



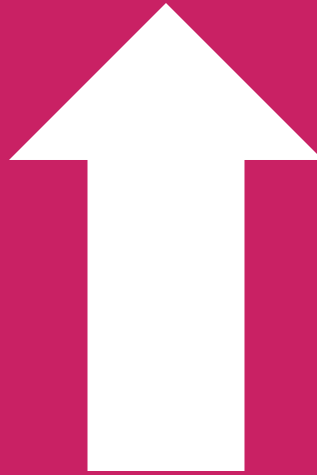
# San Mateo County

Real Estate Market Minute | April 2025

# San Mateo County – Single Family Market 2025 v. 2024

= 9

Median Days on Market  
Compared to 9



\$2.05M

Median Price  
Compared to \$2.0M

↑ 281

Closed Sales  
Compared to 272

↑ 466

New Listings  
Compared to 395

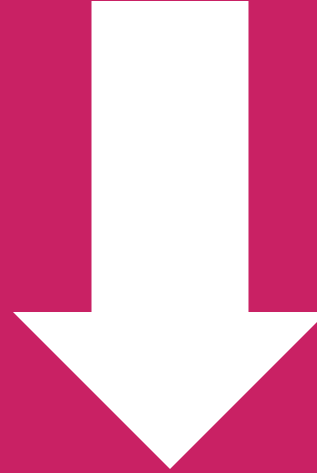
↑ 108%

Sale to List Price Ratio  
Compared to 106%

# San Mateo County – Common Interest Market 2025 v. 2024

↑ 13

Median Days on Market  
Compared to 11



\$984K

Median Price  
Compared to \$1.05M

↑ 104

Closed Sales  
Compared to 87

↑ 182

New Listings  
Compared to 148

= 102%

Sale to List Price Ratio  
Compared to 102%



# March 2025 Market Trends

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

# Market Trends – March 2025 in San Mateo County

## Market Trend 1

We see prices increasing when compared to last year generally across the Bay Area but not in every city.

## Market Trend 2

The number of new listings and closed sales are on par with what we have seen over the past couple of years at this time of year.

