

An aerial photograph of San Mateo County, California. In the foreground, there are lush green hills with several large, modern houses. In the middle ground, a long, multi-span bridge stretches across a body of water. In the background, there are rolling hills and mountains under a clear blue sky.

San Mateo County

Real Estate Market Minute | July 2025

San Mateo County -Residential - Single Family 2025 vs 2024

↑ 12

Median Days on Market
Compared to 11



\$2.0M

Median Price
Compared to \$2.0M

↑ 359

Closed Sales
Compared to 354

↑ 405

New Listings
Compared to 396

↓ 103%

Sale to List Price Ratio
Compared to 107%

San Mateo County -Residential - Common Interest 2025 vs 2024

↑ 28

Median Days on Market
Compared to 14



\$856.0K

Median Price
Compared to \$1.0M

↓ 86

Closed Sales
Compared to 97

↑ 153

New Listings
Compared to 141

↓ 99%

Sale to List Price Ratio
Compared to 101%

June 2025 Market Trends

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

Market Trends – June 2025 in San Mateo County

Market Trend 1

It is not unusual for a median price decline from May to June in the single family market, but mild increases and decreases in the common interest market are a departure from the volatility.

Market Trend 2

A slowdown in the number of new listings and closed sales is expected about this time of year. The question is whether sustained, high inventory levels are or will start to affect prices.

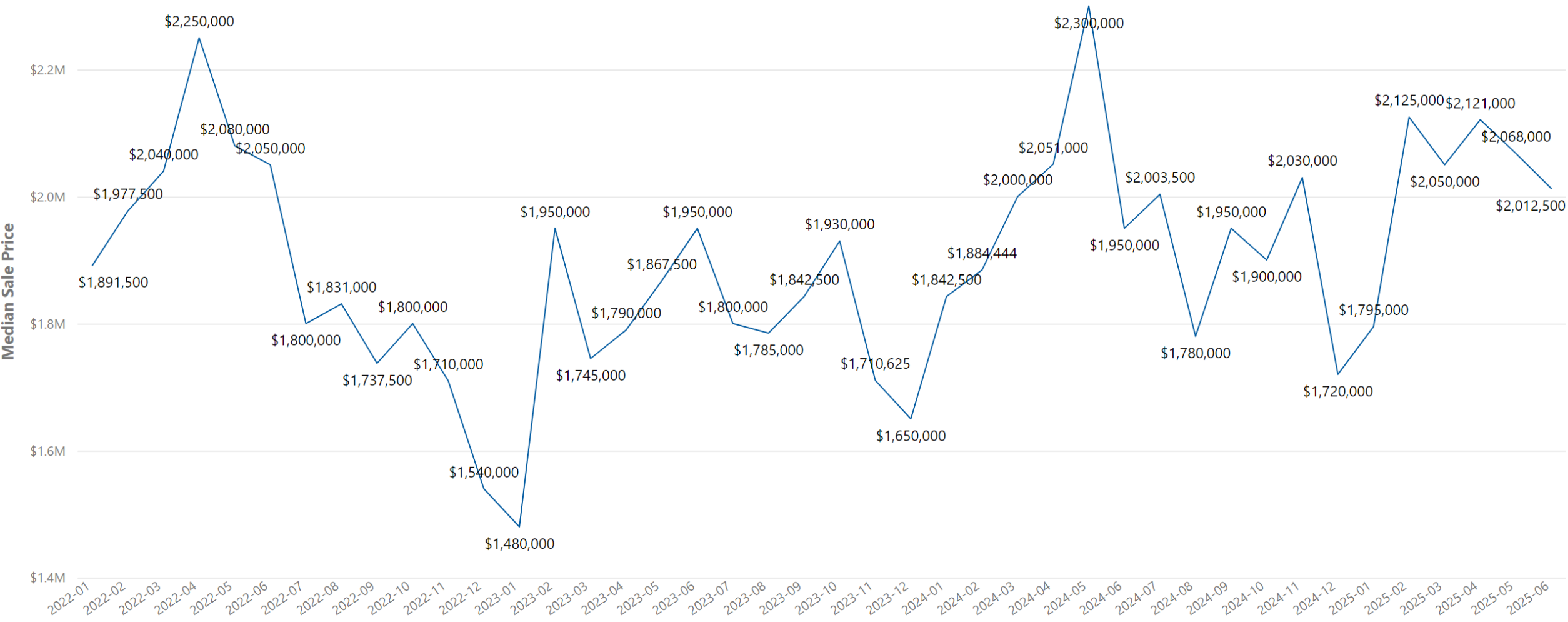
Market Trend 3

Demand could be decreasing as evidenced by three to four months of declines in the sale to list price ratios, coupled with Days on Market (DOM) creeping up in both markets,

