



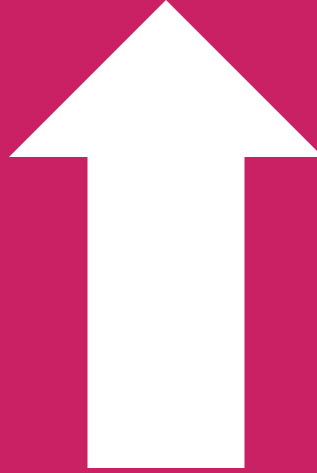
# San Mateo County

Real Estate Market Minute | May 2025

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

↑ 10

Median Days on Market  
Compared to 9



\$2.11M

Median Price  
Compared to \$2.05M

↑ 368

Closed Sales  
Compared to 339

↑ 516

New Listings  
Compared to 416

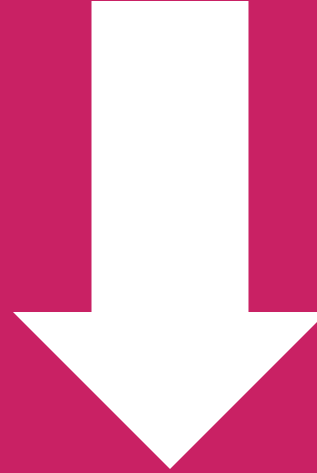
= 107%

Sale to List Price Ratio  
Compared to 107%

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

↑ 13

Median Days on Market  
Compared to 10



\$980K

Median Price  
Compared to \$990K

↑ 125

Closed Sales  
Compared to 103

↑ 213

New Listings  
Compared to 152

↓ 101%

Sale to List Price Ratio  
Compared to 103%

# April 2025 Market Trends

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

# Market Trends – April 2025 in San Mateo County

## Market Trend 1

There was little median price movement, up in the single family market and down in the common interest market with city data varied across the county.

## Market Trend 2

The number of new listings and closed sales increased broadly across the county, with common interest at a three plus year high.