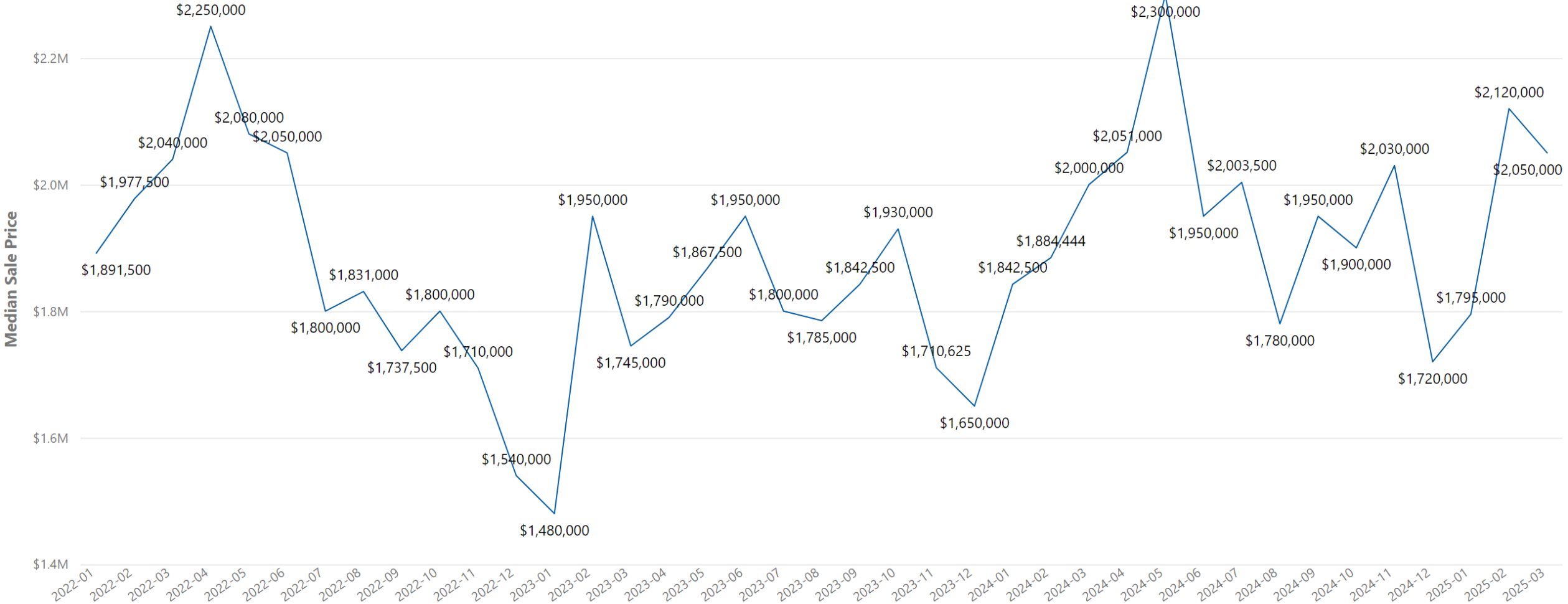
## Market Trend 3

Differences in the single family versus the common interest market are surfacing when considering DOM, sale to list and inventory.

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	\$1,130,000	\$0	N/A
Hillsborough	\$6,500,000	\$4,485,000	45%
El Granada	\$2,062,500	\$1,490,000	38%
Menlo Park	\$3,400,000	\$2,600,000	31%
Portola Valley	\$4,995,000	\$4,000,000	25%
Burlingame	\$2,905,500	\$2,401,000	21%
Pacifica	\$1,481,250	\$1,230,000	20%
Redwood City	\$2,411,000	\$2,180,000	11%
San Carlos	\$2,588,000	\$2,391,500	8%
Belmont	\$2,701,000	\$2,500,000	8%
Foster City	\$2,300,000	\$2,157,188	7%
So. San Francisco	\$1,355,000	\$1,300,000	4%
Daly City	\$1,240,000	\$1,226,250	1%
San Mateo	\$1,925,000	\$1,925,000	0%

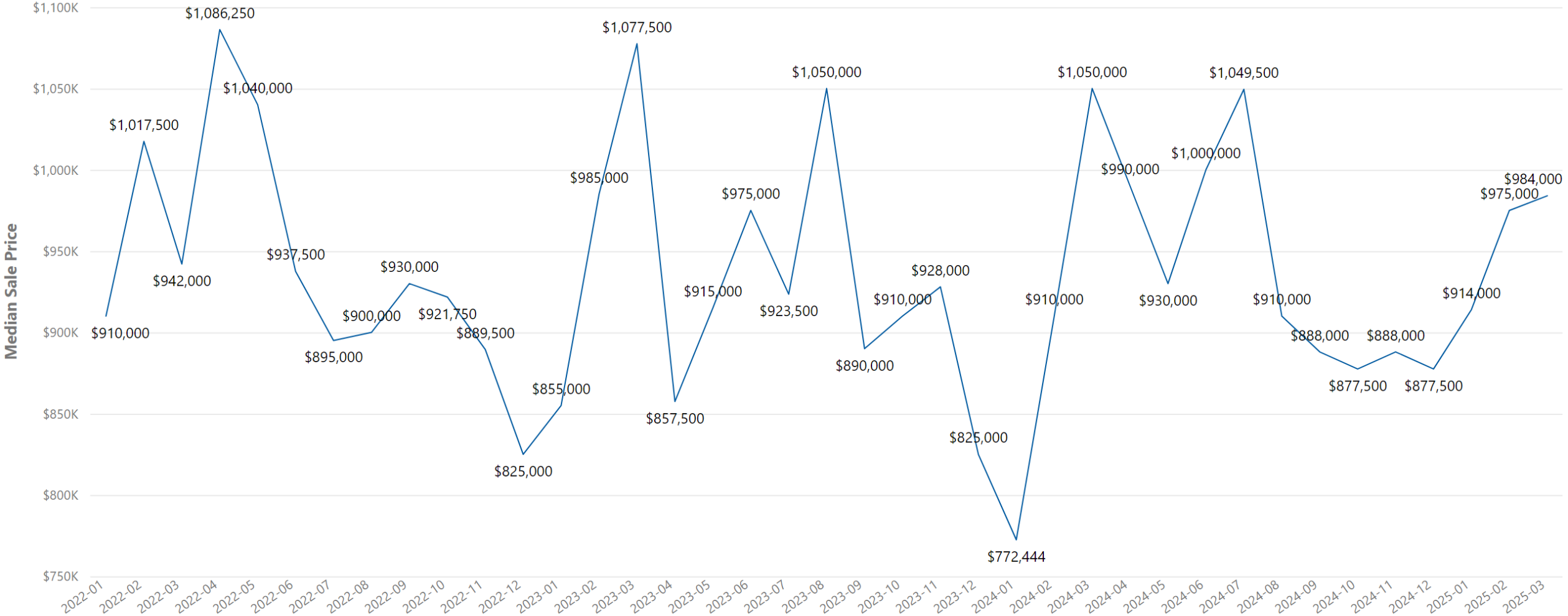
# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Montara	\$0	\$1,461,500	-100%
Redwood Shores	\$0	\$2,280,000	-100%
Atherton	\$8,200,000	\$13,702,500	-40%
Brisbane	\$1,375,000	\$2,000,000	-31%
Half Moon Bay	\$1,435,000	\$1,887,500	-24%
Woodside	\$4,522,823	\$5,747,500	-21%
East Palo Alto	\$1,065,000	\$1,232,500	-14%
Moss Beach	\$1,572,500	\$1,700,000	-8%
Millbrae	\$2,303,000	\$2,406,645	-4%
San Bruno	\$1,435,000	\$1,450,000	-1%