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
Woodside	\$7,125,000	\$3,478,000	105%
Atherton	\$13,275,000	\$10,090,000	32%
San Carlos	\$2,775,000	\$2,155,000	29%
El Granada	\$1,670,000	\$1,410,000	18%
Redwood City	\$2,225,000	\$2,000,000	11%
San Mateo	\$2,100,000	\$2,025,000	4%
Pacifica	\$1,410,000	\$1,374,000	3%
Brisbane	\$1,348,000	\$1,345,000	0%

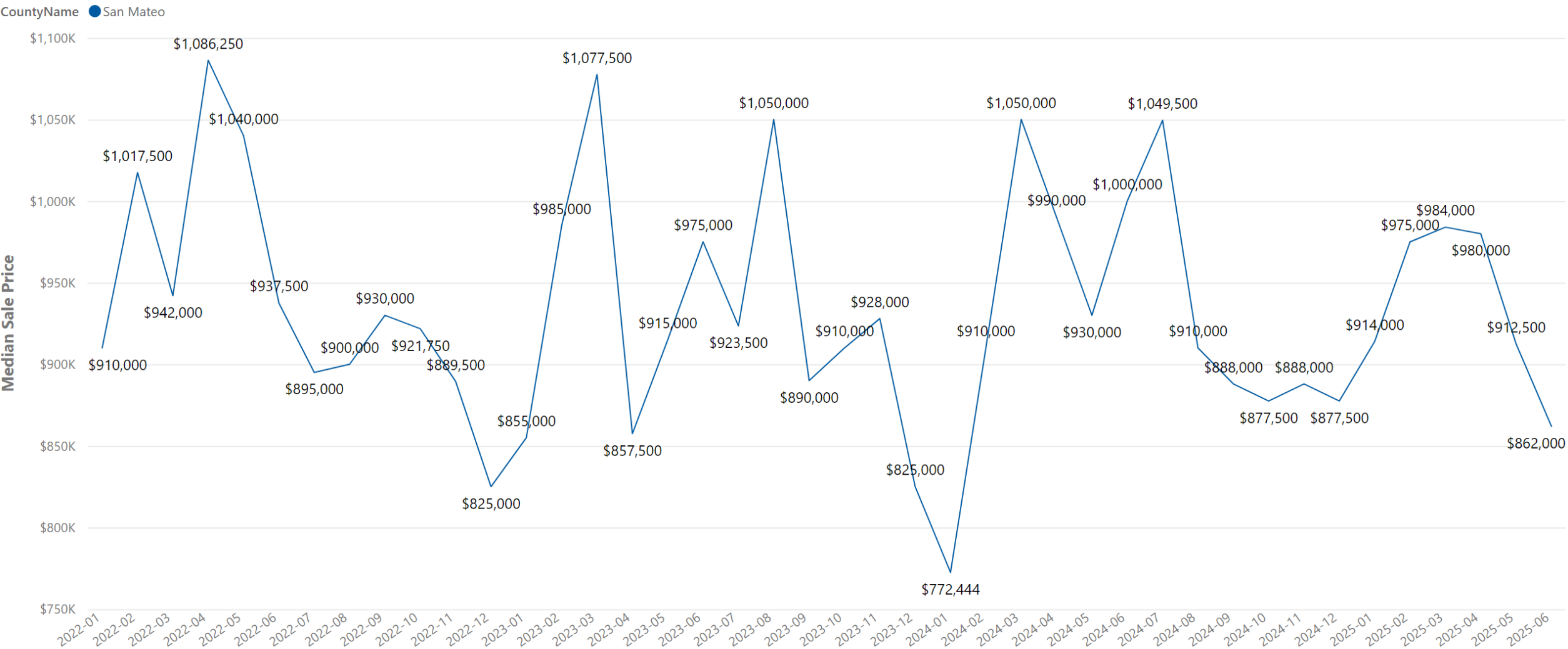
San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Montara	\$0	\$1,575,000	-100%
Pescadero	\$1,519,500	\$1,925,000	-21%
Millbrae	\$1,721,500	\$2,139,000	-20%
Portola Valley	\$3,600,000	\$4,326,500	-17%
Menlo Park	\$3,100,000	\$3,715,000	-17%
Moss Beach	\$1,472,500	\$1,710,000	-14%
Redwood Shores	\$2,360,000	\$2,700,000	-13%
Half Moon Bay	\$1,569,000	\$1,787,500	-12%
Hillsborough	\$4,971,625	\$5,662,500	-12%
Burlingame	\$2,900,000	\$3,198,000	-9%
Belmont	\$2,360,000	\$2,580,000	-9%
La Honda	\$885,000	\$950,000	-7%
East Palo Alto	\$1,170,000	\$1,250,000	-6%
Daly City	\$1,245,000	\$1,290,000	-3%
So. San Francisco	\$1,251,400	\$1,265,000	-1%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Bruno	\$1,485,000	\$1,500,000	-1%
Foster City	\$2,180,000	\$2,187,660	0%

