

# Single Family Residential

## January 2026

| Cities                  | New        | Inventory  | Sold       | Avg DOM   | Avg Sale Price     | Med Sale Price     | Med s/Sqft     | % LP Rec'd  | Sale Volume          | Av/HmSqFt   | Av/LotSqFt   | Mn. Of Inv. |
|-------------------------|------------|------------|------------|-----------|--------------------|--------------------|----------------|-------------|----------------------|-------------|--------------|-------------|
| Atherton                | 4          | 5          | 2          | 47        | \$25,225,000.00    | \$25,225,000       | \$2,705.00     | 99.0%       | \$50,450,000         | 9977        | 65828        | 0.8         |
| Belmont                 | 10         | 3          | 3          | 12        | \$2,366,666.00     | \$2,300,000        | \$1,268.00     | 101.0%      | \$7,100,000          | 1837        | 6663         | 0.3         |
| Burlingame              | 15         | 10         | 4          | 28        | \$3,510,250.00     | \$3,450,000        | \$1,540.00     | 100.0%      | \$14,041,000         | 2305        | 9004         | 1.1         |
| Daly City               | 21         | 22         | 16         | 28        | \$1,269,524.00     | \$1,237,500        | \$860.00       | 106.0%      | \$20,312,388         | 1568        | 3655         | 0.9         |
| East Palo Alto          | 11         | 19         | 5          | 49        | \$1,029,190.00     | \$1,000,000        | \$782.00       | 100.0%      | \$5,145,950          | 1354        | 7409         | 3.4         |
| El Granada              | 4          | 6          | 2          | 66        | \$1,460,000.00     | \$1,460,000        | \$630.00       | 97.0%       | \$2,920,000          | 2315        | 6500         | 1.5         |
| Foster City             | 5          | 5          | 3          | 27        | \$2,416,666.00     | \$2,400,000        | \$1,195.00     | 99.0%       | \$7,250,000          | 2036        | 6696         | 1.4         |
| Half Moon Bay           | 13         | 24         | 8          | 74        | \$2,455,538.00     | \$2,018,500        | \$776.00       | 97.0%       | \$19,644,307         | 2902        | 106061       | 2.7         |
| Hillsborough            | 10         | 18         | 6          | 96        | \$5,863,333.00     | \$5,290,000        | \$1,477.00     | 95.0%       | \$35,180,000         | 3784        | 36388        | 1.9         |
| Menlo Park              | 31         | 22         | 13         | 28        | \$3,868,846.00     | \$3,300,000        | \$1,735.00     | 101.0%      | \$50,295,000         | 2048        | 8742         | 1.2         |
| Millbrae                | 9          | 7          | 6          | 14        | \$1,842,833.00     | \$1,892,500        | \$1,073.00     | 105.0%      | \$11,057,000         | 1753        | 7226         | 1           |
| Moss Beach              | 1          | 4          | 2          | 42        | \$1,489,000.00     | \$1,489,000        | \$873.00       | 94.0%       | \$2,978,000          | 1688        | 6819         | 3           |
| Pacifica                | 23         | 25         | 8          | 28        | \$1,411,250.00     | \$1,347,500        | \$963.00       | 107.0%      | \$11,290,000         | 1591        | 5383         | 1.6         |
| Portola Valley          | 5          | 13         | 2          | 180       | \$9,262,500.00     | \$9,262,500        | \$1,894.00     | 97.0%       | \$18,525,000         | 4636        | 44668        | 2.2         |
| Redwood City            | 38         | 35         | 25         | 29        | \$2,381,395.00     | \$2,235,000        | \$1,058.00     | 100.0%      | \$59,534,880         | 2255        | 8403         | 1           |
| San Bruno               | 14         | 10         | 6          | 11        | \$1,530,841.00     | \$1,616,525        | \$1,173.00     | 110.0%      | \$9,185,050          | 1362        | 5097         | 0.8         |
| San Carlos              | 18         | 11         | 8          | 12        | \$2,651,250.00     | \$2,740,000        | \$1,176.00     | 105.0%      | \$21,210,000         | 2254        | 9819         | 0.7         |
| San Mateo               | 38         | 32         | 23         | 30        | \$2,068,038.00     | \$2,150,000        | \$1,211.00     | 108.0%      | \$47,564,888         | 1713        | 6669         | 0.9         |
| Woodside                | 10         | 15         | 5          | 72        | \$4,509,200.00     | \$2,525,000        | \$1,201.00     | 98.0%       | \$22,546,000         | 3225        | 52240        | 2.8         |
| Redwood Shores          | 0          | 0          | 1          | 98        | \$2,850,000.00     | \$2,850,000        | \$1,018.00     | 98.0%       | \$2,850,000          | 2799        | 5410         | 0           |
| So. San Francisco       | 16         | 16         | 9          | 28        | \$1,288,043.00     | \$1,276,500        | \$1,008.00     | 109.0%      | \$11,592,388         | 1317        | 4777         | 1.1         |
| <b>San Mateo County</b> | <b>305</b> | <b>318</b> | <b>157</b> | <b>36</b> | <b>\$2,743,132</b> | <b>\$1,927,000</b> | <b>\$1,102</b> | <b>103%</b> | <b>\$430,671,851</b> | <b>2156</b> | <b>15722</b> | <b>1.2</b>  |