# San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 4/7/2025

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Residential Common Interest: 2022-2025

# San Mateo County - Increased Median Price

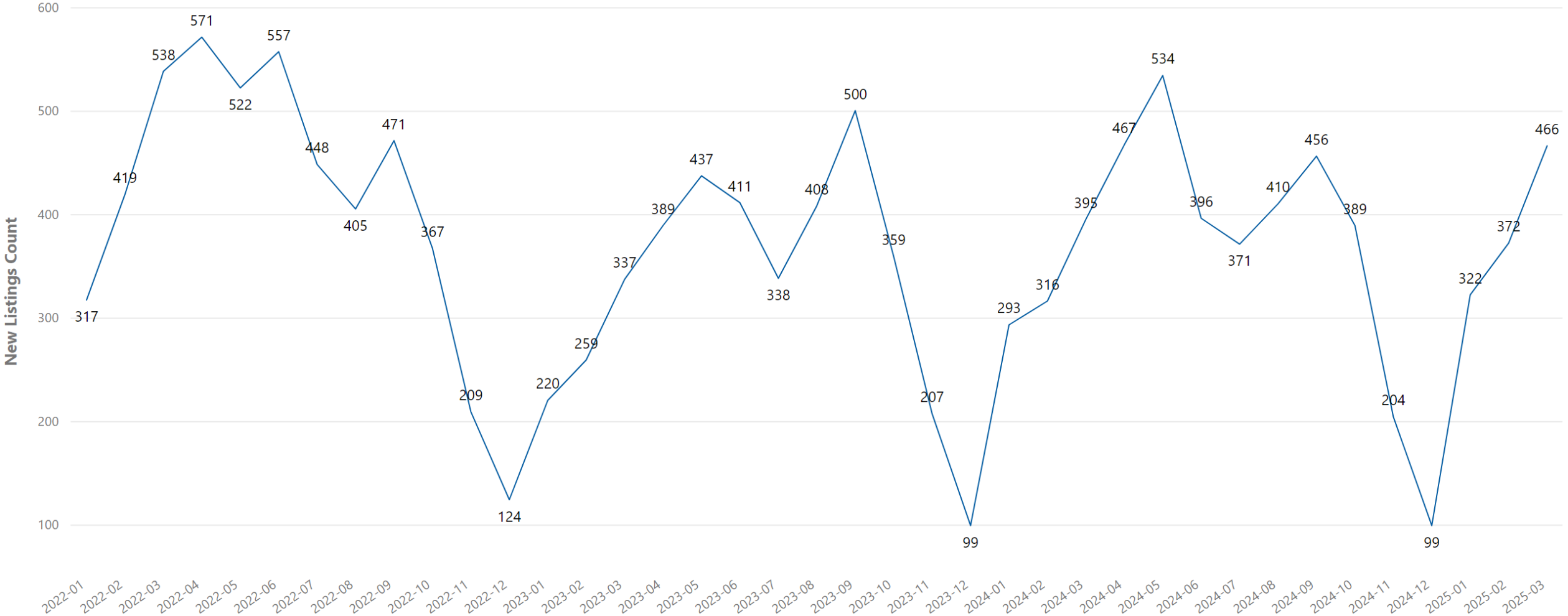
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Burlingame	\$1,481,944	\$655,000	126%
Menlo Park	\$2,225,000	\$1,700,000	31%
Redwood City	\$1,157,500	\$985,000	18%
Foster City	\$1,400,000	\$1,293,000	8%
San Mateo	\$1,010,000	\$987,000	2%
Pacifica	\$795,000	\$780,000	2%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Palo Alto	\$0	\$460,000	-100%
Belmont	\$583,500	\$1,317,500	-56%
Millbrae	\$850,000	\$1,085,000	-22%
San Carlos	\$970,000	\$1,150,000	-16%
San Bruno	\$445,000	\$525,000	-15%
Daly City	\$715,000	\$797,500	-10%
Half Moon Bay	\$758,000	\$842,500	-10%
Redwood Shores	\$1,387,500	\$1,503,000	-8%
Brisbane	\$998,000	\$1,050,000	-5%
So. San Francisco	\$790,000	\$830,000	-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
Moss Beach	7	0	N/A
Half Moon Bay	17	7	143%
Hillsborough	23	11	109%
Montara	2	1	100%
Pescadero	2	1	100%
Redwood Shores	6	3	100%
Foster City	15	8	88%
Daly City	43	25	72%
Pacifica	34	20	70%
San Bruno	18	12	50%
San Carlos	28	20	40%
Brisbane	5	4	25%
Portola Valley	15	13	15%
Woodside	12	11	9%
San Mateo	51	47	9%

