

# Single Family Residential

## May 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	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
<b>San Mateo County</b>	<b>467</b>	<b>513</b>	<b>375</b>	<b>22</b>	<b>\$3,010,907</b>	<b>\$2,200,000</b>	<b>\$1,250</b>	<b>107%</b>	<b>\$1,129,090,128</b>	<b>2249</b>	<b>16863</b>	<b>1.4</b>