

Single Family Residential

May 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	12	31	\$13,762,583.00	\$11,075,000	\$2,161.00	102.0%	\$165,151,000	6218	43547	1.1
Belmont	27	30	17	20	\$2,476,988.00	\$2,600,000	\$1,365.00	106.0%	\$42,108,800	1893	7468	1.6
Brisbane	3	4	3	23	\$1,157,373.00	\$1,119,120	\$814.00	108.0%	\$3,472,120	1301	3128	1.7
Burlingame	21	16	22	11	\$3,638,613.00	\$3,325,000	\$1,585.00	109.0%	\$80,049,500	2414	6856	0.7
Daly City	34	27	34	37	\$1,315,490.00	\$1,350,000	\$864.00	109.0%	\$44,726,693	1633	4146	0.8
East Palo Alto	10	23	4	29	\$977,500.00	\$980,000	\$913.00	101.0%	\$3,910,000	1076	5949	4.1
El Granada	3	11	4	69	\$1,297,500.00	\$1,295,000	\$893.00	96.0%	\$5,190,000	1438	5711	3.3
Foster City	12	12	7	9	\$2,318,000.00	\$2,200,000	\$1,095.00	105.0%	\$16,226,000	2072	6158	1.9
Half Moon Bay	16	36	3	69	\$1,956,666.00	\$2,000,000	\$661.00	99.0%	\$5,870,000	3132	7721	6
Hillsborough	14	21	16	16	\$6,350,650.00	\$5,850,000	\$1,551.00	105.0%	\$101,610,400	4598	36668	1.5
La Honda	7	9	2	9	\$1,935,000.00	\$1,935,000	\$950.00	105.0%	\$3,870,000	2059	992445	9
Menlo Park	28	29	30	22	\$4,458,862.00	\$3,951,500	\$1,785.00	105.0%	\$133,765,888	2676	11111	1
Millbrae	16	10	6	8	\$2,355,000.00	\$2,325,000	\$1,300.00	116.0%	\$14,130,000	1816	7174	1.2
Montara	3	8	1	7	\$1,400,000.00	\$1,400,000	\$657.00	112.0%	\$1,400,000	2130	6250	3
Moss Beach	6	7	1	178	\$1,337,000.00	\$1,337,000	\$607.00	96.0%	\$1,337,000	2202	5148	3.5
Pacifica	30	38	20	23	\$1,543,750.00	\$1,505,000	\$829.00	105.0%	\$30,875,000	1840	6967	1.5
Pescadero	2	5	1	156	\$936,000.00	\$936,000	\$469.00	104.0%	\$936,000	1997	70567	15
Portola Valley	7	15	5	29	\$4,398,400.00	\$3,262,000	\$1,778.00	100.0%	\$21,992,000	2754	48157	3
Redwood City	72	64	41	15	\$2,650,239.00	\$2,400,000	\$1,250.00	107.0%	\$108,659,800	2122	9890	1.3
San Bruno	22	21	15	26	\$1,515,821.00	\$1,480,000	\$1,025.00	109.0%	\$22,737,325	1600	5560	1.3
San Carlos	26	22	30	10	\$3,016,400.00	\$2,975,000	\$1,466.00	107.0%	\$90,492,000	2084	7416	0.8
San Mateo	67	44	60	20	\$2,388,610.00	\$2,194,000	\$1,321.00	110.0%	\$143,316,656	1817	6655	0.9
Woodside	9	31	8	32	\$4,810,132.00	\$4,777,500	\$1,461.00	97.0%	\$38,481,058	3331	74034	3.9
Redwood Shores	1	1	3	16	\$2,769,629.00	\$2,918,888	\$1,407.00	105.0%	\$8,308,888	2088	5315	0.6
So. San Francisco	21	17	30	20	\$1,349,133.00	\$1,360,000	\$837.00	108.0%	\$40,474,000	1635	4373	0.8
San Mateo County	467	513	375	22	\$3,010,907	\$2,200,000	\$1,250	107%	\$1,129,090,128	2249	16863	1.4



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

Common Interest Development

May 2026

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Belmont	3	6	4	38	\$1,363,750	\$1,377,500	\$927	99%	\$5,455,000	1482	1977	2.6
Brisbane	1	2	2	66	\$861,944	\$861,944	\$648	102%	\$1,723,888	1328	0	3
Burlingame	6	10	5	19	\$1,211,600	\$1,188,000	\$928	105%	\$6,058,000	1329	986	2.7
Daly City	5	20	6	28	\$652,814	\$730,000	\$649	101%	\$3,916,888	1010	131905	2.4
East Palo Alto	3	8	1	37	\$960,000	\$960,000	\$750	113%	\$960,000	1280	1273	12
Foster City	19	31	17	27	\$1,296,045	\$1,415,000	\$863	102%	\$22,032,776	1527	1426	2.1
Half Moon Bay	0	4	2	192	\$757,000	\$757,000	\$599	91%	\$1,514,000	1245	984	1.5
Menlo Park	10	16	8	38	\$2,397,250	\$2,084,000	\$1,017	98%	\$19,178,000	2025	2364	1.7
Pacifica	8	12	5	17	\$760,460	\$750,000	\$690	99%	\$3,802,300	1122	965	2.1
Redwood City	19	35	9	20	\$1,394,222	\$1,550,000	\$833	101%	\$12,548,000	1631	227192	3.6
San Bruno	9	18	6	47	\$537,333	\$459,500	\$675	100%	\$3,224,000	792	45034	3.9
San Carlos	8	16	8	31	\$1,551,850	\$1,692,500	\$1,005	105%	\$12,414,800	1562	1320	2.2
San Mateo	38	79	28	34	\$1,086,767	\$994,500	\$805	101%	\$30,429,500	1313	90631	3
So. San Francisco	11	21	4	21	\$933,450	\$851,900	\$728	102%	\$3,733,800	1225	1599	4.5
San Mateo County	149	292	105	34	\$1,209,437	\$1,130,000	\$825	101%	\$126,990,952	1394	56193	2.7



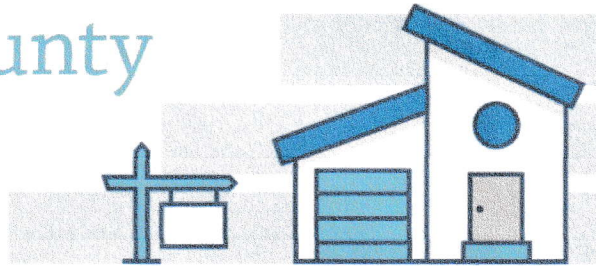
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SOURCE: Statistics reports are provided by SAMCAR with data collected and compiled by MLSListings, Inc.

San Mateo County *home sales* **MAY 2026**



SINGLE FAMILY RESIDENTIAL

SFR

\$2.2M

+6%
compared to
LAST YEAR

22 days
18 days last year

375
(467 listed)

-2%
compared to
LAST YEAR



\$1.13M

+24%
compared to
LAST YEAR

34 days
39 days last year

105
(149 listed)

+3%
compared to
LAST YEAR

CONDOMINIUMS & TOWNHOMES

CID



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