# San Mateo County - Increased New Listings

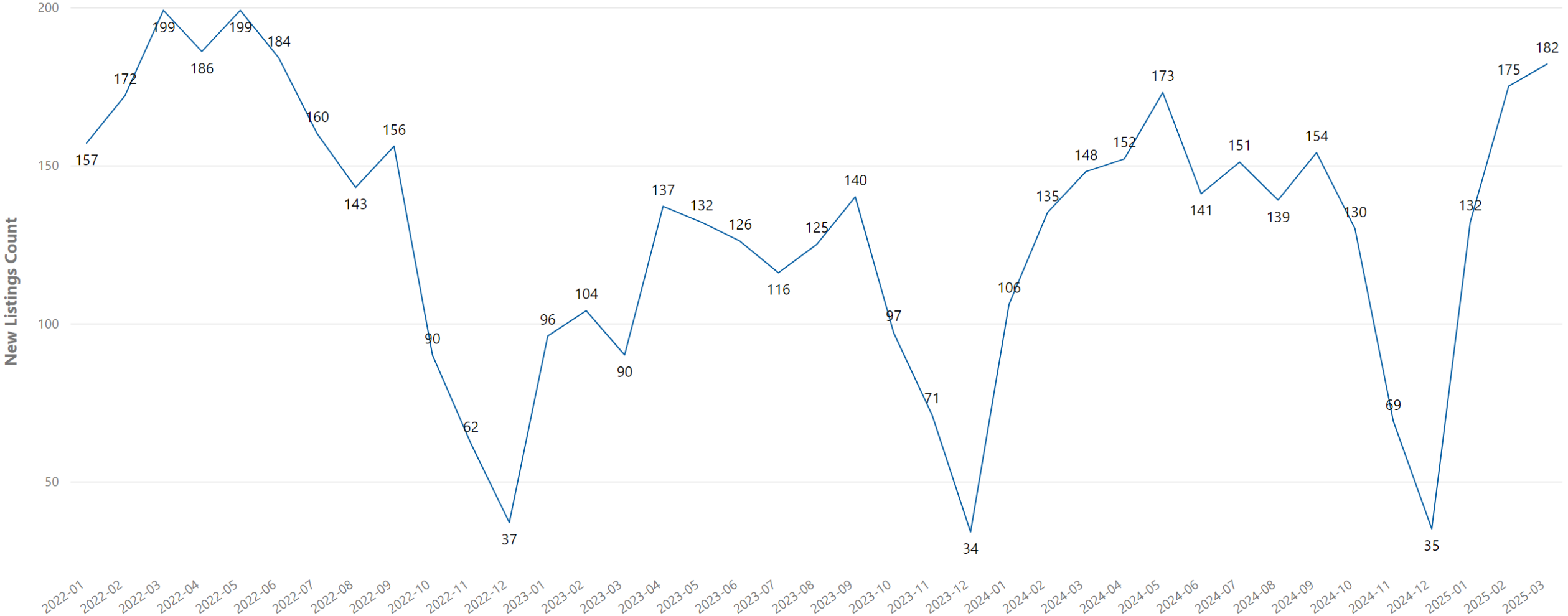
City	New Listings This Year	New Listings Last Year	% New Listings Change
Burlingame	20	19	5%
La Honda	2	2	0%
Millbrae	14	14	0%
Belmont	21	21	0%

