

An aerial photograph of San Mateo County, California. In the foreground, there are green hills with several houses and trees. In the middle ground, a long bridge spans across a body of water. In the background, there are rolling hills and mountains under a clear sky.

San Mateo County

Real Estate Market Minute | June 2025

San Mateo County -Residential - Single Family 2025 vs 2024

↑ 11

Median Days on Market
Compared to 8



\$2.1M

Median Price
Compared to \$2.3M

↑ 379

Closed Sales
Compared to 374

↑ 546

New Listings
Compared to 534

↓ 105%

Sale to List Price Ratio
Compared to 108%

San Mateo County -Residential - Common Interest 2025 vs 2024

↑ 24

Median Days on Market
Compared to 11



\$912.5K

Median Price
Compared to \$930.0K

↓ 102

Closed Sales
Compared to 117

↓ 152

New Listings
Compared to 173

↓ 100%

Sale to List Price Ratio
Compared to 101%

May 2025 Market Trends

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

Market Trends – May 2025 in San Mateo County

Market Trend 1

While we have seen median prices in the common interest market decline from April to May a few times over the last five years, a decrease in the single family market is unusual.

Market Trend 2

We generally see a sustained increases in both new listings and closed sales in April and May, but a general slowdown in transactions was exhibited in the greater Bay Area.

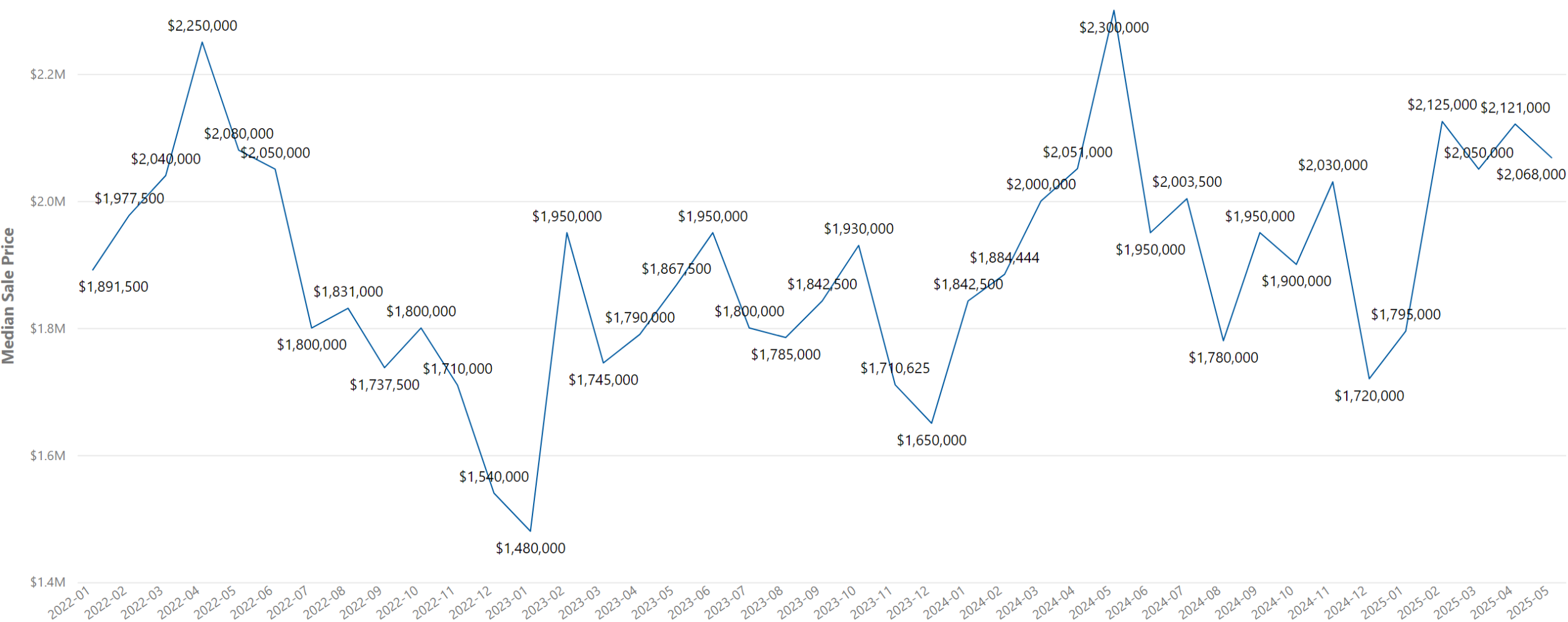
Market Trend 3

While prices remain consistently high, the data suggests a lessening of market competition as noted by an increase in Days on Market (DOM) and decrease in the sale to list price ratio.