San Mateo County - Median Sale Price



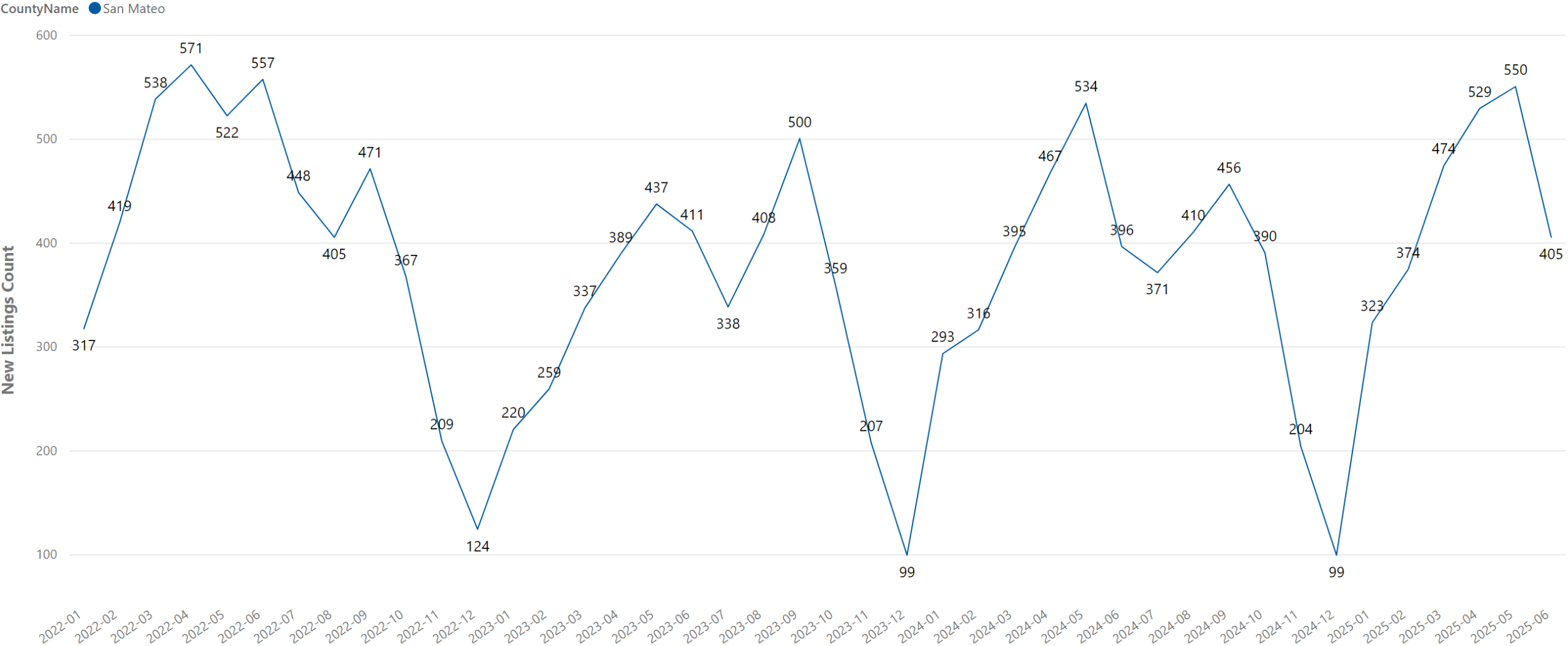
San Mateo County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
So. San Francisco	\$837,500	\$662,463	26%
Millbrae	\$965,000	\$875,000	10%
San Carlos	\$962,500	\$937,500	3%