# San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
El Granada	3	10	-70%
Atherton	10	17	-41%
East Palo Alto	12	14	-14%
So. San Francisco	21	24	-13%
Menlo Park	32	36	-11%
Redwood City	53	54	-2%

# San Mateo County - New Listings

CountyName ● San Mateo





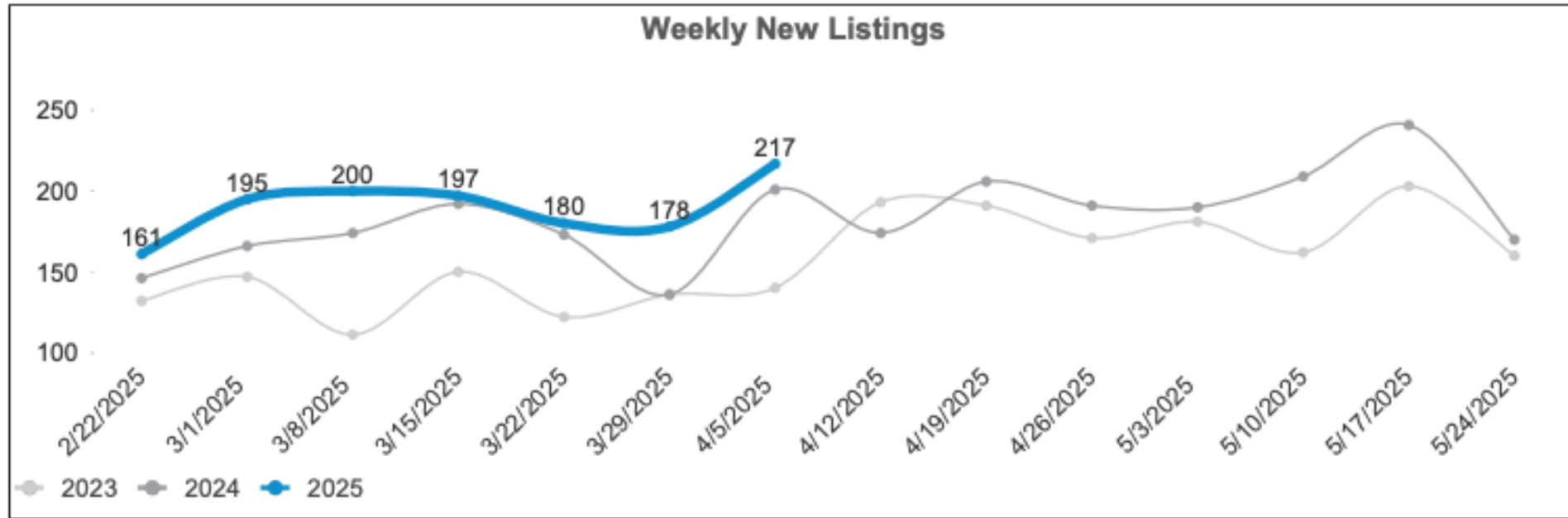
# San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Brisbane	2	0	N/A
Half Moon Bay	3	1	200%
Menlo Park	15	6	150%
Foster City	22	9	144%
Burlingame	7	4	75%
Pacifica	3	2	50%
San Bruno	13	9	44%
Redwood City	20	14	43%
San Carlos	15	13	15%
San Mateo	51	48	6%