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

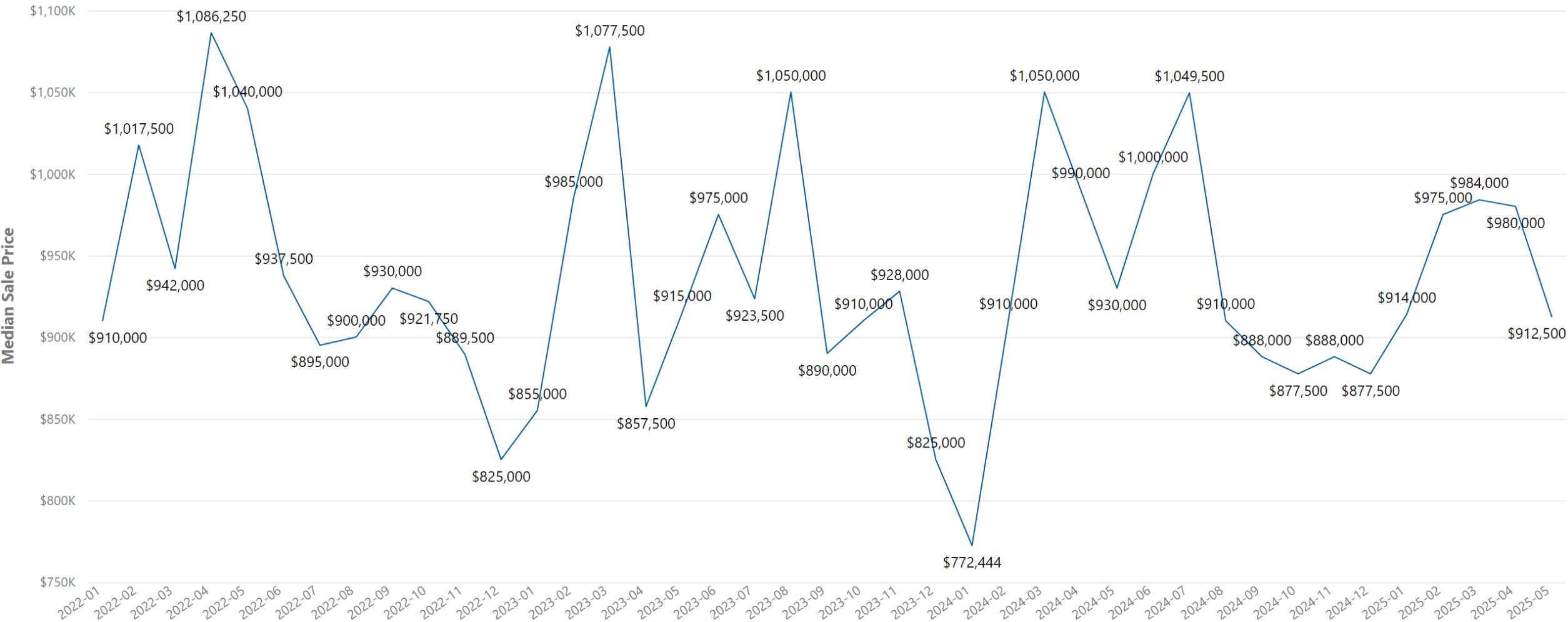
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Brisbane	\$1,150,000	\$0	N/A
La Honda	\$940,000	\$0	N/A
Pescadero	\$1,000,000	\$0	N/A
Portola Valley	\$6,500,000	\$3,419,000	90%
Woodside	\$5,000,000	\$3,999,000	25%
Millbrae	\$2,201,500	\$1,933,850	14%
East Palo Alto	\$1,003,000	\$920,000	9%
Menlo Park	\$3,635,000	\$3,362,500	8%
San Bruno	\$1,600,000	\$1,505,000	6%
Burlingame	\$3,050,000	\$2,900,000	5%
Daly City	\$1,325,000	\$1,265,000	5%
San Carlos	\$2,732,000	\$2,612,500	5%
Redwood City	\$2,338,000	\$2,320,000	1%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Moss Beach	\$1,500,000	\$2,752,889	-46%
El Granada	\$1,125,000	\$1,912,500	-41%
Montara	\$1,220,000	\$1,450,000	-16%
Atherton	\$8,680,000	\$10,000,000	-13%
Redwood Shores	\$2,461,500	\$2,800,000	-12%
Belmont	\$2,300,000	\$2,587,500	-11%
Hillsborough	\$5,125,000	\$5,700,000	-10%
Foster City	\$2,400,000	\$2,550,000	-6%
Pacifica	\$1,262,500	\$1,300,000	-3%
So. San Francisco	\$1,320,000	\$1,358,000	-3%
San Mateo	\$2,250,000	\$2,300,000	-2%
Half Moon Bay	\$2,275,000	\$2,281,250	0%

