

Single Family Residential

July 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	3	9	12	20	\$13,945,833.00	\$12,125,000	\$2,393.00	108.0%	\$167,350,000	5762	44231	0.8
Belmont	11	19	13	33	\$2,335,615.00	\$2,200,000	\$1,281.00	104.0%	\$30,363,000	1874	6977	1
Brisbane	6	4	2	7	\$1,842,500.00	\$1,842,500	\$783.00	124.0%	\$3,685,000	2404	10438	1.2
Burlingame	17	10	29	13	\$3,833,747.00	\$3,738,000	\$1,485.00	109.0%	\$111,178,688	2794	9705	0.4
Daly City	31	36	17	24	\$1,177,386.00	\$1,180,000	\$746.00	109.0%	\$20,015,575	1590	3738	1.3
East Palo Alto	10	15	9	45	\$1,060,098.00	\$980,000	\$851.00	102.0%	\$9,540,888	1240	4807	2.1
Foster City	9	9	8	17	\$2,175,000.00	\$2,122,500	\$1,142.00	104.0%	\$17,400,000	1870	5641	1.2
Half Moon Bay	7	22	10	48	\$1,708,000.00	\$1,510,000	\$789.00	98.0%	\$17,080,000	2064	6571	2.9
Hillsborough	11	18	9	51	\$8,169,888.00	\$7,470,000	\$1,770.00	106.0%	\$73,529,000	5143	43883	1.3
La Honda	3	12	1	16	\$1,285,000.00	\$1,285,000	\$851.00	100.0%	\$1,285,000	1510	44504	9
Menlo Park	33	21	22	22	\$3,616,113.00	\$3,375,000	\$1,565.00	105.0%	\$79,554,500	2259	7782	0.8
Millbrae	8	2	10	20	\$2,395,700.00	\$2,537,500	\$1,242.00	105.0%	\$23,957,000	2023	7925	0.2
Montara	3	6	1	107	\$1,465,000.00	\$1,465,000	\$675.00	98.0%	\$1,465,000	2170	6250	3.6
Moss Beach	1	7	3	14	\$1,275,500.00	\$1,300,000	\$1,108.00	100.0%	\$3,826,500	1248	5922	4.2
Pacifica	25	32	34	27	\$1,857,464.00	\$1,302,500	\$963.00	104.0%	\$63,153,776	1581	7987	1.2
Pescadero	1	8	1	135	\$5,750,000.00	\$5,750,000	\$871.00	86.0%	\$5,750,000	6600	781466	8
Portola Valley	6	14	8	46	\$5,566,250.00	\$5,300,000	\$1,645.00	97.0%	\$44,530,000	3432	58367	1.8
Redwood City	51	57	49	20	\$2,859,752.00	\$2,503,000	\$1,301.00	107.0%	\$140,127,888	2244	8276	1.1
San Bruno	16	17	15	18	\$1,530,129.00	\$1,516,940	\$967.00	106.0%	\$22,951,940	1568	5717	1
San Carlos	24	18	22	22	\$2,765,954.00	\$2,702,500	\$1,394.00	109.0%	\$60,851,000	2144	8383	0.7
San Mateo	30	26	59	16	\$2,362,267.00	\$2,070,000	\$1,344.00	108.0%	\$139,373,760	1785	6397	0.4
Woodside	7	22	8	57	\$5,792,250.00	\$4,731,500	\$1,344.00	97.0%	\$46,338,000	3779	67456	2.5
Redwood Shores	1	0	3	56	\$2,361,997.00	\$2,490,000	\$1,231.00	101.0%	\$7,085,992	1933	5897	0
So. San Francisco	20	15	21	23	\$1,200,704.00	\$1,240,000	\$917.00	108.0%	\$25,214,800	1341	4898	0.6
San Mateo County	342	411	366	25	\$3,048,107	\$2,123,000	\$1,241	106%	\$1,115,607,307	2226	13903	1