# San Mateo County - Decreased New Listings

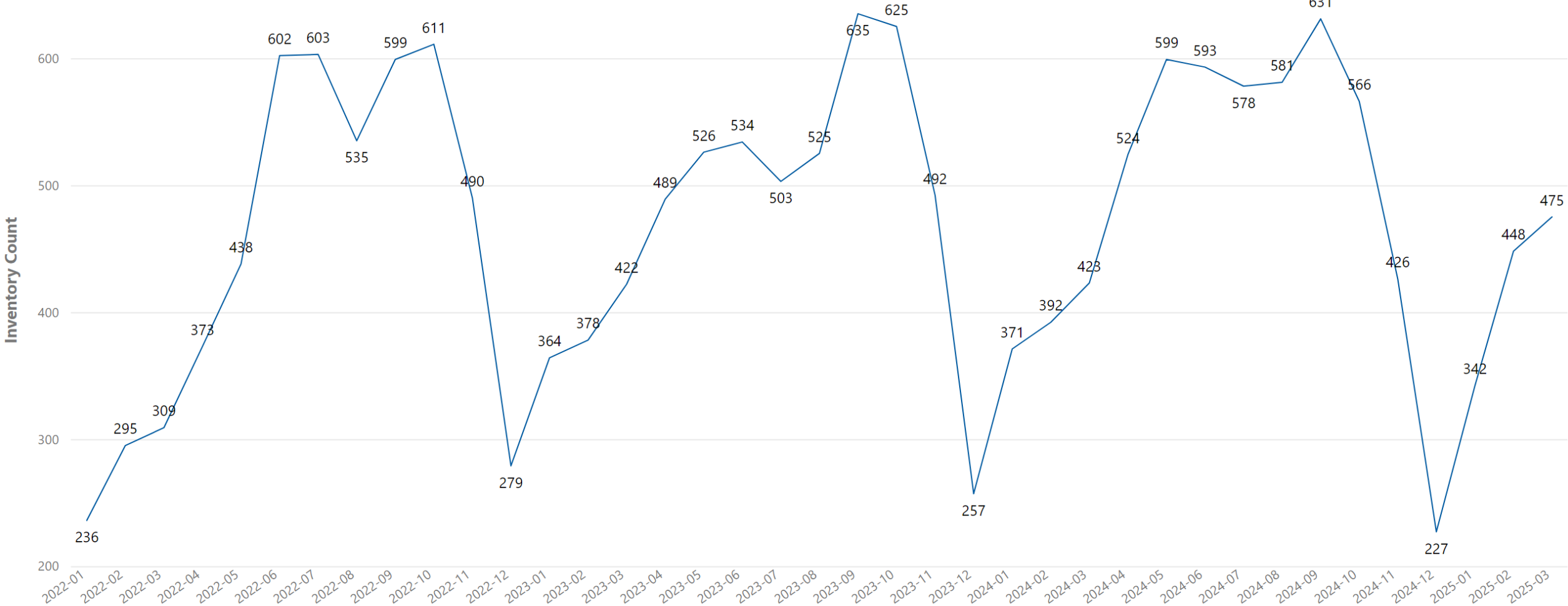
City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	1	3	-67%
Millbrae	2	4	-50%
Redwood Shores	2	3	-33%
Daly City	8	10	-20%
Belmont	6	7	-14%
So. San Francisco	12	14	-14%