San Mateo County - Median Sale Price

CountyName ● San Mateo



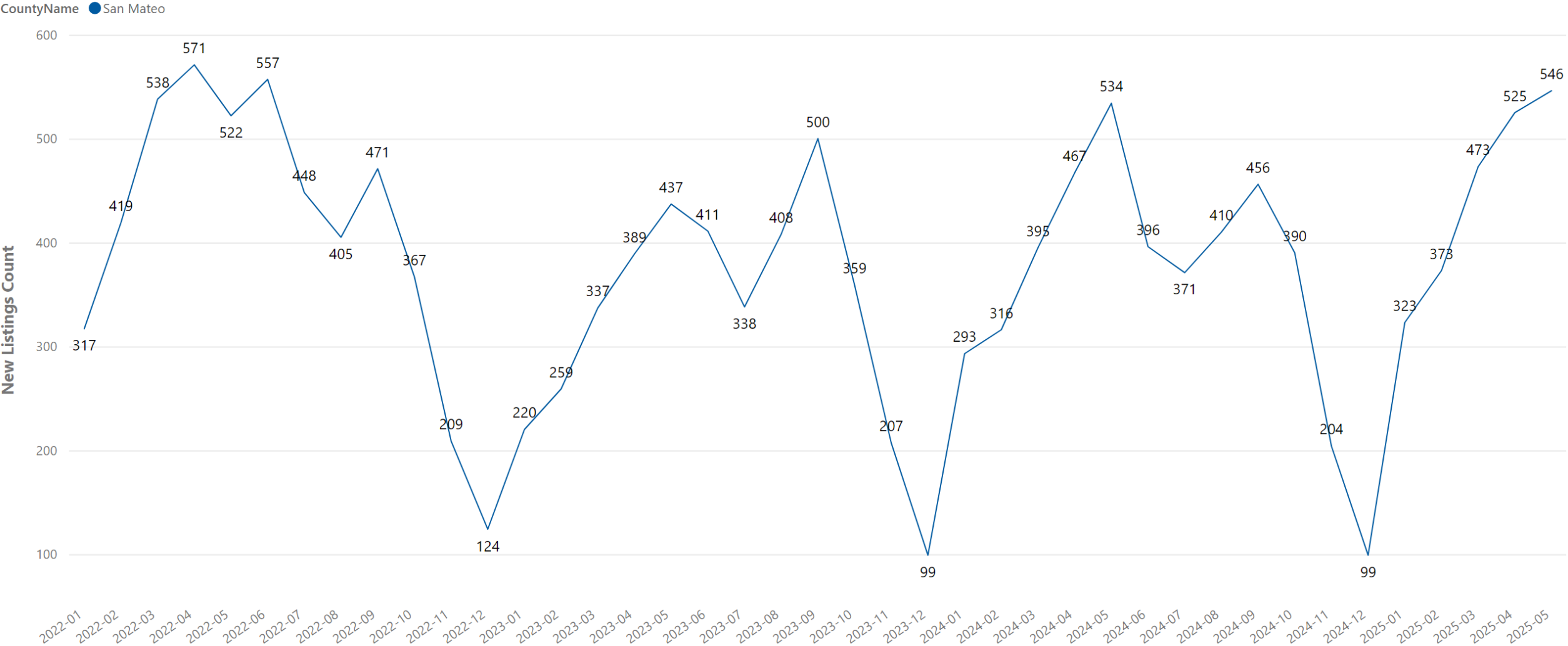
San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Half Moon Bay	\$1,072,250	\$670,000	60%
Pacifica	\$1,250,000	\$792,500	58%
Redwood City	\$1,304,000	\$1,231,500	6%
Burlingame	\$1,348,275	\$1,325,000	2%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Atherton	\$0	\$1,300,000	-100%
Belmont	\$0	\$2,047,960	-100%
East Palo Alto	\$0	\$635,000	-100%
Millbrae	\$0	\$890,000	-100%
Redwood Shores	\$0	\$915,000	-100%
Menlo Park	\$1,375,000	\$1,625,000	-15%
San Mateo	\$824,500	\$919,000	-10%
Brisbane	\$740,000	\$820,000	-10%
San Bruno	\$455,000	\$497,500	-9%
Foster City	\$1,415,000	\$1,487,500	-5%
So. San Francisco	\$750,000	\$782,500	-4%
Daly City	\$633,500	\$646,500	-2%
San Carlos	\$928,000	\$940,000	-1%