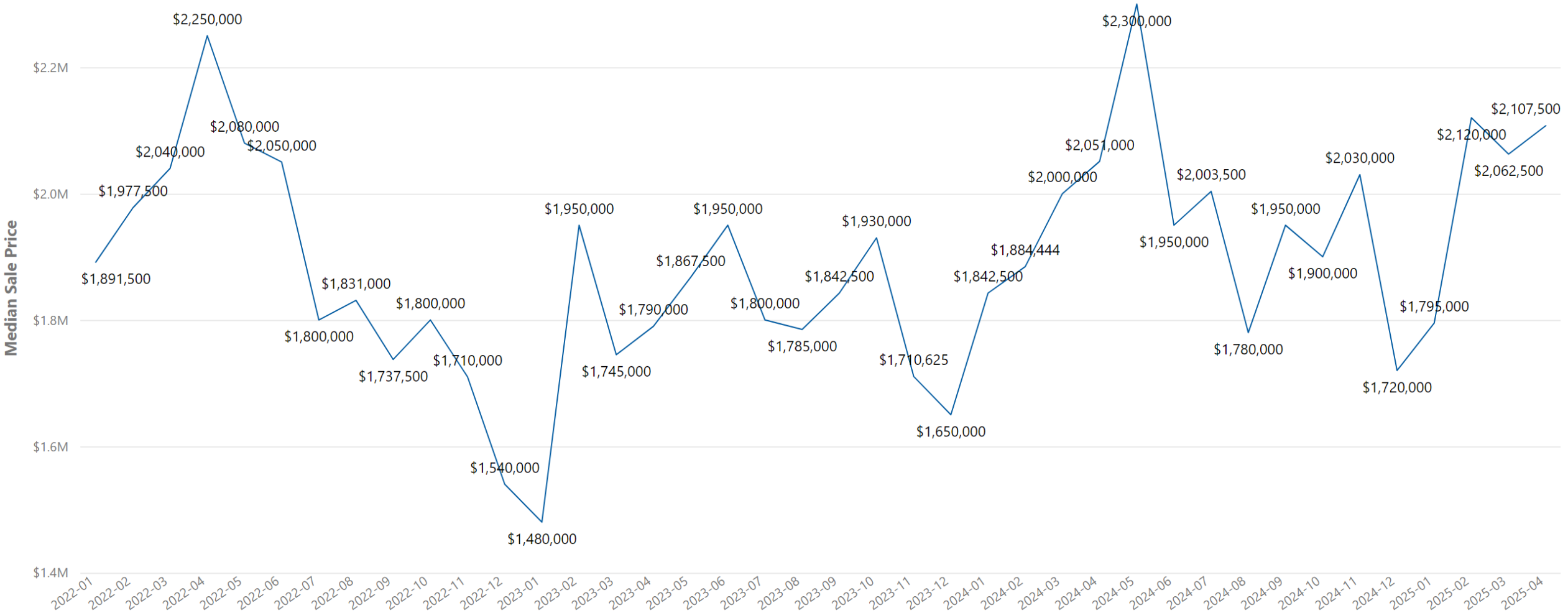
## Market Trend 3

Demand seems steady in both markets with marginal increases and decreases in both markets. Inventory continues to climb - something to watch in the coming months.

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
Atherton	\$10,204,081	\$6,675,000	53%
Brisbane	\$1,230,000	\$950,000	29%
Half Moon Bay	\$2,250,000	\$1,800,000	25%
Burlingame	\$3,200,000	\$2,650,000	21%
Redwood City	\$2,300,000	\$2,000,000	15%
Pacifica	\$1,450,000	\$1,280,000	13%
San Carlos	\$2,612,500	\$2,325,000	12%
Millbrae	\$2,525,000	\$2,308,000	9%
Belmont	\$2,615,000	\$2,426,000	8%
San Bruno	\$1,635,000	\$1,550,000	5%
Montara	\$1,850,000	\$1,763,000	5%
Redwood Shores	\$2,571,500	\$2,510,000	2%

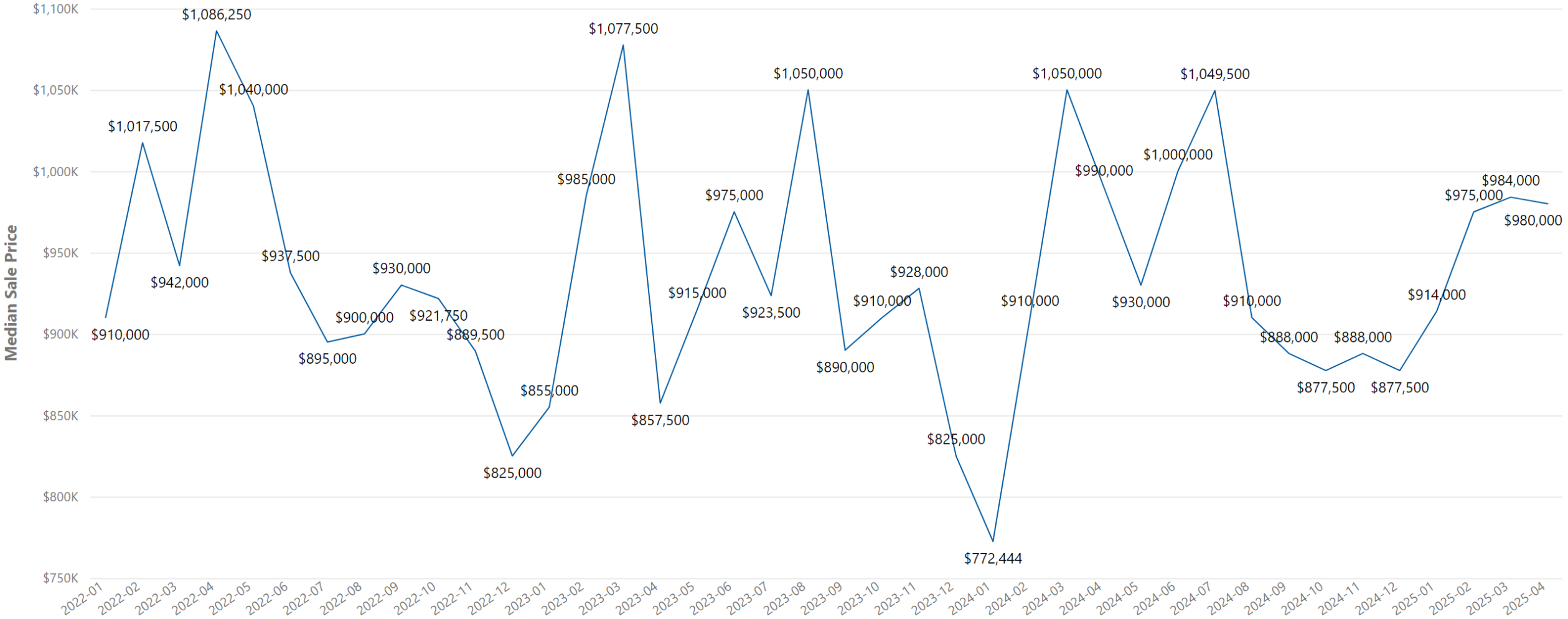
# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
La Honda	\$0	\$1,150,000	-100%
Woodside	\$2,450,000	\$3,562,500	-31%
El Granada	\$1,150,000	\$1,505,000	-24%
San Mateo	\$1,925,000	\$2,450,000	-21%
Portola Valley	\$3,350,000	\$3,912,500	-14%
So. San Francisco	\$1,280,000	\$1,465,000	-13%
Hillsborough	\$5,237,500	\$5,980,000	-12%
Foster City	\$2,050,000	\$2,330,000	-12%
East Palo Alto	\$1,196,000	\$1,328,000	-10%
Menlo Park	\$3,300,000	\$3,600,000	-8%
Daly City	\$1,230,000	\$1,285,000	-4%
Moss Beach	\$1,532,000	\$1,550,000	-1%