# San Mateo County – New Listings Week Ending 4/5/2025



# San Mateo County - Inventory

CountyName ● San Mateo



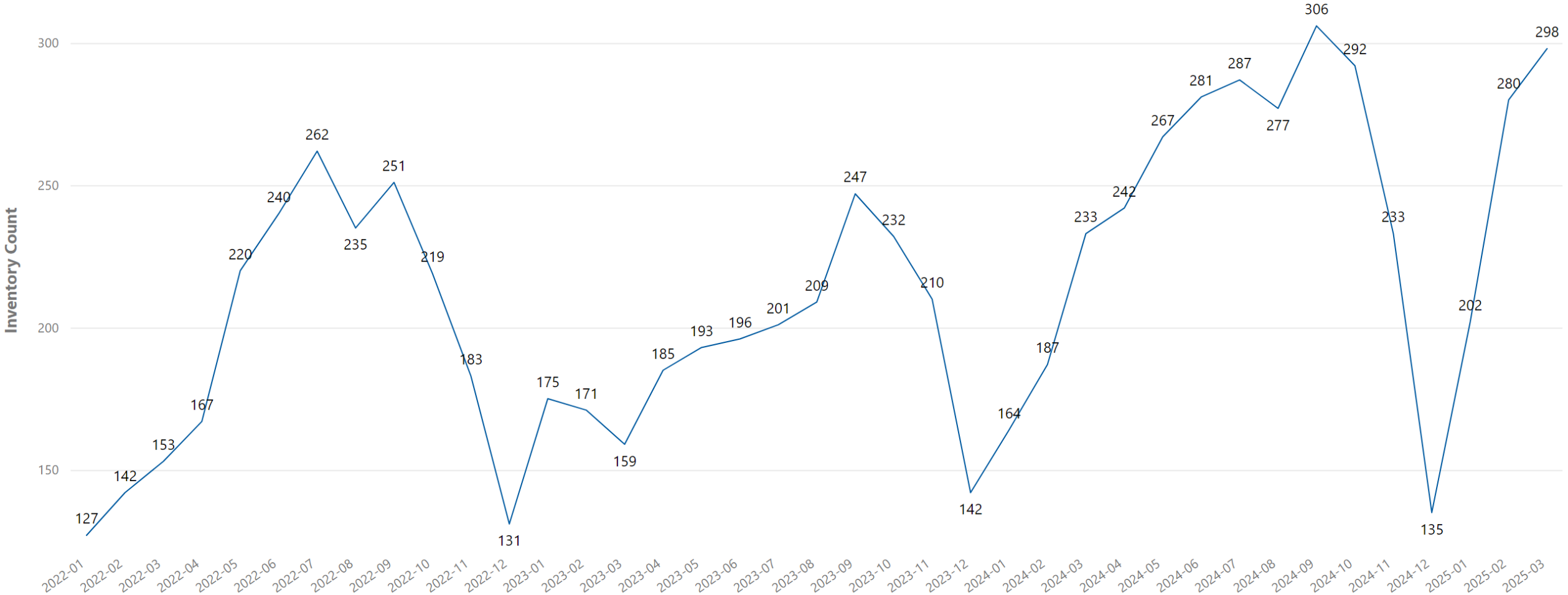
Data as of 4/7/2025

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Residential Single Family: 2022-2025

# San Mateo County - Inventory

CountyName ● San Mateo



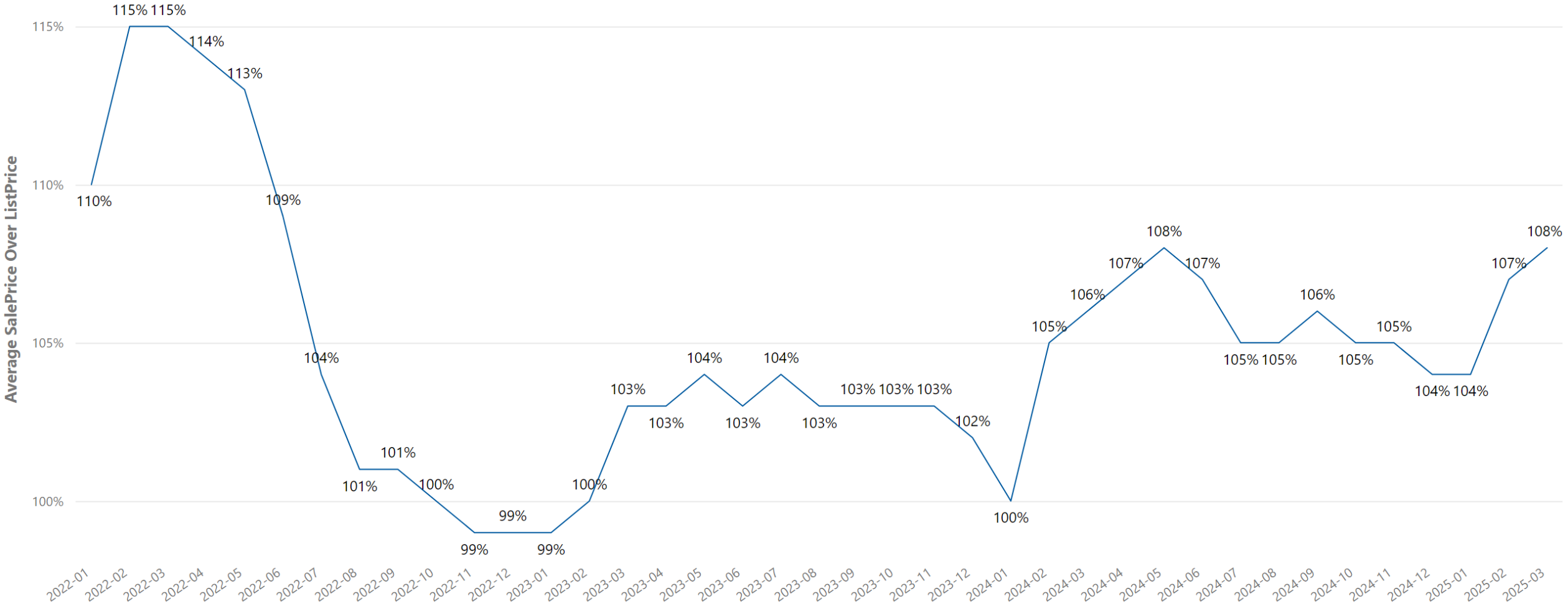
Data as of 4/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 4/7/2025