San Mateo County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Pacifica	\$0	\$759,000	-100%
Foster City	\$660,000	\$1,325,000	-50%
Half Moon Bay	\$599,000	\$1,100,000	-46%
Burlingame	\$995,000	\$1,824,500	-45%
Menlo Park	\$962,500	\$1,720,000	-44%
Belmont	\$1,137,500	\$1,775,000	-36%
Redwood City	\$925,000	\$1,350,000	-31%
Daly City	\$547,000	\$775,000	-29%
Redwood Shores	\$1,077,500	\$1,382,500	-22%
San Mateo	\$825,000	\$1,007,500	-18%
San Bruno	\$440,000	\$505,000	-13%

San Mateo County - New Listings



San Mateo County - Increased New Listings

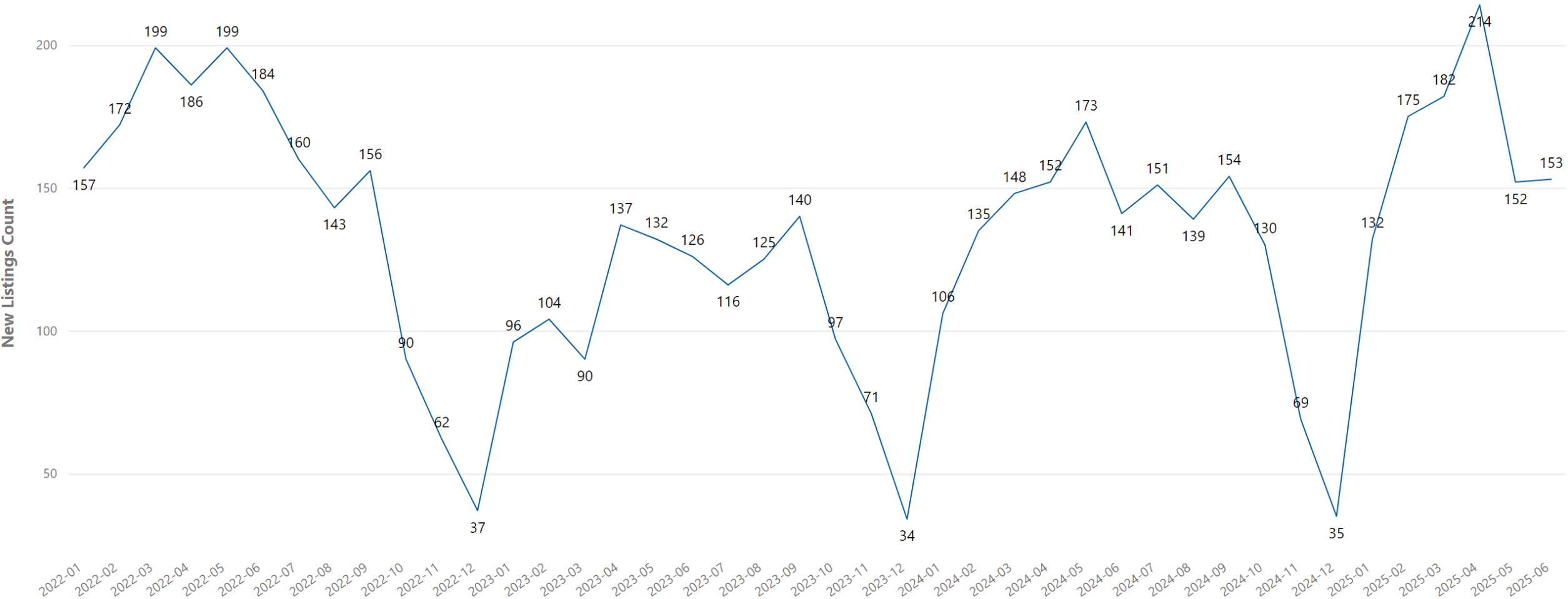
City	New Listings This Year	New Listings Last Year	% New Listings Change
Colma	1	0	N/A
Moss Beach	3	0	N/A
San Carlos	33	13	154%
Pacifica	28	16	75%
Montara	5	3	67%
Half Moon Bay	14	9	56%
Pescadero	4	3	33%
Brisbane	5	4	25%
San Bruno	25	22	14%
Menlo Park	35	31	13%
Burlingame	22	20	10%
Millbrae	12	11	9%
Daly City	33	32	3%
El Granada	5	5	0%

San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Atherton	2	11	-82%
La Honda	2	4	-50%
Portola Valley	6	12	-50%
East Palo Alto	7	10	-30%
Woodside	7	9	-22%
San Mateo	50	62	-19%
Redwood City	47	54	-13%
Foster City	10	11	-9%
Hillsborough	11	12	-8%
So. San Francisco	23	25	-8%
Belmont	15	16	-6%