# San Mateo County - Median Sale Price

CountyName ● San Mateo



Data as of 5/6/2025

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Residential Common Interest: 2022-2025

# San Mateo County - Increased Median Price

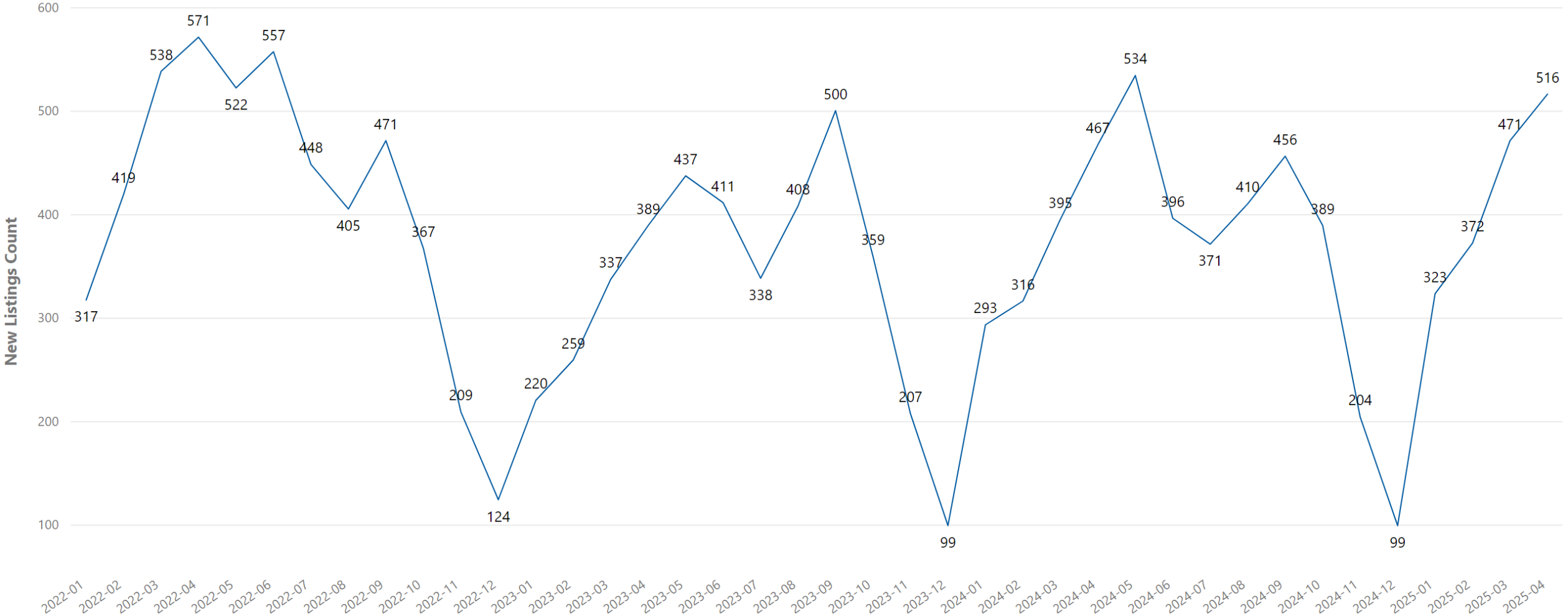
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
East Palo Alto	\$780,000	\$0	N/A
Belmont	\$1,468,000	\$1,180,000	24%
Half Moon Bay	\$903,125	\$775,000	17%
Redwood City	\$1,438,500	\$1,250,000	15%
Redwood Shores	\$1,706,750	\$1,500,000	14%
Daly City	\$762,500	\$689,440	11%

