

Single Family Residential

March 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	10	11	7	10	\$14,601,049.00	\$14,800,000	\$2,274.00	103.0%	\$102,207,348	6626	34693	2.8
Belmont	24	18	15	10	\$2,248,706.00	\$2,100,000	\$1,436.00	112.0%	\$33,730,600	1658	7469	1.9
Brisbane	2	4	3	15	\$1,778,333.00	\$1,785,000	\$758.00	116.0%	\$5,335,000	2368	6698	4
Burlingame	24	10	19	21	\$3,213,500.00	\$3,280,000	\$1,523.00	108.0%	\$61,056,500	2264	6547	0.9
Daly City	37	33	24	14	\$1,217,215.00	\$1,198,500	\$827.00	110.0%	\$29,213,164	1474	3553	1.5
East Palo Alto	12	22	4	17	\$1,212,750.00	\$1,218,500	\$793.00	101.0%	\$4,851,000	1622	4692	3.9
El Granada	8	14	1	0	\$2,195,000.00	\$2,195,000	\$1,000.00	100.0%	\$2,195,000	2195	6000	6
Foster City	7	5	10	20	\$2,142,384.00	\$2,247,713	\$1,064.00	106.0%	\$21,423,846	2039	5842	0.8
Half Moon Bay	17	23	5	34	\$1,707,000.00	\$1,500,000	\$833.00	106.0%	\$8,535,000	1951	458623	2.8
Hillsborough	11	21	10	39	\$7,353,200.00	\$7,152,000	\$1,576.00	105.0%	\$73,532,000	4502	25030	2.7
Loma Mar	1	1	2	17	\$505,000.00	\$505,000	\$385.00	101.0%	\$1,010,000	1325	10472	1.5
Menlo Park	40	32	26	10	\$4,436,423.00	\$3,500,000	\$1,634.00	110.0%	\$115,347,000	2529	7164	1.6
Millbrae	10	11	10	8	\$2,344,488.00	\$2,319,000	\$1,150.00	114.0%	\$23,444,888	2025	6430	1.4
Moss Beach	2	7	1	124	\$1,400,000.00	\$1,400,000	\$828.00	97.0%	\$1,400,000	1690	5000	7
Pacifica	29	34	27	11	\$1,350,614.00	\$1,305,000	\$892.00	108.0%	\$36,466,600	1571	7505	2.2
Portola Valley	10	18	4	121	\$6,432,937.00	\$6,549,000	\$1,827.00	97.0%	\$25,731,750	3535	50972	4.5
Redwood City	66	54	41	26	\$2,560,165.00	\$2,470,000	\$1,367.00	107.0%	\$104,966,776	1996	7426	1.8
San Bruno	24	20	18	14	\$1,424,277.00	\$1,450,000	\$909.00	110.0%	\$25,637,000	1530	4587	2
San Carlos	24	13	24	20	\$3,360,182.00	\$3,167,500	\$1,370.00	105.0%	\$80,644,388	2599	11175	0.8
San Mateo	61	41	36	12	\$2,803,854.00	\$2,375,944	\$1,496.00	111.0%	\$100,938,776	1966	7582	1.4
Woodside	20	26	3	8	\$6,816,666.00	\$5,750,000	\$2,000.00	108.0%	\$20,450,000	3035	52961	6.5
So. San Francisco	24	24	22	24	\$1,379,041.00	\$1,350,000	\$892.00	112.0%	\$30,338,918	1475	4324	1.7
San Mateo County	476	463	312	19	\$2,911,716	\$2,177,500	\$1,214	109%	\$908,455,554	2152	16271	2