Single Family Residential

October 2026

Cities	New	Inventory	Sold	Avg DOM	Avg SalePrice	Med Sale Price	Med $/Sqft	% LP Rec'd	Sale Volume	AvHmSqFt	AvLotSqFt	Mo. Of Inv.
Atherton	14	14	9	8	$10,491,111.00	$8,100,000	$2,476.00	113.0%	$94,420,000	3840	31153	2.3
Belmont	19	14	19	20	$2,730,728.00	$2,600,000	$1,224.00	111.0%	$51,883,843	2165	7490	0.8
Brisbane	4	4	4	22	$1,216,250.00	$1,090,000	$916.00	107.0%	$4,865,000	1800	4058	1.1
Burlingame	18	12	23	20	$3,641,125.00	$3,510,000	$1,629.00	109.0%	$83,745,888	2484	8053	0.7
Daly City	38	50	26	15	$1,312,656.00	$1,305,000	$842.00	112.0%	$34,129,075	1666	3458	1.7
East Palo Alto	9	21	6	43	$1,265,633.00	$1,237,500	$915.00	97.0%	$7,593,800	1495	7067	3
El Granada	4	10	4	36	$1,483,722.00	$1,418,000	$636.00	98.0%	$5,934,888	2365	7761	2.5
Foster City	11	5	6	22	$2,600,833.00	$2,702,500	$1,112.00	107.0%	$15,605,000	2398	7361	0.7
Half Moon Bay	14	34	8	41	$2,555,137.00	$1,674,000	$872.00	102.0%	$20,441,098	1996	6476	3.8
Hillsborough	8	17	10	8	$6,139,300.00	$6,075,000	$1,704.00	108.0%	$61,393,000	3817	31855	1.5
La Honda	0	10	2	101	$880,000.00	$880,000	$928.00	96.0%	$1,760,000	985	16366	7.5
Menlo Park	30	35	25	23	$4,373,560.00	$3,250,000	$1,633.00	104.0%	$109,339,000	2497	7556	1.4
Millbrae	18	13	11	11	$2,428,535.00	$2,375,000	$1,391.00	110.0%	$26,713,888	1926	8108	1.2
Montara	3	4	1	21	$3,380,000.00	$3,380,000	$1,690.00	97.0%	$3,380,000	2000	218148	1.7
Moss Beach	2	6	4	66	$1,218,750.00	$1,122,500	$966.00	98.0%	$4,875,000	1325	5411	2
Pacifica	27	45	20	21	$1,514,452.00	$1,327,500	$1,017.00	105.0%	$30,289,042	1548	6778	2.2
Portola Valley	6	11	7	38	$6,435,714.00	$4,550,000	$1,711.00	105.0%	$45,050,000	4092	60117	1.9
Redwood City	61	55	41	18	$2,599,731.00	$2,455,000	$1,413.00	109.0%	$106,589,000	1995	7676	1.3
San Bruno	22	21	20	13	$1,611,360.00	$1,670,000	$1,060.00	111.0%	$32,227,200	1581	5474	1.3
San Carlos	19	19	18	12	$2,698,333.00	$2,500,000	$1,507.00	111.0%	$48,570,000	1841	7247	0.9
San Mateo	43	45	42	15	$2,503,533.00	$2,375,500	$1,356.00	108.0%	$105,148,390	1872	6464	1.2
Woodside	13	30	5	91	$4,069,000.00	$3,750,000	$1,659.00	98.0%	$20,345,000	3668	67409	4.5
Redwood Shores	4	3	4	9	$2,986,579.00	$3,065,658	$1,258.00	108.0%	$11,946,316	2468	6183	1.5
So. San Francisco	21	20	25	18	$1,369,140.00	$1,300,000	$1,024.00	109.0%	$34,228,500	1484	4979	1.1
San Mateo County	**409**	**508**	**340**	**21**	**$2,824,920**	**$2,200,000**	**$1,196**	**108%**	**$960,472,928**	**2098**	**10663**	**1.5**

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