# San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$0	\$1,025,000	-100%
Millbrae	\$665,000	\$1,245,000	-47%
Menlo Park	\$1,207,500	\$1,650,000	-27%
San Carlos	\$1,364,945	\$1,650,000	-17%
San Mateo	\$920,000	\$1,092,500	-16%
San Bruno	\$407,500	\$479,000	-15%
So. San Francisco	\$709,000	\$820,000	-14%
Foster City	\$1,400,000	\$1,500,000	-7%
Pacifica	\$867,000	\$915,000	-5%
Burlingame	\$980,000	\$1,030,000	-5%

# San Mateo County - New Listings

CountyName ● San Mateo



Data as of 5/6/2025

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Residential Single Family: 2022-2025

# San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Colma	1	0	N/A
Montara	3	1	200%
San Bruno	33	15	120%
Moss Beach	6	3	100%
Half Moon Bay	21	14	50%
Hillsborough	19	13	46%
Redwood City	71	50	42%
So. San Francisco	29	21	38%
Millbrae	15	12	25%
Belmont	26	21	24%
Woodside	17	14	21%
San Mateo	73	61	20%
Portola Valley	14	12	17%
Daly City	35	33	6%
La Honda	2	2	0%

# San Mateo County - Increased New Listings

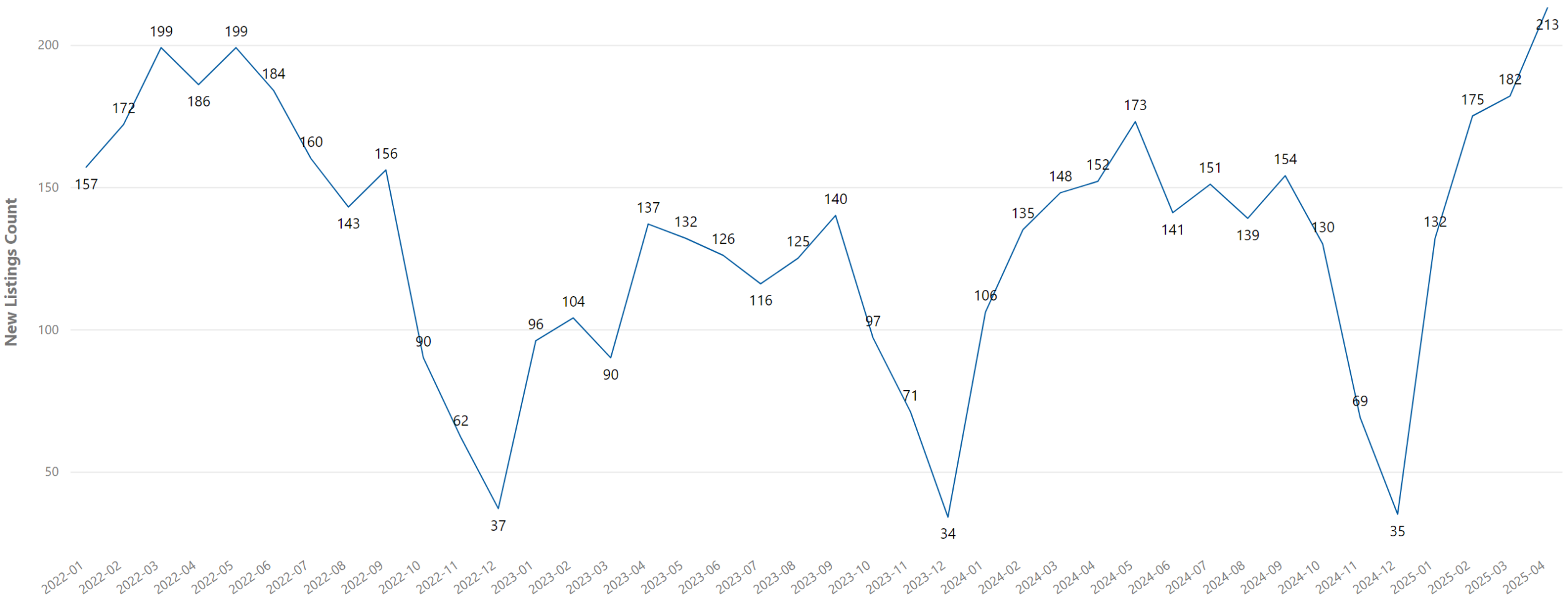
City	New Listings This Year	New Listings Last Year	% New Listings Change
Brisbane	4	4	0%
Burlingame	22	22	0%
Pacifica	23	23	0%