San Mateo County - New Listings

CountyName ● San Mateo



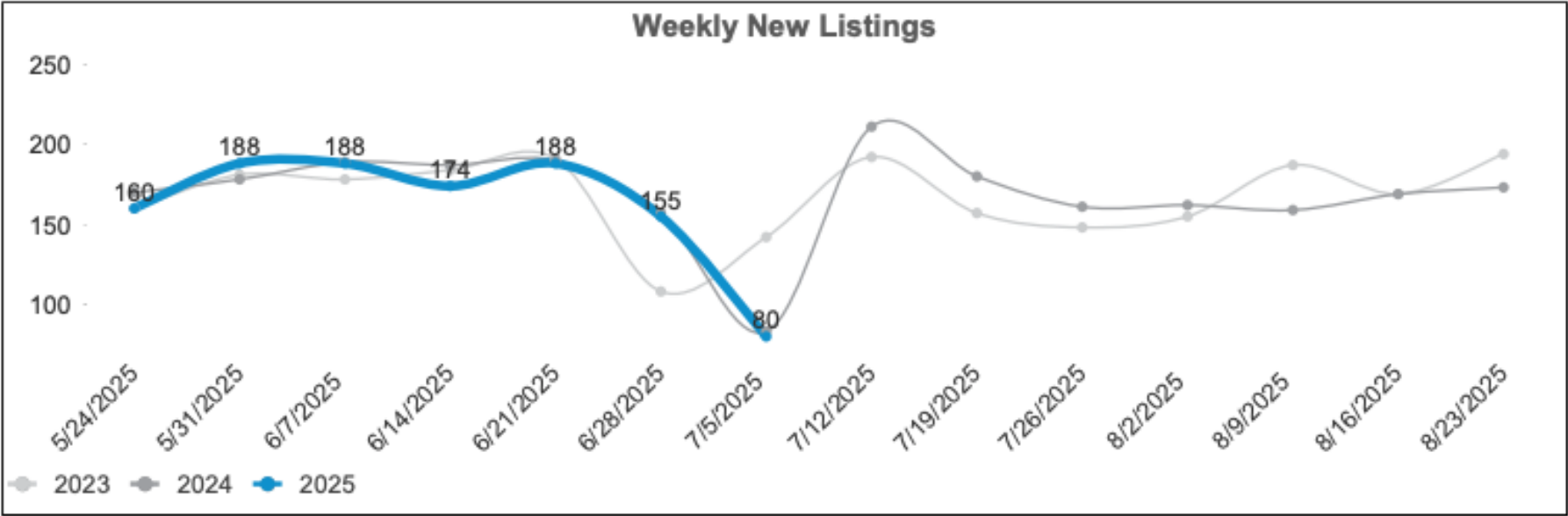
San Mateo County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
East Palo Alto	1	0	N/A
Half Moon Bay	3	0	N/A
Burlingame	8	3	167%
Pacifica	11	5	120%
Redwood City	14	11	27%
San Carlos	10	8	25%
San Mateo	42	35	20%
Menlo Park	11	10	10%
Belmont	2	2	0%
So. San Francisco	9	9	0%