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
La Honda	94%	0%	N/A
Atherton	105%	90%	17%
Brisbane	109%	100%	9%
East Palo Alto	108%	100%	8%
Moss Beach	107%	100%	7%
San Bruno	110%	104%	6%
Half Moon Bay	103%	98%	5%
Pacifica	107%	102%	5%
El Granada	102%	98%	4%
Belmont	109%	105%	4%
San Carlos	110%	106%	4%
San Mateo	109%	106%	3%
Burlingame	107%	105%	2%
Menlo Park	108%	106%	2%
So. San Francisco	111%	109%	2%

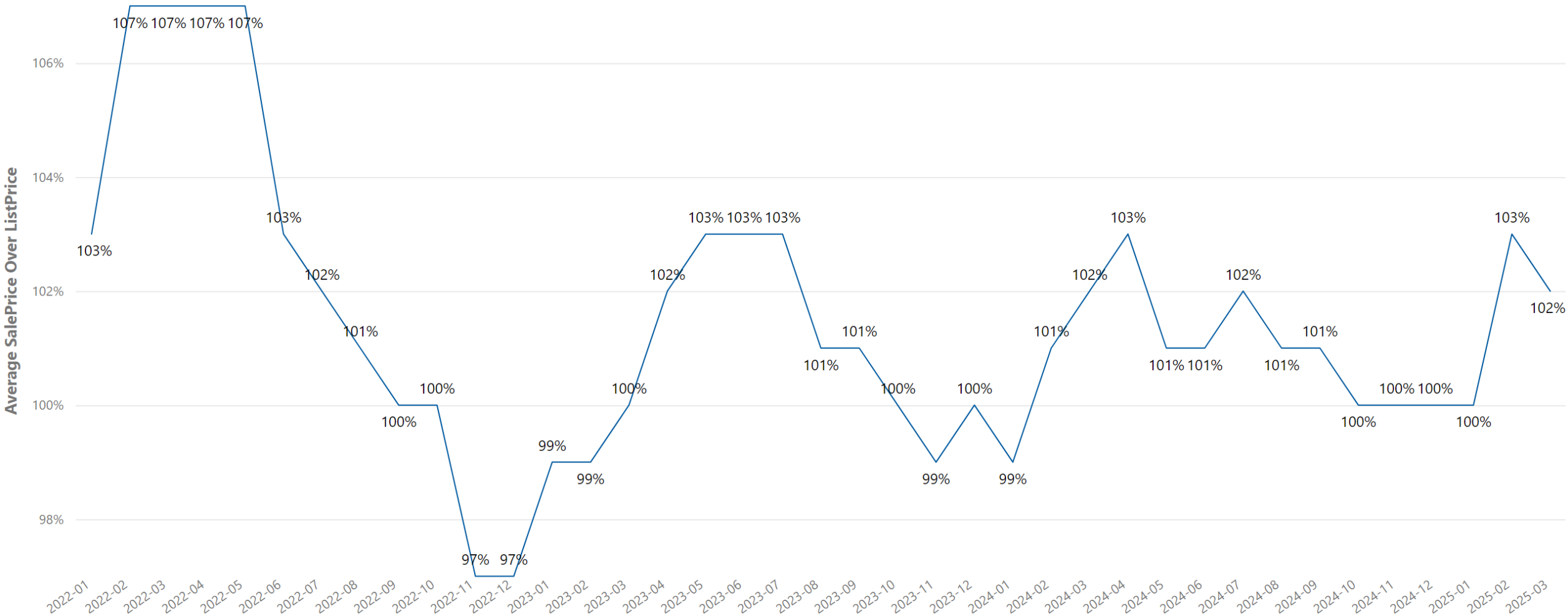
# San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hillsborough	98%	105%	-7%
Redwood City	107%	110%	-3%
Millbrae	111%	114%	-3%
Woodside	97%	98%	-1%
Portola Valley	103%	104%	-1%



# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 4/7/2025

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
Foster City	107%	103%	4%
Menlo Park	102%	99%	3%
Redwood City	103%	100%	3%
San Carlos	105%	102%	3%
Millbrae	102%	101%	1%
Burlingame	103%	102%	1%
Redwood Shores	106%	105%	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
Belmont	98%	104%	-6%
Brisbane	100%	105%	-5%
Daly City	101%	105%	-4%
San Bruno	100%	102%	-2%
Half Moon Bay	99%	100%	-1%
Pacifica	100%	101%	-1%
San Mateo	100%	101%	-1%
So. San Francisco	102%	103%	-1%

# Thank You