# San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Pescadero	1	4	-75%
Atherton	11	23	-52%
El Granada	1	2	-50%
Foster City	12	20	-40%
Menlo Park	39	50	-22%
East Palo Alto	13	16	-19%
San Carlos	25	27	-7%

# San Mateo County - New Listings

CountyName ● San Mateo





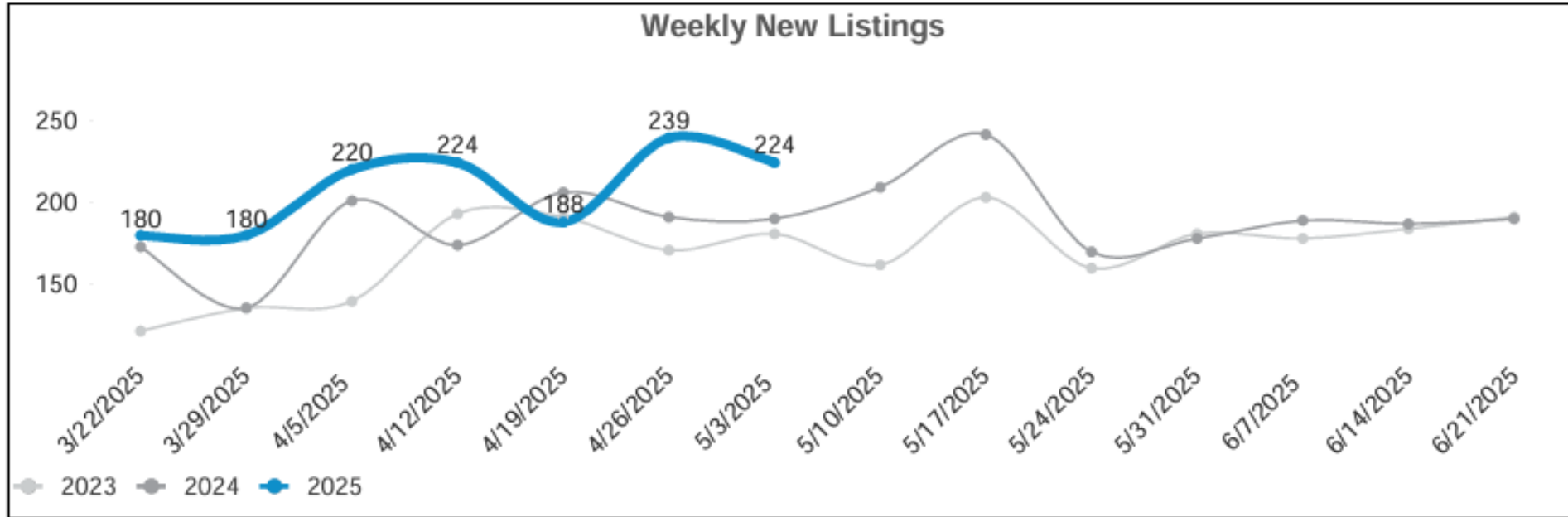
# San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	1	0	N/A
San Carlos	19	6	217%
Half Moon Bay	7	3	133%
Millbrae	4	2	100%
Pacifica	12	6	100%
San Mateo	62	37	68%
Daly City	13	10	30%
Redwood City	20	16	25%
Burlingame	7	6	17%
Foster City	23	20	15%
San Bruno	8	7	14%
Menlo Park	16	14	14%
So. San Francisco	11	10	10%
Redwood Shores	4	4	0%