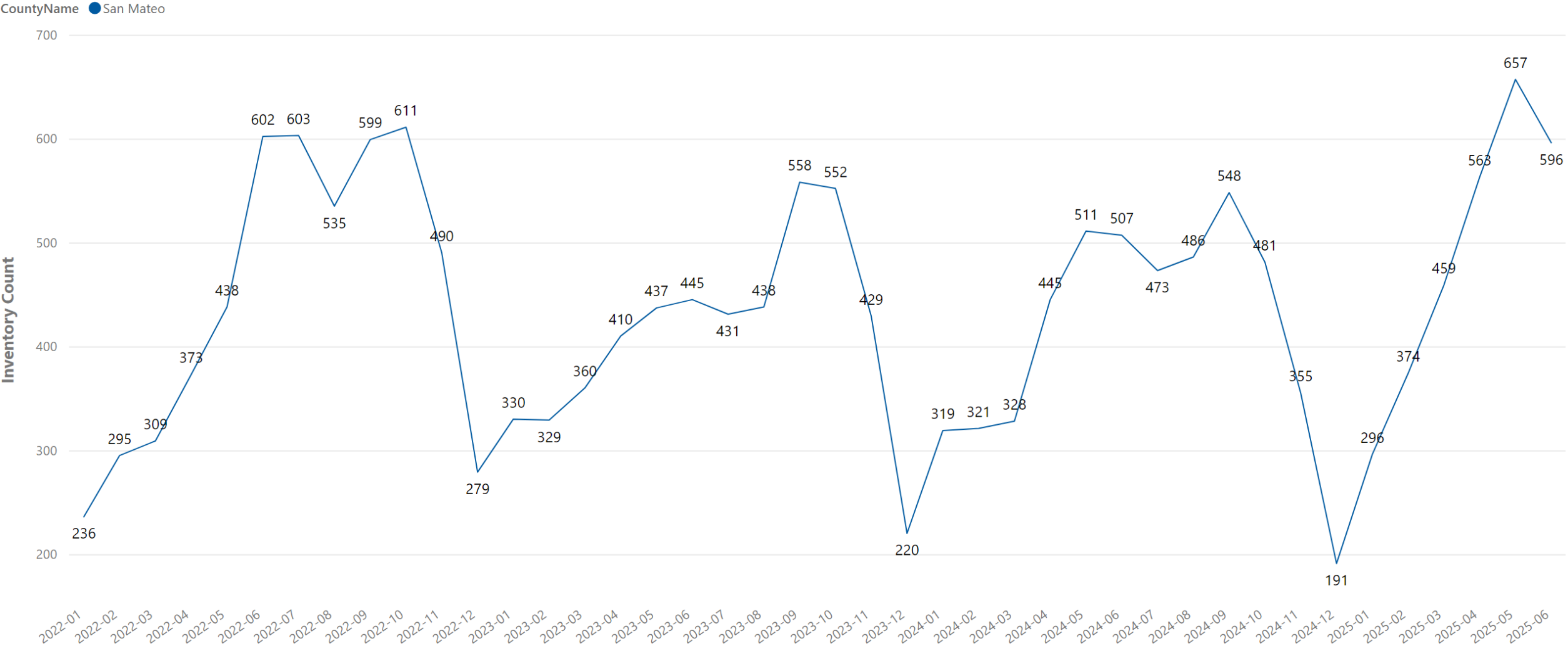
San Mateo County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Foster City	13	22	-41%
Brisbane	2	3	-33%
Millbrae	3	4	-25%
Redwood Shores	6	8	-25%
San Bruno	8	10	-20%
Daly City	9	10	-10%