[www.samcar.org/MarketData](http://www.samcar.org/MarketData)

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

# Common Interest Development

January 2026

| Cities                  | New        | Inventory  | Sold      | Avg DOM   | Avg Sale Price   | Med Sale Price   | Med \$/Sqft  | % LP Rec'd | Sale Volume         | AvHmSqFt    | AvLotSqFt    | Mo. Of Inv. |
|-------------------------|------------|------------|-----------|-----------|------------------|------------------|--------------|------------|---------------------|-------------|--------------|-------------|
| Belmont                 | 3          | 5          | 1         | 47        | \$453,000        | \$453,000        | \$596        | 93%        | \$453,000           | 760         |              | 3           |
| Burlingame              | 3          | 5          | 5         | 97        | \$1,017,000      | \$1,050,000      | \$722        | 94%        | \$5,085,000         | 1367        | 20151        | 1.1         |
| Daly City               | 7          | 6          | 3         | 90        | \$609,666        | \$650,000        | \$525        | 100%       | \$1,829,000         | 1195        | 835          | 0.8         |
| East Palo Alto          | 1          | 3          | 1         | 66        | \$765,000        | \$765,000        | \$639        | 97%        | \$765,000           | 1197        | 154638       | 9           |
| Foster City             | 10         | 15         | 10        | 71        | \$1,059,150      | \$1,050,000      | \$808        | 96%        | \$10,591,500        | 1384        | 205048       | 1.4         |
| Menlo Park              | 11         | 16         | 6         | 54        | \$2,083,000      | \$1,950,000      | \$1,002      | 100%       | \$12,498,000        | 2101        | 2047         | 3.4         |
| Millbrae                | 5          | 6          | 3         | 67        | \$755,000        | \$685,000        | \$787        | 106%       | \$2,265,000         | 1017        | 10016        | 2.6         |
| Redwood City            | 15         | 23         | 2         | 34        | \$897,944        | \$897,944        | \$765        | 98%        | \$1,795,888         | 1178        | 1921         | 4.6         |
| San Bruno               | 10         | 16         | 4         | 55        | \$510,222        | \$481,000        | \$678        | 102%       | \$2,040,888         | 746         | 650          | 5.3         |
| San Carlos              | 9          | 13         | 3         | 40        | \$874,166        | \$732,500        | \$796        | 98%        | \$2,622,500         | 1013        |              | 2.6         |
| San Mateo               | 33         | 50         | 11        | 58        | \$743,727        | \$855,000        | \$721        | 97%        | \$8,181,000         | 1137        | 1139         | 2           |
| Redwood Shores          | 1          | 2          | 2         | 35        | \$1,245,000      | \$1,245,000      | \$896        | 105%       | \$2,490,000         | 1394        |              | 2           |
| So. San Francisco       | 10         | 11         | 4         | 16        | \$793,722        | \$752,500        | \$801        | 107%       | \$3,174,888         | 1001        | 1219         | 2.1         |
| <b>San Mateo County</b> | <b>124</b> | <b>192</b> | <b>55</b> | <b>60</b> | <b>\$978,030</b> | <b>\$830,000</b> | <b>\$772</b> | <b>99%</b> | <b>\$53,791,664</b> | <b>1265</b> | <b>59455</b> | <b>2.3</b>  |



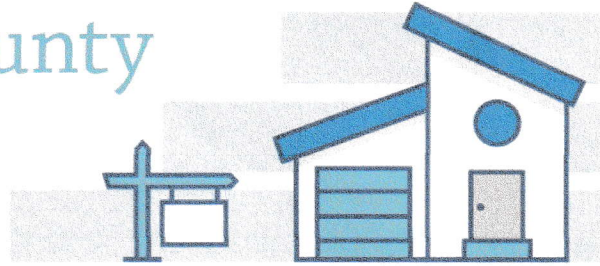
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SOURCE: Statistics reports are provided by SAMCAR with data collected and compiled by MLSListings, Inc.

# San Mateo County home sales JANUARY 2026



## SINGLE FAMILY RESIDENTIAL

SFR

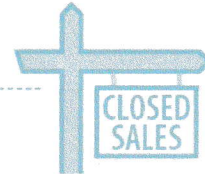
**\$1.93M**

**+7%**  
compared to  
LAST YEAR

**36 days**  
37 days last year

**157**  
(305 listed)

**NO CHANGE**  
compared to  
LAST YEAR



**\$830K**

**-9%**  
compared to  
LAST YEAR

**60 days**  
56 days last year

**55**  
(124 listed)

**+12%**  
compared to  
LAST YEAR

## CONDOMINIUMS & TOWNHOMES

CID



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[www.samcar.org/MarketData](http://www.samcar.org/MarketData)  
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