

Single Family Residential

February 2026

Cities	New	Inventory	Sold	Avg DOM	Avg Sale Price	Med Sale Price	Med s/Sqft	% LP Rec'd	Sale Volume	AvHmSqFt	AvLotSqFt	Mo. Of Inv.
Atherton	10	11	3	42	\$15,636,666.00	\$16,000,000	\$2,263.00	103.0%	\$46,910,000	7023	31505	2.8
Belmont	27	20	10	11	\$2,510,600.00	\$2,605,500	\$1,343.00	107.0%	\$25,106,000	1868	7400	2.7
Burlingame	16	13	12	10	\$3,274,500.00	\$3,205,000	\$1,707.00	110.0%	\$39,294,000	2059	6773	1.3
Daly City	34	31	24	24	\$1,217,125.00	\$1,227,500	\$873.00	108.0%	\$29,211,000	1383	3155	1.3
East Palo Alto	7	17	8	20	\$1,200,000.00	\$1,195,000	\$809.00	100.0%	\$9,600,000	1448	5278	2.7
El Granada	5	8	4	29	\$1,422,500.00	\$1,482,500	\$731.00	101.0%	\$5,690,000	1980	5492	2.7
Foster City	8	4	6	10	\$2,432,689.00	\$2,741,944	\$1,093.00	106.0%	\$14,596,138	2183	5630	0.8
Half Moon Bay	6	13	11	44	\$1,628,181.00	\$1,500,000	\$773.00	100.0%	\$17,910,000	1990	6700	1.2
Hillsborough	9	20	6	47	\$6,626,926.00	\$5,586,780	\$1,480.00	110.0%	\$39,761,560	4491	30520	2.5
La Honda	1	4	1	73	\$600,000.00	\$600,000	\$600.00	86.0%	\$600,000	1000	17146	12
Menlo Park	27	19	20	6	\$2,965,950.00	\$2,567,500	\$1,752.00	110.0%	\$59,319,018	1816	7388	1.2
Millbrae	11	7	8	12	\$2,447,125.00	\$2,427,500	\$1,406.00	108.0%	\$19,577,000	1872	8224	1.1
Montara	0	1	2	6	\$2,276,500.00	\$2,276,500	\$1,834.00	100.0%	\$4,553,000	1215	6563	0.8
Pacifica	29	26	11	16	\$1,493,003.00	\$1,360,000	\$815.00	105.0%	\$16,423,035	1871	5798	2
Pescadero	2	6	2	150	\$5,400,000.00	\$5,400,000	\$1,036.00	93.0%	\$10,800,000	7399	1231877	4.5
Portola Valley	5	13	6	91	\$4,604,500.00	\$3,539,500	\$1,563.00	94.0%	\$27,627,000	3069	53486	2.6
Redwood City	41	43	25	23	\$2,132,520.00	\$2,250,000	\$1,377.00	108.0%	\$53,313,013	1652	6692	1.4
San Bruno	18	19	6	7	\$1,583,333.00	\$1,550,000	\$1,029.00	109.0%	\$9,500,000	1558	4456	2.3
San Carlos	22	18	15	20	\$3,011,066.00	\$2,850,000	\$1,348.00	107.0%	\$45,166,000	2404	8698	1.4
San Mateo	40	30	32	26	\$2,140,989.00	\$2,124,500	\$1,277.00	109.0%	\$68,511,666	1683	6431	0.9
Woodside	6	17	4	32	\$17,731,250.00	\$19,875,000	\$2,883.00	98.0%	\$70,925,000	6333	296187	3.9
So. San Francisco	23	21	11	16	\$1,336,636.00	\$1,330,000	\$1,021.00	112.0%	\$14,703,000	1591	4990	1.8
San Mateo County	354	372	227	24	\$2,771,349	\$1,950,000	\$1,190	107%	\$629,096,430	2075	24416	1.7



SAN MATEO COUNTY
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SOURCE: Statistics reports are provided by SAMCAR with data collected and compiled by MLSListings, Inc.

Common Interest Development

February 2026

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Belmont	6	8	1	13	\$1,875,000	\$1,875,000	\$798	104%	\$1,875,000	2350		4.8
Brisbane	3	6	2	55	\$893,500	\$893,500	\$590	99%	\$1,787,000	1538		9
Daly City	11	11	5	49	\$671,000	\$450,000	\$628	99%	\$3,355,000	1063	2687	2.2
East Palo Alto	1	2	1	29	\$750,000	\$750,000	\$586	91%	\$750,000	1280		3
Foster City	23	26	8	78	\$1,197,375	\$1,343,500	\$884	99%	\$9,579,000	1409	87862	2.8
Half Moon Bay	1	4	1	24	\$795,000	\$795,000	\$837	99%	\$795,000	950	908	6
Menlo Park	10	17	3	8	\$2,036,666	\$2,400,000	\$1,159	100%	\$6,110,000	1800	1950	3.4
Millbrae	6	11	2	52	\$772,250	\$772,250	\$592	97%	\$1,544,500	1301	0	5.5
Pacifica	3	12	3	65	\$1,108,666	\$836,000	\$677	101%	\$3,326,000	1369	753	3.6
Redwood City	13	26	11	67	\$1,029,444	\$903,888	\$761	98%	\$11,323,888	1343	11908	3.5
San Bruno	2	11	6	40	\$532,833	\$539,000	\$718	98%	\$3,197,000	792	840059	2.5
San Carlos	7	15	2	9	\$1,170,000	\$1,170,000	\$1,033	98%	\$2,340,000	1131		4.5
San Mateo	47	72	17	53	\$930,294	\$840,000	\$778	102%	\$15,815,000	1177	41215	3.9
So. San Francisco	5	10	4	10	\$795,750	\$837,500	\$749	101%	\$3,183,000	1113	144161	2.1
San Mateo County	146	245	66	50	\$984,551	\$855,000	\$751	100%	\$64,980,388	1252	117263	3.5

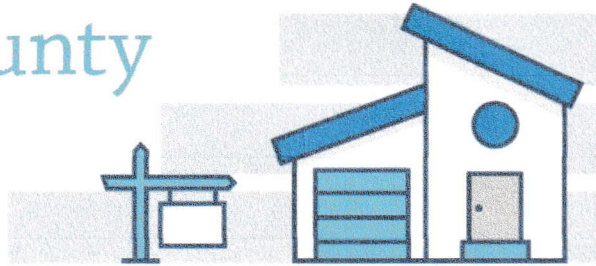


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SOURCE: Statistics reports are provided by SAMCAR with data collected and compiled by MLSListings, Inc.

San Mateo County *home sales*

FEBRUARY 2026



SINGLE FAMILY RESIDENTIAL

SFR

\$1.95M

-8%
compared to
LAST YEAR

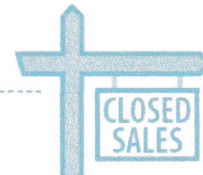
24 days

21 days last year

227

(354 listed)

+11%
compared to
LAST YEAR



\$855K

-12%
compared to
LAST YEAR

50 days

36 days last year

66

(146 listed)

+5%
compared to
LAST YEAR

CONDOMINIUMS & TOWNHOMES

CID



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