San Mateo County – New Listings Week Ending 7/5/2025

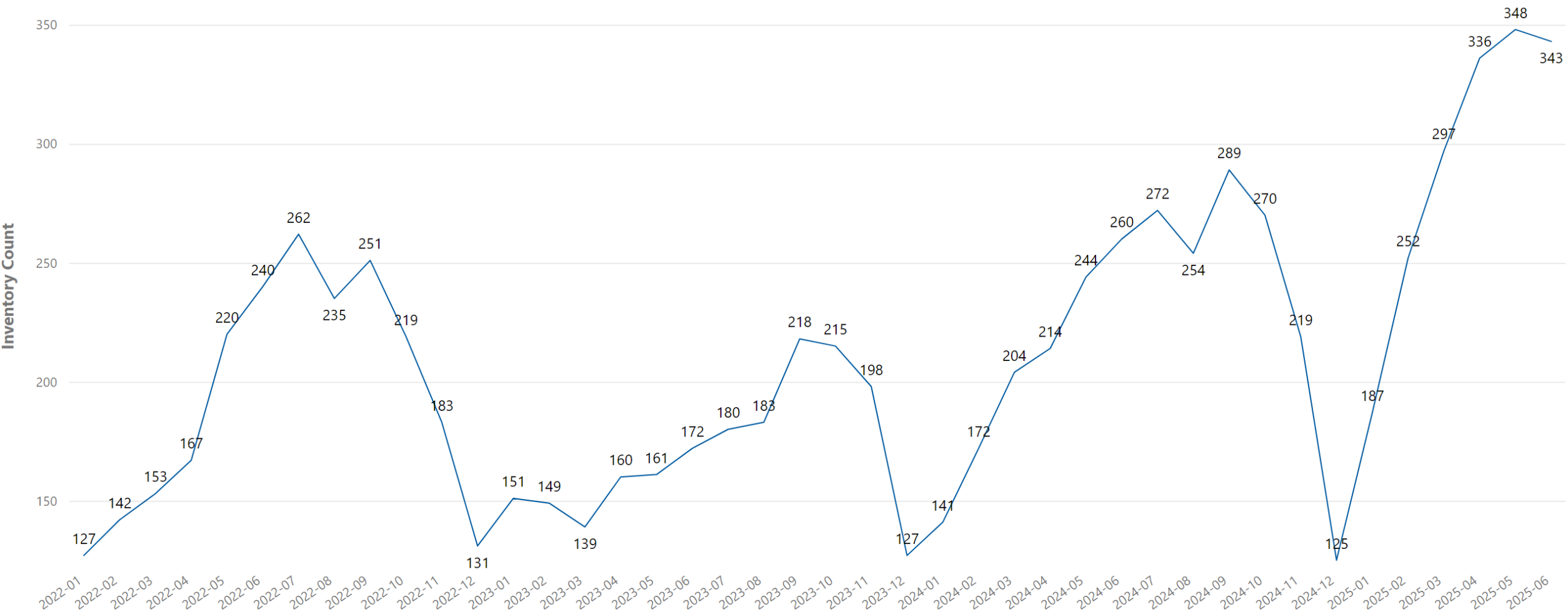


San Mateo County - Inventory



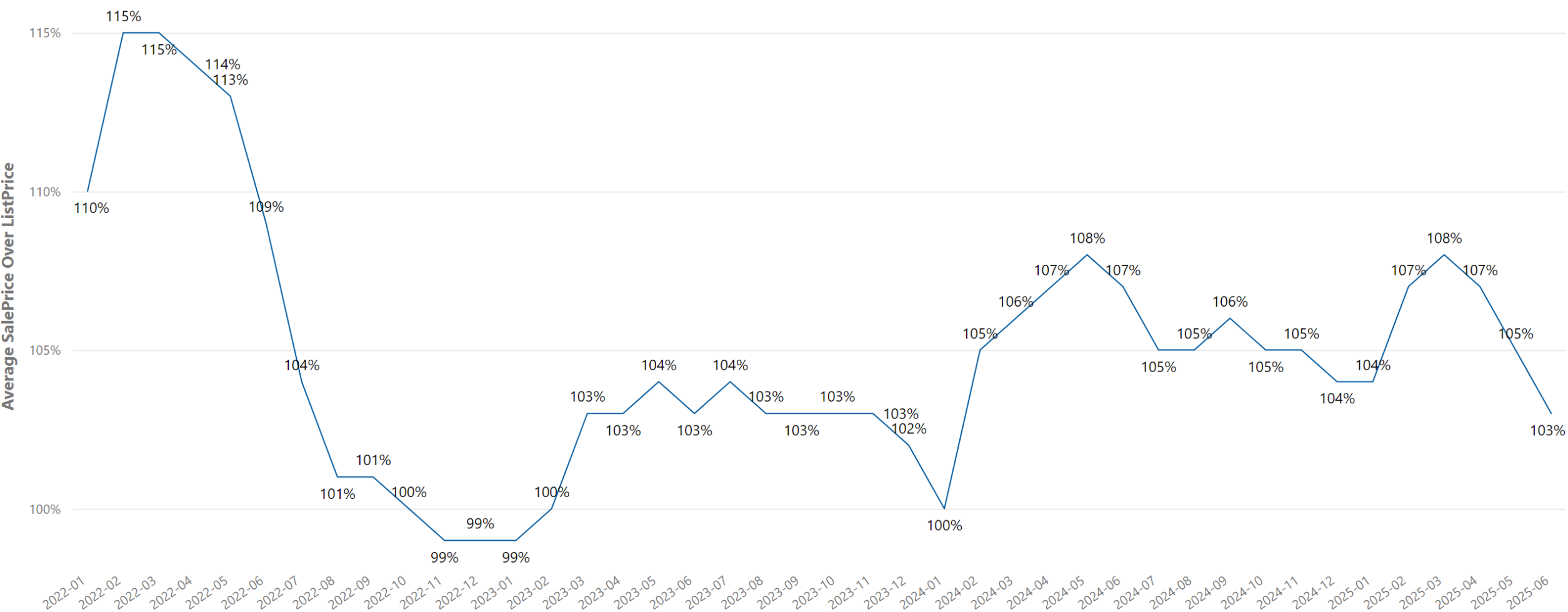
San Mateo County - Inventory

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
Redwood Shores	118%	108%	9%
La Honda	103%	95%	8%
Hillsborough	99%	95%	4%
Pescadero	98%	96%	2%
Burlingame	107%	105%	2%
Foster City	105%	105%	0%

