	10	-50%
Burlingame	10	16	-38%
Foster City	5	7	-29%
San Carlos	18	21	-14%
So. San Francisco	15	17	-12%
East Palo Alto	9	10	-10%
Menlo Park	27	29	-7%

San Mateo County - New Listings

CountyName ● San Mateo



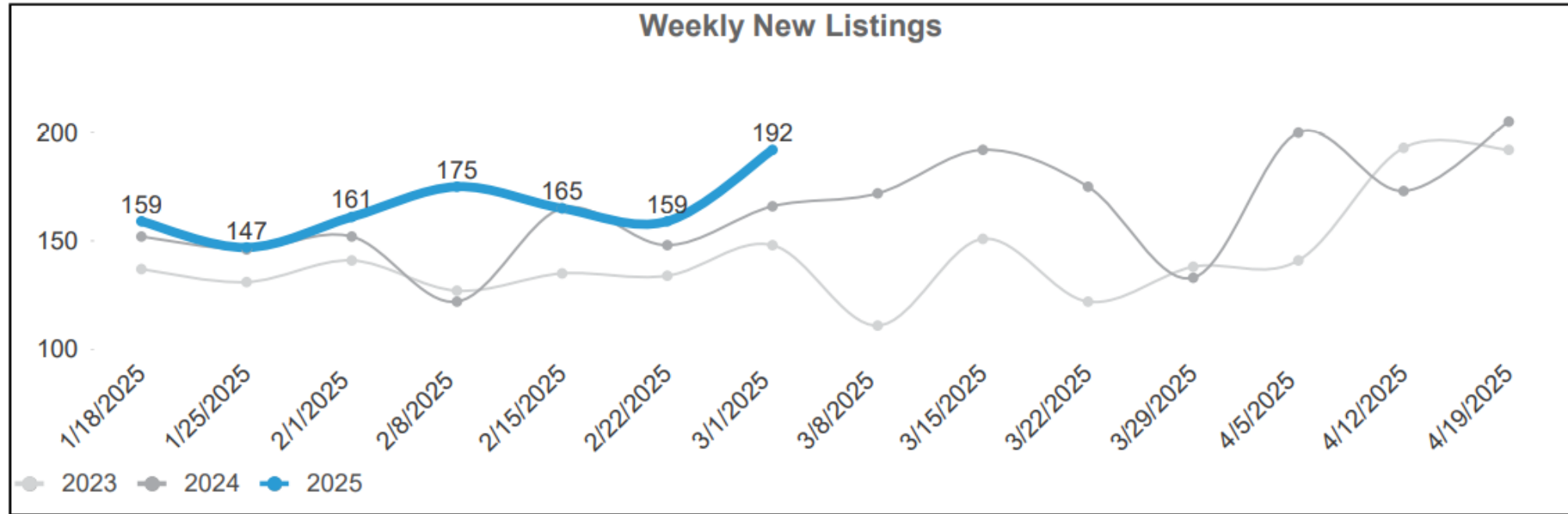
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Bruno	15	6	150%
Half Moon Bay	7	3	133%
Redwood City	12	6	100%
San Carlos	11	6	83%
East Palo Alto	3	2	50%
Burlingame	6	4	50%
Foster City	25	17	47%
Daly City	14	10	40%
Millbrae	4	3	33%
Pacifica	8	6	33%
San Mateo	50	39	28%

San Mateo County - Decreased New Listings

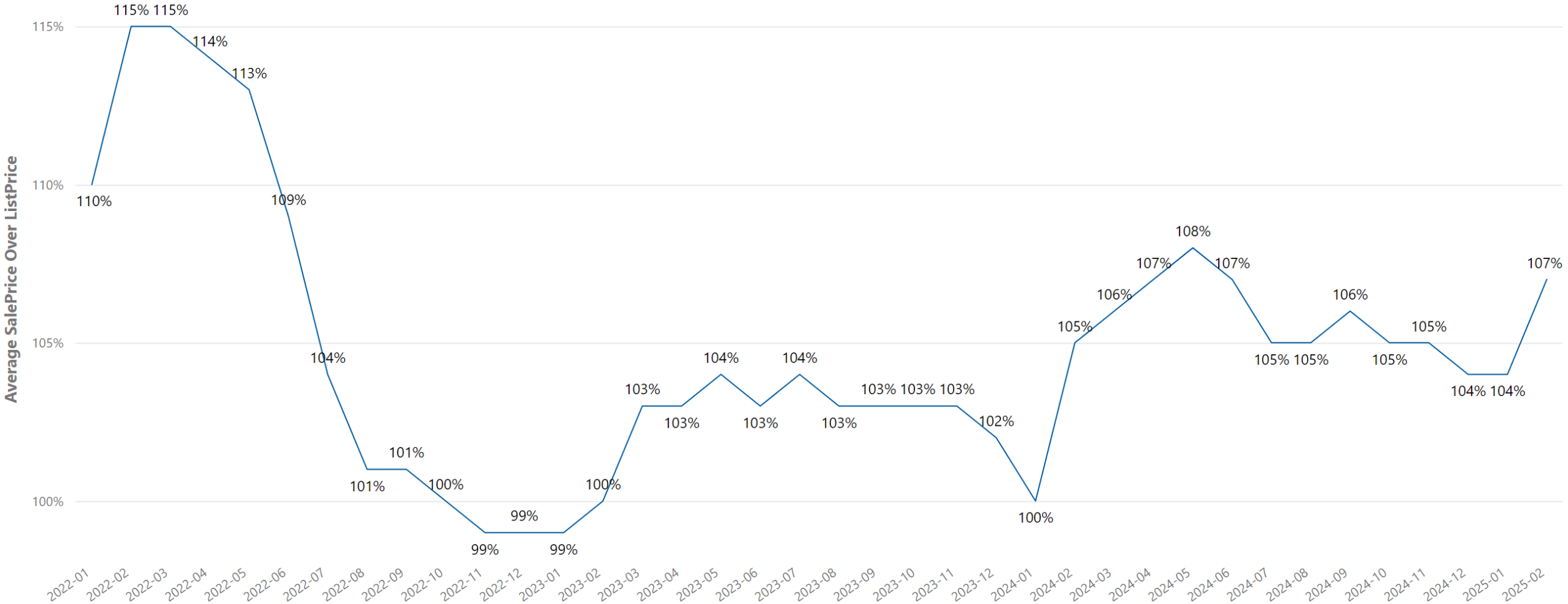
City	New Listings This Year	New Listings Last Year	% New Listings Change
Menlo Park	5	11	-55%
Brisbane	2	4	-50%
Redwood Shores	2	4	-50%
Belmont	4	6	-33%
So. San Francisco	6	8	-25%

