

Single Family Residential

August 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	7	9	4	23	\$21,479,500.00	\$18,650,000	\$2,699.00	116.0%	\$85,918,000	8414	46117	1.1
Belmont	19	19	14	28	\$2,943,071.00	\$2,667,500	\$1,302.00	106.0%	\$41,203,000	2254	9021	1.1
Brisbane	3	4	6	24	\$1,492,916.00	\$1,387,500	\$777.00	109.0%	\$8,957,500	1919	3952	0.9
Burlingame	16	16	13	11	\$3,417,991.00	\$3,168,888	\$1,584.00	107.0%	\$44,433,888	2169	7727	0.8
Colma	1	1	1	7	\$1,758,000.00	\$1,758,000	\$737.00	110.0%	\$1,758,000	2385	3333	3
Daly City	27	29	28	25	\$1,204,928.00	\$1,145,000	\$773.00	106.0%	\$33,738,000	1603	3237	1.1
East Palo Alto	10	20	9	28	\$1,064,222.00	\$1,045,000	\$842.00	102.0%	\$9,578,000	1325	6330	2.3
El Granada	2	8	2	60	\$1,935,000.00	\$1,935,000	\$948.00	95.0%	\$3,870,000	2225	6833	3
Foster City	6	6	11	18	\$2,199,363.00	\$2,050,000	\$1,048.00	104.0%	\$24,193,000	2012	5769	0.7
Half Moon Bay	13	18	11	65	\$2,058,272.00	\$1,845,000	\$884.00	95.0%	\$22,640,999	2548	7228	1.7
Hillsborough	10	14	11	33	\$14,454,363.00	\$7,600,000	\$1,749.00	106.0%	\$158,998,000	5640	75570	1.1
Menlo Park	26	27	25	17	\$4,276,717.00	\$3,610,000	\$1,767.00	106.0%	\$106,917,938	2431	8325	1
Millbrae	13	7	9	8	\$2,006,444.00	\$1,750,000	\$1,159.00	114.0%	\$18,058,000	1929	7646	0.6
Montara	1	3	2	73	\$1,620,000.00	\$1,620,000	\$652.00	95.0%	\$3,240,000	2487	5500	1.5
Moss Beach	4	8	3	69	\$1,526,666.00	\$1,350,000	\$777.00	99.0%	\$4,580,000	2020	6916	3.4
Pacifica	23	33	20	38	\$1,385,440.00	\$1,350,000	\$960.00	105.0%	\$27,708,800	1497	6804	1.3
Portola Valley	6	14	5	61	\$9,394,025.00	\$5,300,000	\$1,582.00	99.0%	\$46,970,125	4573	71738	1.8
Redwood City	52	53	46	22	\$2,079,723.00	\$2,100,000	\$1,306.00	107.0%	\$95,667,276	1636	6744	1
San Bruno	12	14	16	29	\$1,439,593.00	\$1,540,000	\$995.00	108.0%	\$23,033,500	1581	6806	0.8
San Carlos	24	19	29	21	\$2,851,860.00	\$2,500,000	\$1,445.00	108.0%	\$82,703,963	2047	7361	0.8
San Gregorio	0	1	1	0	\$2,500,000.00	\$2,500,000	\$2,500.00	100.0%	\$2,500,000	1000	3476088	3
San Mateo	46	30	29	13	\$2,553,482.00	\$2,368,000	\$1,415.00	113.0%	\$74,051,000	1838	7232	0.6
Woodside	8	23	8	33	\$4,451,350.00	\$3,805,400	\$1,389.00	99.0%	\$35,610,800	2900	94994	2.7
So. San Francisco	21	23	18	13	\$1,503,757.00	\$1,454,444	\$888.00	116.0%	\$27,067,638	1746	5072	1
San Mateo County	358	424	321	25	\$3,063,543	\$2,075,000	\$1,174	107%	\$983,397,427	2155	23511	1.1