# San Mateo County - Decreased New Listings

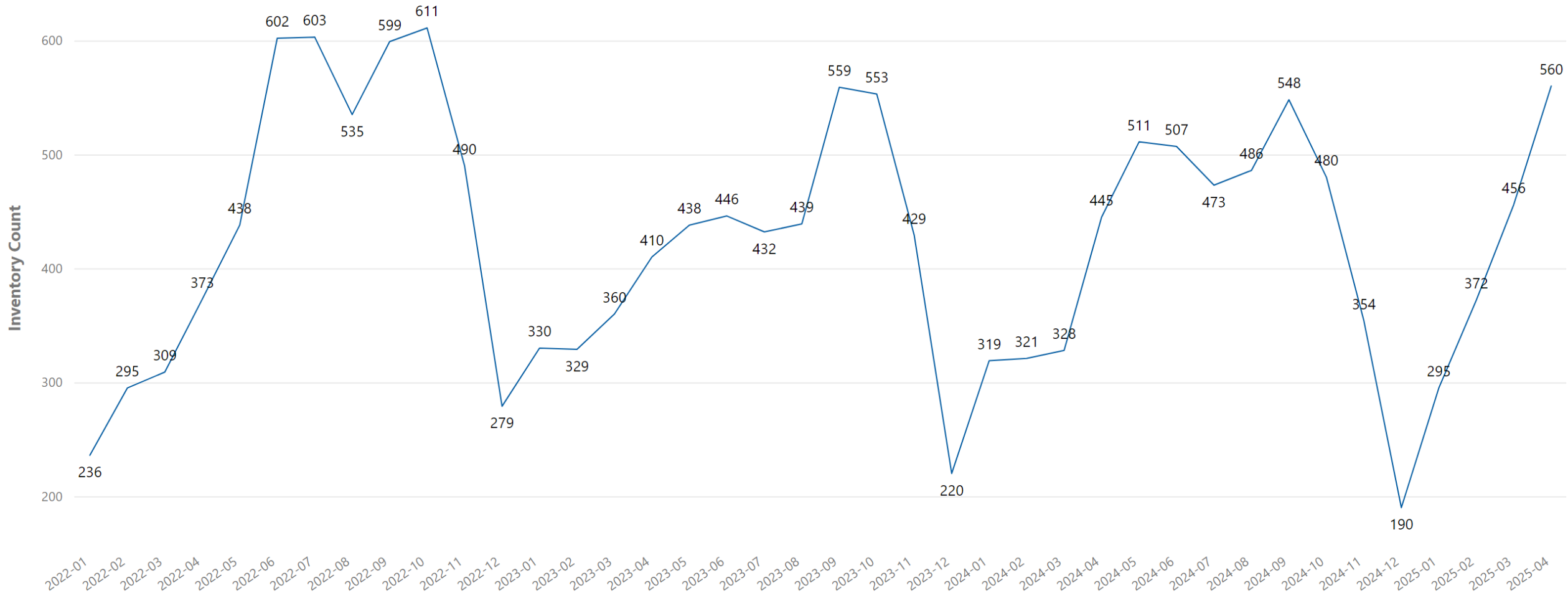
City	New Listings This Year	New Listings Last Year	% New Listings Change
Brisbane	2	4	-50%
Belmont	4	6	-33%