San Mateo County – New Listings Week Ending 3/1/2025



San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 3/6/2025

Aculist@2025

Residential Single Family: 2022-2025

San Mateo County - Increased Sale To List Price

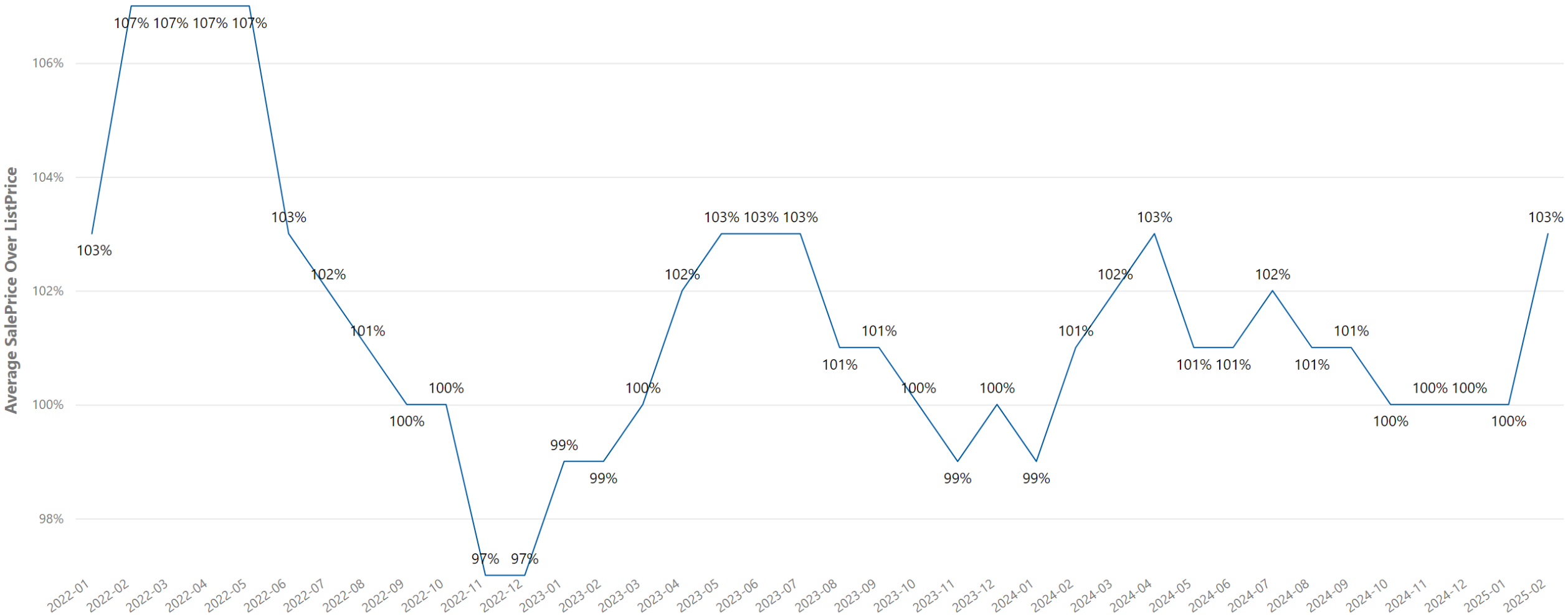
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Atherton	105%	94%	12%
Pacifica	112%	101%	11%
Hillsborough	103%	97%	6%
Brisbane	119%	113%	5%
So. San Francisco	111%	106%	5%
Redwood City	106%	103%	3%
Portola Valley	101%	99%	2%
Menlo Park	104%	102%	2%
San Carlos	108%	106%	2%
San Mateo	109%	107%	2%
Belmont	110%	108%	2%
Montara	100%	99%	1%
Daly City	110%	110%	0%
El Granada	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
La Honda	97%	107%	-9%
East Palo Alto	96%	104%	-8%
Foster City	103%	109%	-6%
Woodside	97%	102%	-5%
Half Moon Bay	96%	99%	-3%
Burlingame	103%	106%	-3%
Millbrae	108%	110%	-2%
Redwood Shores	110%	112%	-2%
San Bruno	107%	108%	-1%

San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 3/6/2025

Aculist@2025

Residential Common Interest: 2022-2025

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	100%	0%	N/A
Foster City	111%	99%	12%
Menlo Park	104%	96%	8%
So. San Francisco	107%	101%	6%
Daly City	105%	100%	5%
San Bruno	103%	99%	4%
Belmont	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
San Mateo	99%	102%	-3%
San Carlos	101%	104%	-3%
Millbrae	96%	98%	-2%
Pacifica	100%	101%	-1%
Redwood City	103%	104%	-1%

Thank You