San Mateo County - New Listings



San Mateo County - Increased New Listings

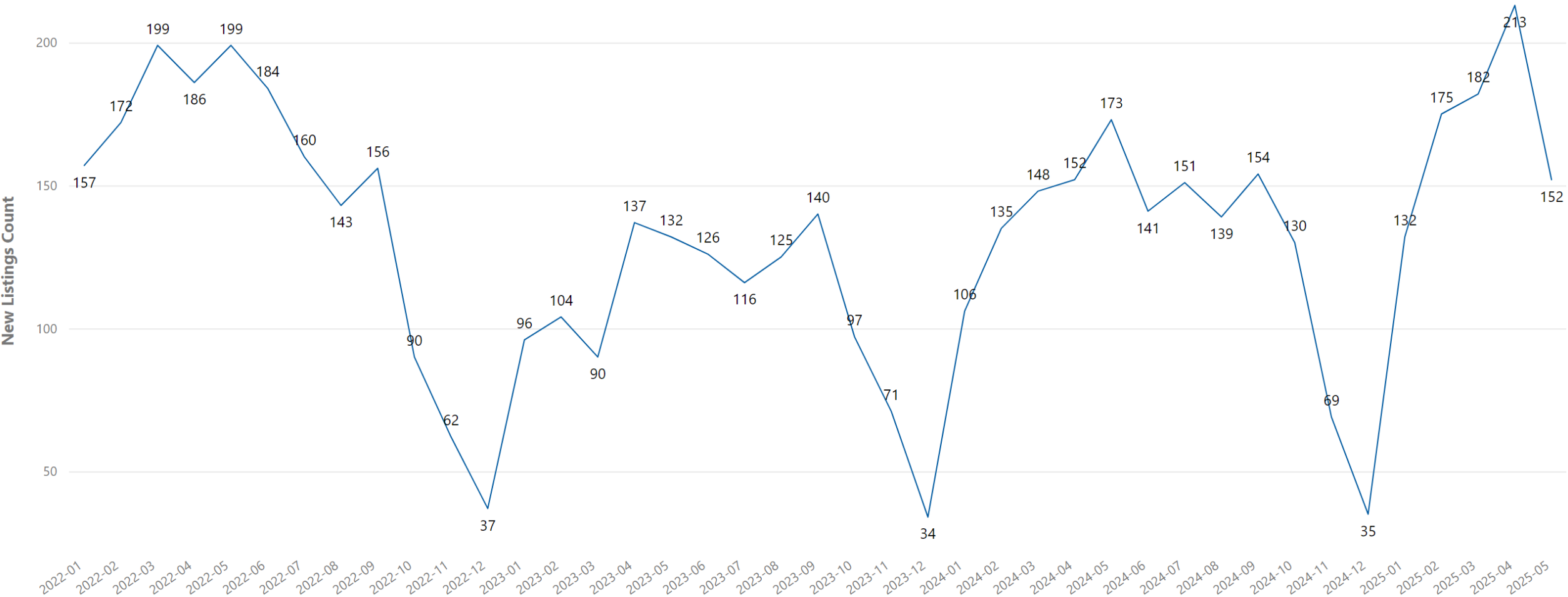
City	New Listings This Year	New Listings Last Year	% New Listings Change
San Gregorio	1	0	N/A
Atherton	16	6	167%
Brisbane	5	3	67%
Portola Valley	15	10	50%
Woodside	25	18	39%
El Granada	8	6	33%
Menlo Park	49	37	32%
So. San Francisco	32	25	28%
Foster City	16	13	23%
Redwood City	66	57	16%
Hillsborough	20	18	11%
San Carlos	30	29	3%
Pescadero	1	1	0%
Belmont	26	26	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Montara	3	5	-40%
Moss Beach	3	5	-40%
Burlingame	21	33	-36%
Redwood Shores	2	3	-33%
Millbrae	14	18	-22%
Pacifica	30	38	-21%
Half Moon Bay	12	14	-14%
San Mateo	62	72	-14%
East Palo Alto	13	14	-7%
Daly City	44	47	-6%
San Bruno	32	34	-6%