# San Mateo County – New Listings Week Ending 5/3/2025



# San Mateo County - Inventory

CountyName ● San Mateo

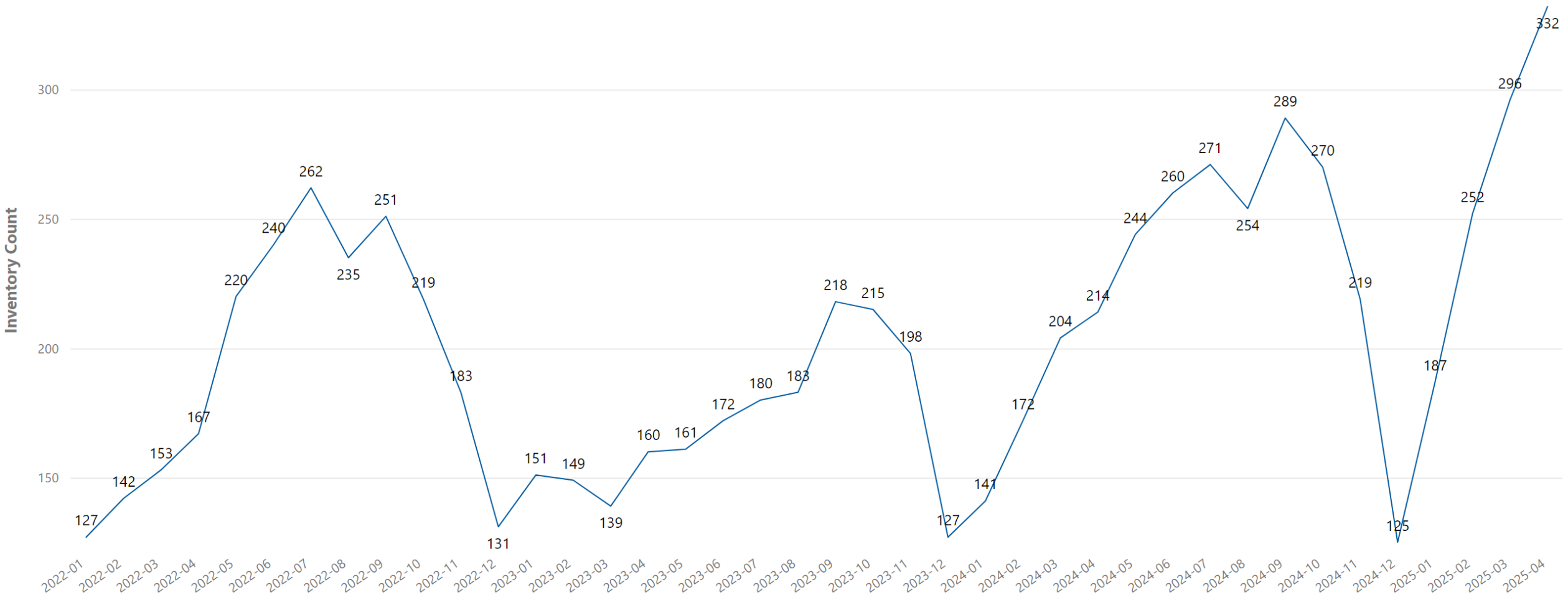


Data as of 5/6/2025

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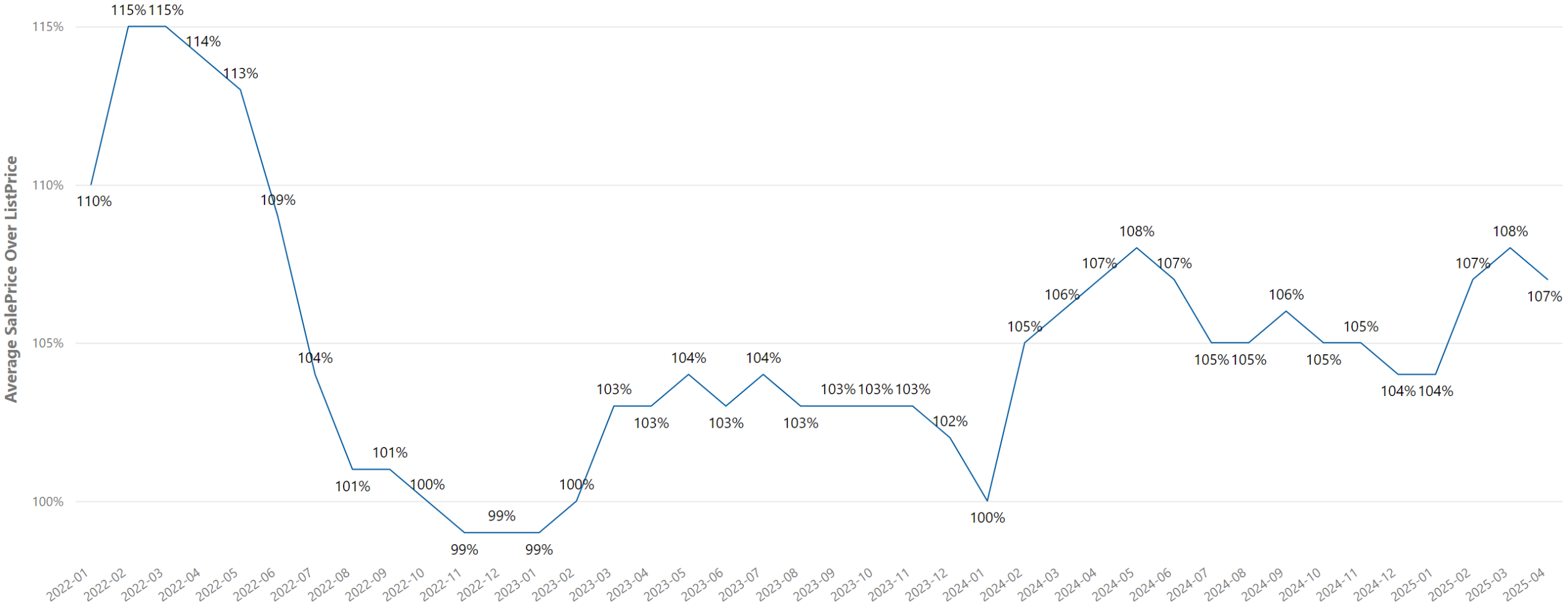
# San Mateo County - Inventory

CountyName ● San Mateo



# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 5/6/2025

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
Moss Beach	111%	100%	11%
Pacifica	113%	106%	7%
Montara	101%	95%	6%
Half Moon Bay	103%	97%	6%
Redwood Shores	115%	110%	5%
Brisbane	101%	97%	4%
Burlingame	107%	104%	3%
Hillsborough	102%	100%	2%
Foster City	108%	106%	2%
Belmont	112%	110%	2%
Atherton	101%	100%	1%
Menlo Park	105%	104%	1%
San Bruno	107%	106%	1%
Portola Valley	103%	103%	0%
Redwood City	107%	107%	0%

