

Single Family Residential

September 2026

Cities	New	Inventory	Sold	Avg DOM	Avg SalePrice	Med Sale Price	Med \$/Sqft	% LP Rec'd	Sale Volume	AvHmSqFt	AvLotSqFt	Avg.Mo.toSell
Atherton	13	16	5	15	\$12,334,200.00	\$13,000,000	\$2,369.00	103.0%	\$61,671,000	5516	39968	2.3
Belmont	23	17	21	26	\$2,809,714.00	\$2,715,000	\$1,261.00	105.0%	\$59,004,000	2135	6916	1.1
Brisbane	1	2	1	47	\$1,799,900.00	\$1,799,900	\$753.00	107.0%	\$1,799,900	2390	5434	0.7
Burlingame	18	15	15	18	\$3,102,292.00	\$3,195,000	\$1,623.00	109.0%	\$46,534,388	1919	6102	0.8
Colma	0	0	1	14	\$1,000,000.00	\$1,000,000	\$521.00	105.0%	\$1,000,000	1920	1450	0
Daly City	43	42	32	20	\$1,244,785.00	\$1,240,000	\$846.00	111.0%	\$39,833,125	1524	3315	1.6
East Palo Alto	3	17	6	25	\$1,008,166.00	\$956,500	\$946.00	99.0%	\$6,049,000	1077	5674	2.1
El Granada	7	9	6	47	\$1,695,833.00	\$1,650,000	\$784.00	101.0%	\$10,175,000	2147	6719	3.4
Foster City	4	3	4	38	\$2,428,750.00	\$2,562,000	\$1,073.00	107.0%	\$9,715,000	2219	6451	0.4
Half Moon Bay	15	28	7	36	\$2,028,571.00	\$1,940,000	\$973.00	103.0%	\$14,200,000	2006	9242	2.9
Hillsborough	12	21	12	42	\$7,489,156.00	\$6,075,000	\$1,583.00	98.0%	\$89,869,880	5053	33044	2
La Honda	0	14	2	5	\$547,500.00	\$547,500	\$531.00	101.0%	\$1,095,000	1198	11795	14
Menlo Park	36	31	26	18	\$4,555,692.00	\$4,169,194	\$1,827.00	104.0%	\$118,448,013	2491	7641	1.3
Millbrae	10	6	12	8	\$2,295,182.00	\$2,355,000	\$1,160.00	113.0%	\$27,542,188	1971	6951	0.6
Montara	2	2	4	59	\$1,451,250.00	\$1,465,000	\$627.00	99.0%	\$5,805,000	2324	5964	0.9
Moss Beach	2	7	2	79	\$1,577,500.00	\$1,577,500	\$926.00	97.0%	\$3,155,000	1744	5379	2.6
Pacifica	27	40	21	22	\$1,487,095.00	\$1,300,000	\$876.00	102.0%	\$31,229,000	1853	6661	1.6
Portola Valley	8	13	4	552	\$6,523,750.00	\$6,000,000	\$1,275.00	95.0%	\$26,095,000	5889	471421	2.2
Redwood City	59	54	41	21	\$2,504,299.00	\$2,455,000	\$1,322.00	104.0%	\$102,676,278	1966	7741	1.2
San Bruno	30	17	12	23	\$1,529,375.00	\$1,480,000	\$1,019.00	105.0%	\$18,352,500	1624	5970	1.2
San Carlos	16	19	19	18	\$2,902,421.00	\$2,750,000	\$1,604.00	108.0%	\$55,146,000	1871	8085	0.8
San Mateo	48	39	44	14	\$2,391,088.00	\$2,175,000	\$1,305.00	107.0%	\$105,207,888	1883	6430	0.9
Woodside	12	28	6	15	\$5,121,666.00	\$4,602,500	\$1,620.00	104.0%	\$30,730,000	3147	89878	3.7
Redwood Shores	4	2	2	9	\$3,080,000.00	\$3,080,000	\$1,436.00	108.0%	\$6,160,000	2115	7660	1.2
So. San Francisco	26	25	14	17	\$1,491,964.00	\$1,505,750	\$872.00	113.0%	\$20,887,500	1690	5348	1.4
San Mateo County	420	476	319	28	\$2,797,431	\$2,175,000	\$1,167	106%	\$892,380,660	2158	15460	1.4