San Mateo County - New Listings

CountyName ● San Mateo



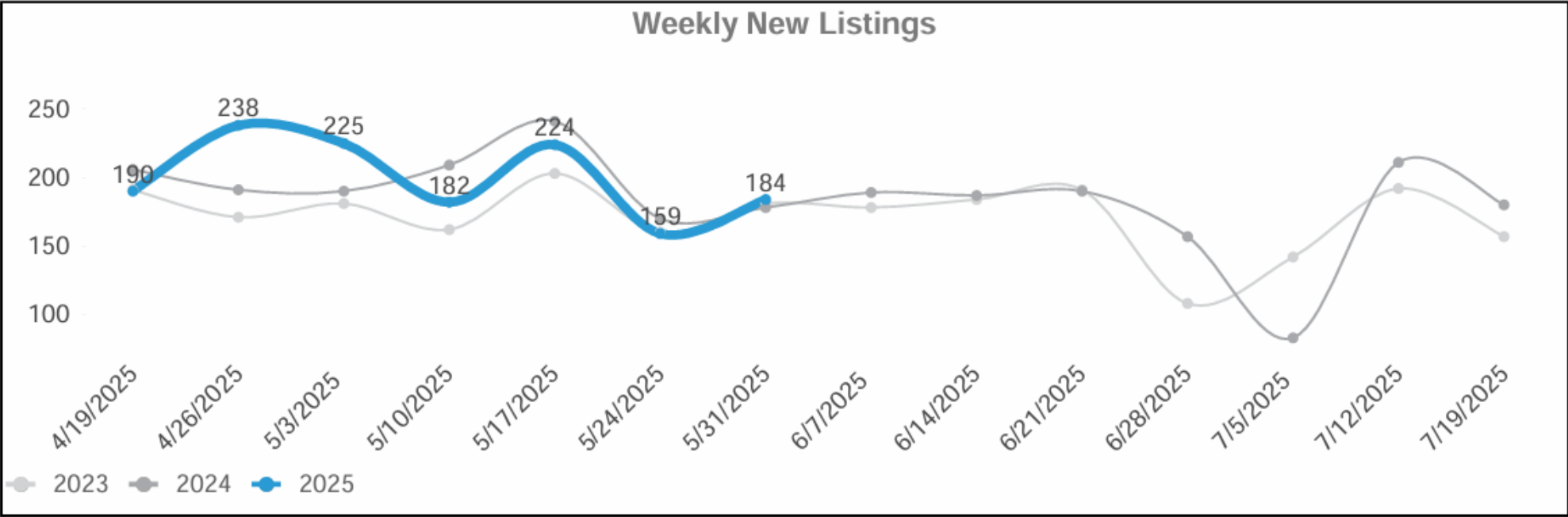
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Millbrae	9	4	125%
Pacifica	9	4	125%
Half Moon Bay	2	1	100%
Redwood City	18	16	13%
Brisbane	1	1	0%
San Mateo	38	38	0%