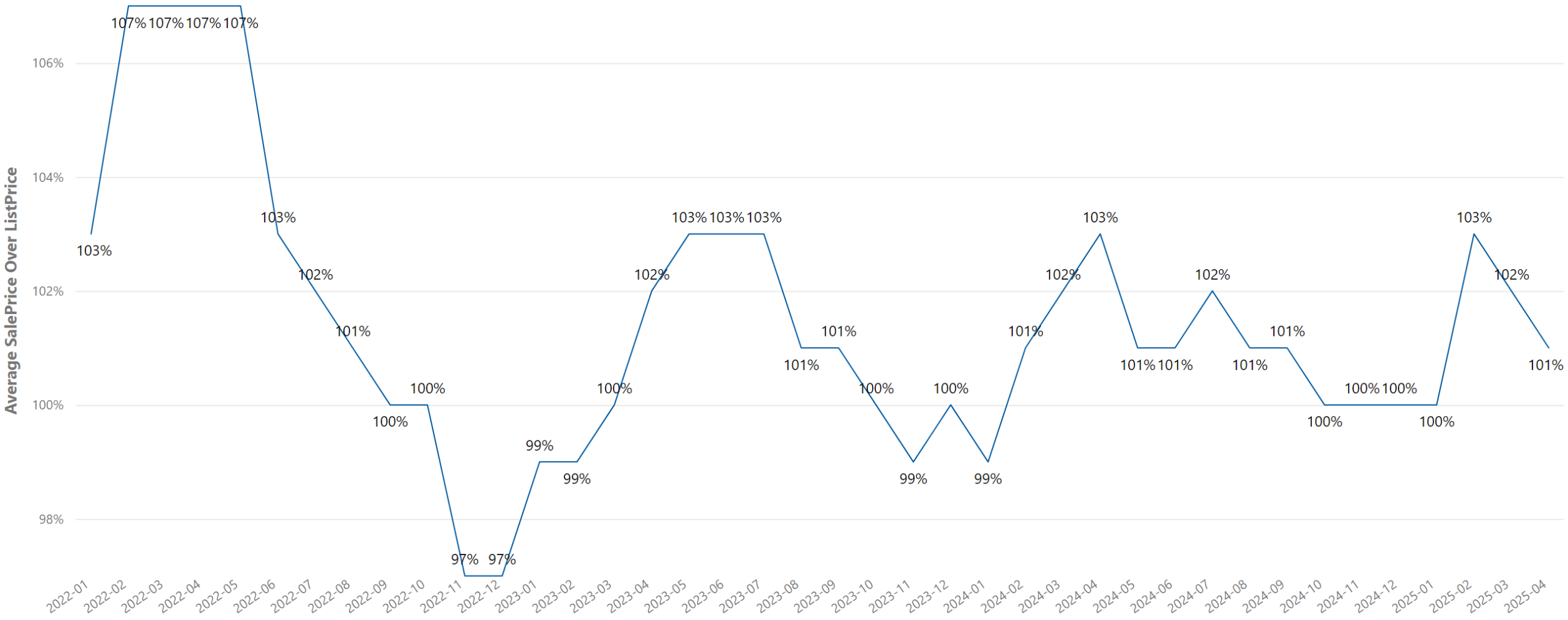
# San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
So. San Francisco	107%	110%	-3%
San Mateo	108%	111%	-3%
El Granada	98%	100%	-2%
East Palo Alto	105%	107%	-2%
San Carlos	108%	110%	-2%
Woodside	96%	97%	-1%
Daly City	110%	111%	-1%
Millbrae	110%	111%	-1%



# San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



Data as of 5/6/2025

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	104%	0%	N/A
Redwood Shores	108%	100%	8%
Millbrae	100%	99%	1%
San Carlos	102%	101%	1%
Foster City	106%	105%	1%
Menlo Park	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
So. San Francisco	101%	107%	-6%
Burlingame	96%	101%	-5%
Pacifica	99%	103%	-4%
San Mateo	100%	104%	-4%
Redwood City	104%	108%	-4%
Daly City	100%	103%	-3%
Half Moon Bay	100%	103%	-3%
San Bruno	98%	99%	-1%
Belmont	100%	101%	-1%

# Thank You