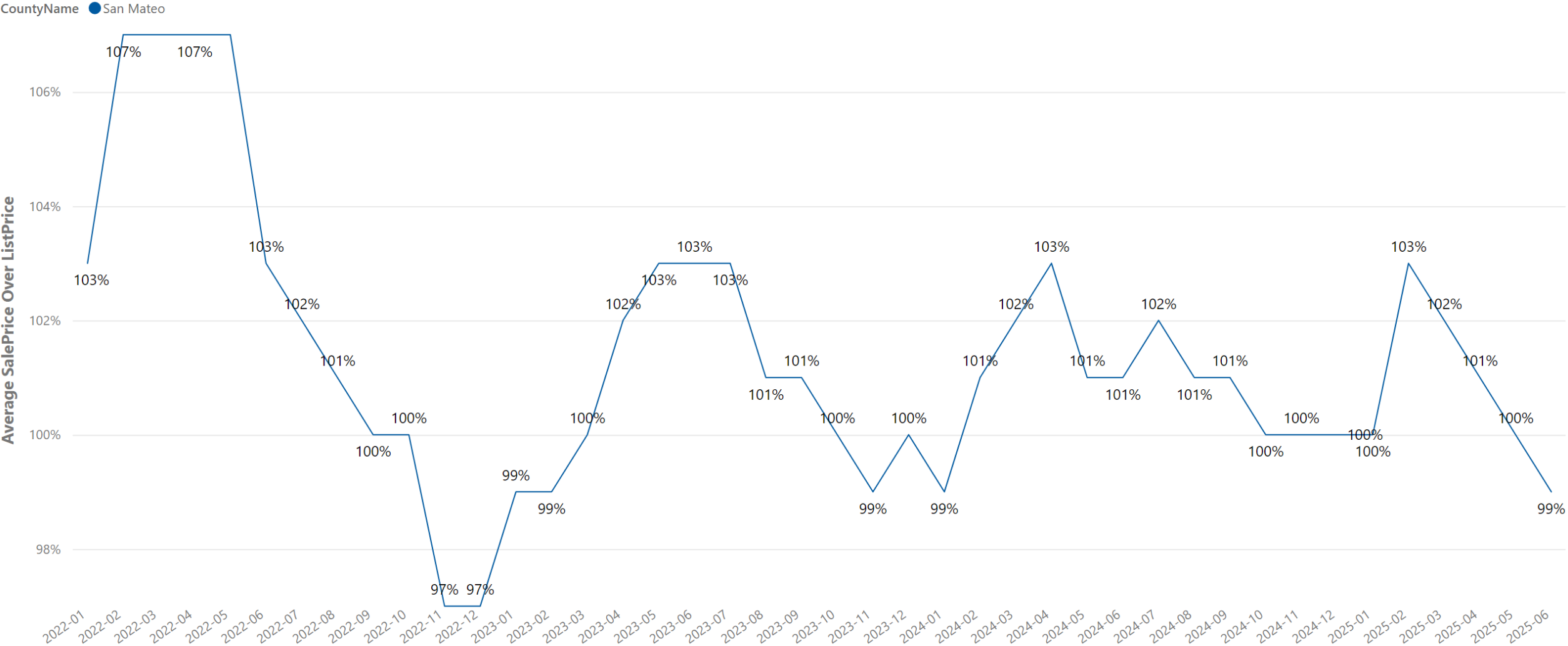
San Mateo County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Brisbane	95%	113%	-16%
Moss Beach	98%	108%	-9%
Woodside	97%	104%	-7%
East Palo Alto	102%	109%	-6%
Daly City	104%	111%	-6%
Redwood City	101%	107%	-6%
Portola Valley	102%	108%	-6%
So. San Francisco	107%	112%	-4%
San Mateo	104%	108%	-4%
Belmont	107%	111%	-4%
Millbrae	108%	112%	-4%
Atherton	96%	98%	-2%
El Granada	99%	101%	-2%
San Carlos	104%	106%	-2%
Half Moon Bay	100%	101%	-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
Menlo Park	103%	104%	-1%
Pacifica	105%	106%	-1%
San Bruno	109%	110%	-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
So. San Francisco	103%	97%	6%
Menlo Park	100%	98%	2%
San Carlos	101%	99%	2%
Belmont	102%	101%	1%
Millbrae	100%	100%	0%
San Bruno	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
Burlingame	98%	105%	-7%
Redwood Shores	95%	101%	-6%
Redwood City	98%	104%	-6%
Half Moon Bay	100%	105%	-5%
Daly City	99%	103%	-4%
Foster City	99%	102%	-3%
San Mateo	99%	102%	-3%

Thank You