San Mateo County - Decreased New Listings

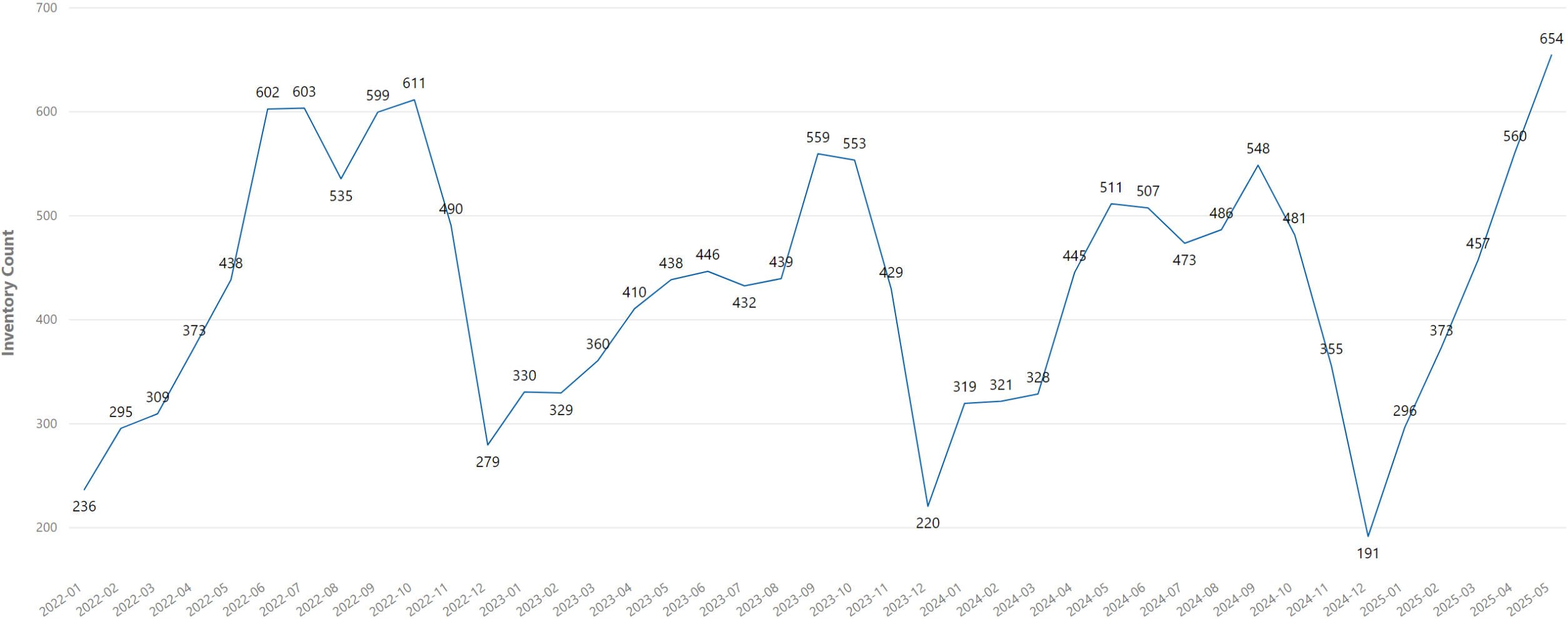
City	New Listings This Year	New Listings Last Year	% New Listings Change
Belmont	4	10	-60%
San Bruno	6	13	-54%
Burlingame	4	8	-50%
Redwood Shores	6	9	-33%
Daly City	11	15	-27%
Foster City	15	19	-21%
So. San Francisco	8	10	-20%
San Carlos	11	13	-15%
Menlo Park	9	10	-10%

San Mateo County – New Listings Week Ending 5/31/2025



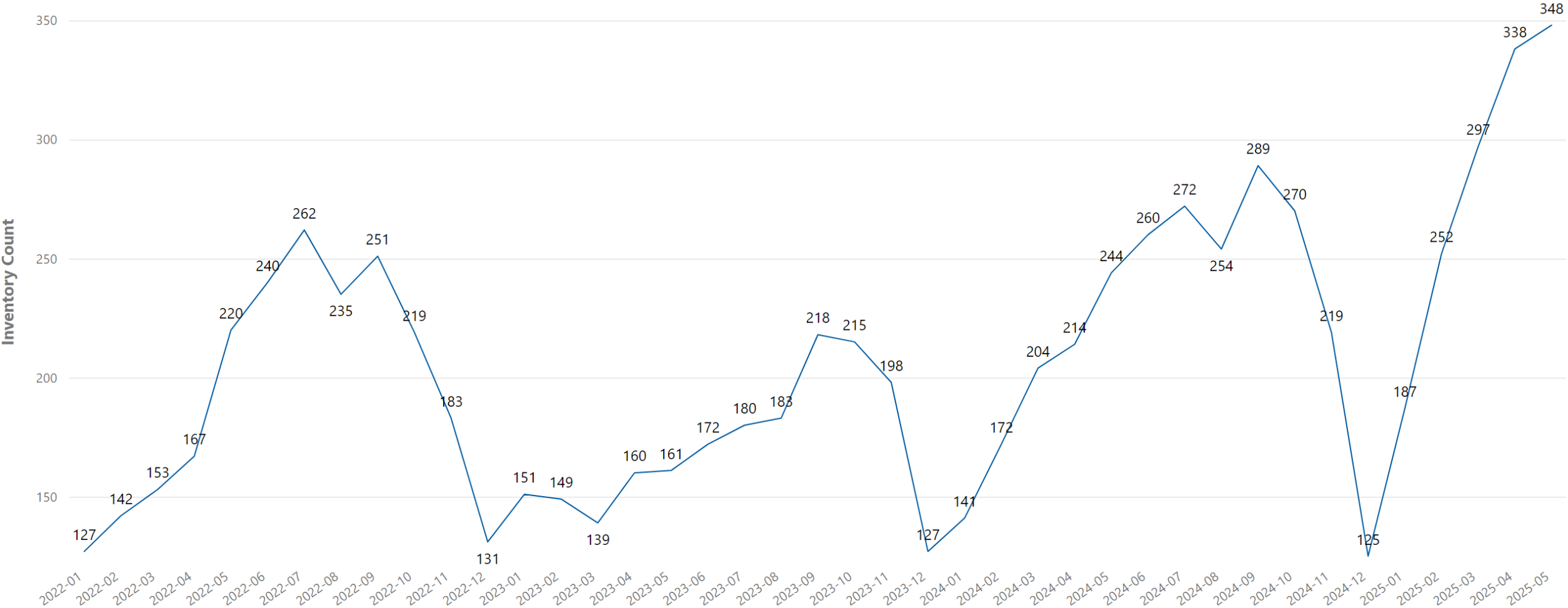
San Mateo County - Inventory

CountyName ● San Mateo



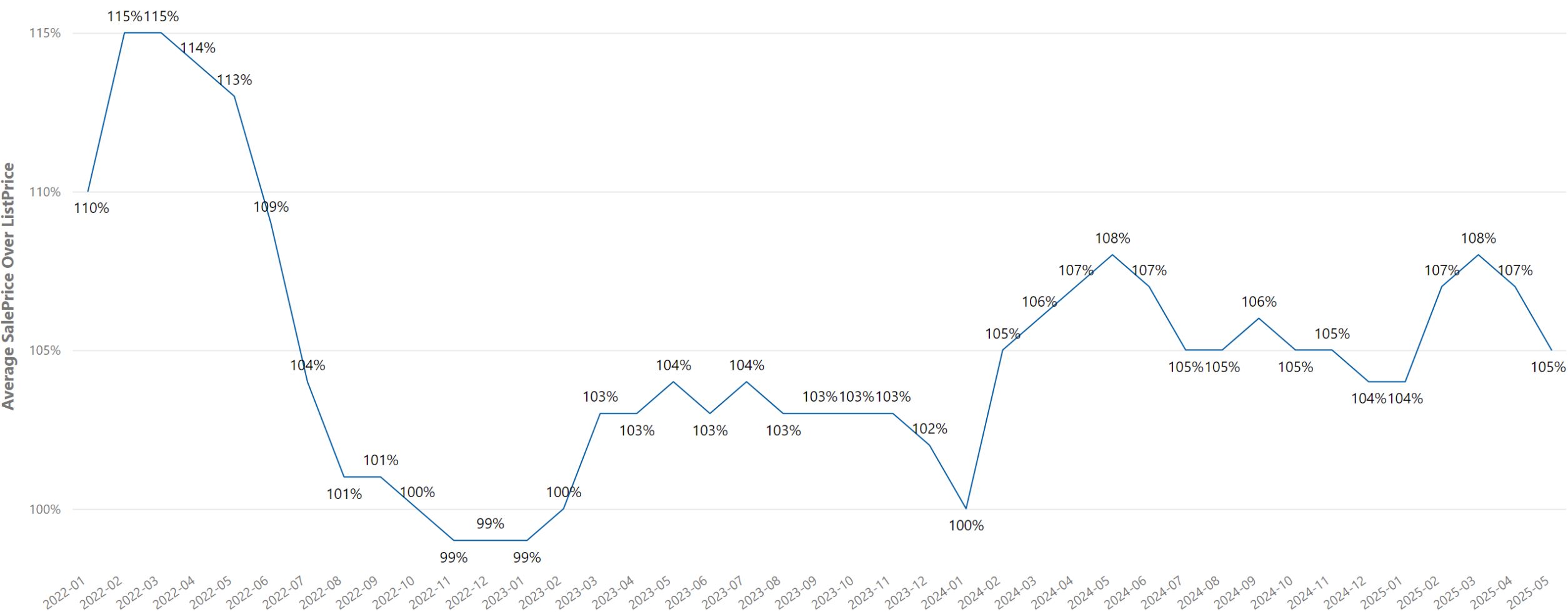
San Mateo County - Inventory

CountyName ● San Mateo



San Mateo County - Average Sale Price Over List Price

CountyName ● San Mateo



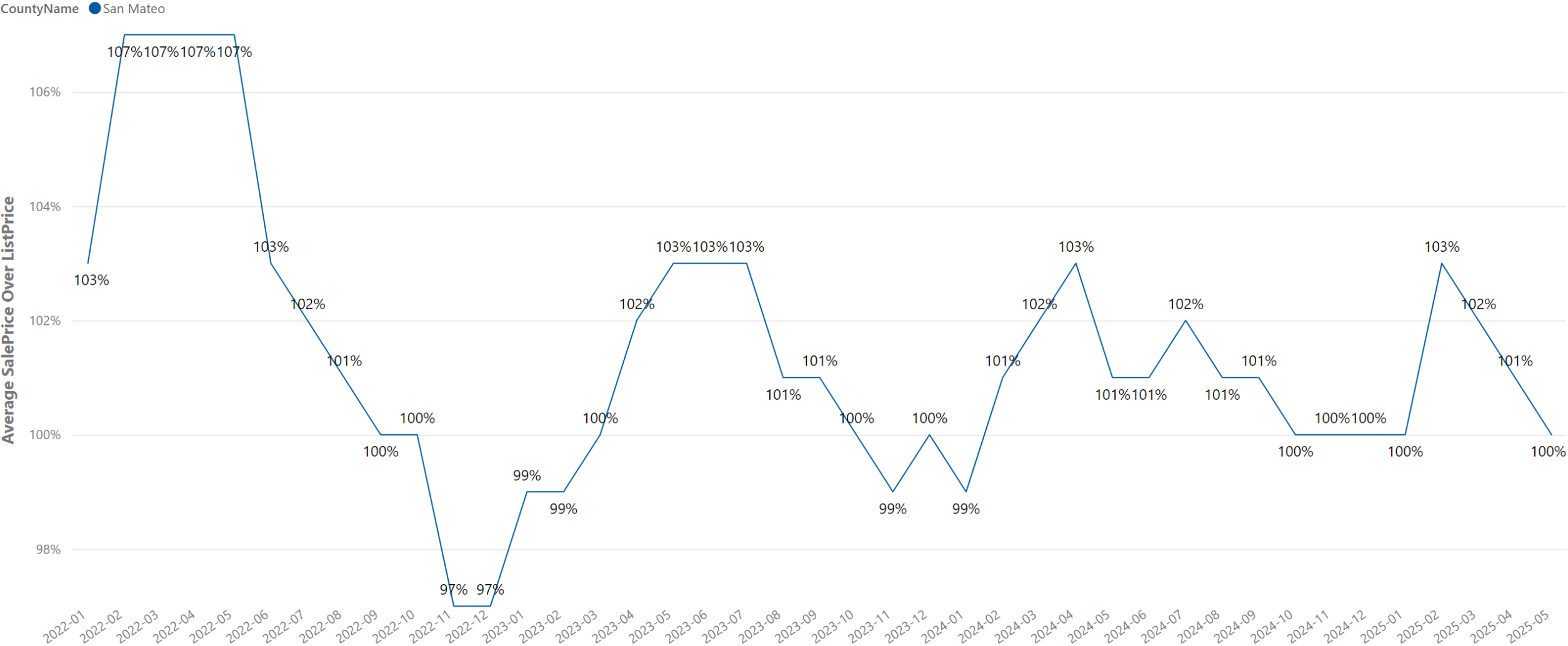
San Mateo County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Brisbane	96%	0%	N/A
La Honda	102%	0%	N/A
Pescadero	91%	0%	N/A
Atherton	112%	101%	11%
Portola Valley	107%	98%	9%
Daly City	110%	108%	2%
El Granada	101%	100%	1%
Pacifica	105%	104%	1%
Foster City	106%	106%	0%
Hillsborough	102%	102%	0%
San Bruno	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
Redwood City	102%	113%	-10%
Redwood Shores	98%	108%	-9%
Millbrae	108%	115%	-6%
Montara	102%	108%	-6%
San Mateo	104%	110%	-5%
East Palo Alto	103%	108%	-5%
Belmont	106%	109%	-3%
So. San Francisco	110%	113%	-3%
Half Moon Bay	101%	103%	-2%
Burlingame	105%	107%	-2%
San Carlos	109%	111%	-2%
Woodside	98%	99%	-1%
Menlo Park	102%	103%	-1%
Moss Beach	105%	106%	-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
Pacifica	125%	101%	24%
Brisbane	102%	99%	3%
Burlingame	100%	99%	1%
Redwood City	100%	99%	1%
San Bruno	100%	99%	1%
Foster City	103%	103%	0%
So. San Francisco	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
Menlo Park	97%	102%	-5%
San Carlos	98%	103%	-5%
San Mateo	100%	103%	-3%
Daly City	100%	102%	-2%
Half Moon Bay	100%	101%	-1%

Thank You

