

Single Family Residential

3rd Quarter (Q3) 2026

Cities	New	Inventory	Sold	Avg DOM	Avg SalePrice	Med Sale Price	Med \$/Sqft	% LP Rec'd	Sale Volume	Mo. Of Inv.	AvHmSqFt	AvLotSqFt
Atherton	23	16	21	19	\$14,997,095.00	\$12,250,000	\$2,407.00	108%	\$314,939,000	2.3	43575	6209
Belmont	53	17	48	28	\$2,720,208.00	\$2,437,500	\$1,276.00	105%	\$130,570,000	1.1	7546	2099
Brisbane	10	2	9	22	\$1,604,711.00	\$1,725,000	\$756.00	112%	\$14,442,400	0.7	5558	2079
Burlingame	51	15	57	14	\$3,546,437.00	\$3,450,000	\$1,583.00	109%	\$202,146,964	0.8	8306	2421
Colma	2	0	2	11	\$1,379,000.00	\$1,379,000	\$629.00	108%	\$2,758,000	0	2392	2153
Daly City	101	42	78	22	\$1,219,188.00	\$1,215,000	\$790.00	109%	\$95,096,700	1.6	3402	1569
East Palo Alto	23	17	24	34	\$1,048,662.00	\$1,002,500	\$857.00	101%	\$25,167,888	2.1	5595	1231
El Granada	15	9	8	50	\$1,755,625.00	\$1,650,000	\$817.00	99%	\$14,045,000	3.4	6748	2166
Foster City	19	3	23	21	\$2,230,782.00	\$2,170,000	\$1,063.00	105%	\$51,308,000	0.4	5843	1999
Half Moon Bay	35	28	29	52	\$1,940,206.00	\$1,725,000	\$857.00	98%	\$56,265,999	2.9	7507	2281
Hillsborough	33	21	32	41	\$10,074,902.00	\$6,550,000	\$1,736.00	103%	\$322,396,880	2	50711	5280
La Honda	8	14	3	9	\$793,333.00	\$680,000	\$680.00	101%	\$2,380,000	14	22698	1302
Menlo Park	96	31	73	19	\$4,176,992.00	\$3,736,000	\$1,762.00	105%	\$304,920,451	1.3	7918	2401
Millbrae	31	6	32	12	\$2,251,787.00	\$2,355,000	\$1,214.00	111%	\$72,057,188	0.6	7518	1965
Montara	6	2	7	70	\$1,501,428.00	\$1,505,000	\$648.00	98%	\$10,510,000	0.9	5872	2348
Moss Beach	7	7	8	51	\$1,445,187.00	\$1,325,000	\$843.00	99%	\$11,561,500	2.6	6159	1662
Pacifica	75	40	77	29	\$1,617,082.00	\$1,315,000	\$924.00	104%	\$124,515,376	1.6	7273	1626
Pescadero	2	8	1	135	\$5,750,000.00	\$5,750,000	\$871.00	86%	\$5,750,000	24	781466	6600
Portola Valley	20	13	18	164	\$6,736,951.00	\$5,150,000	\$1,558.00	97%	\$121,265,125	2.2	153210	4282
Redwood City	161	54	137	21	\$2,487,565.00	\$2,400,000	\$1,309.00	106%	\$340,796,442	1.2	7592	1953
San Bruno	58	17	44	23	\$1,490,635.00	\$1,523,470	\$1,001.00	106%	\$65,587,940	1.2	6166	1578
San Carlos	64	19	70	21	\$2,838,585.00	\$2,651,000	\$1,449.00	108%	\$198,700,963	0.8	7879	2030
San Gregorio	0	1	1	0	\$2,500,000.00	\$2,500,000	\$2,500.00	100%	\$2,500,000	3	3476088	1000
San Mateo	123	39	132	15	\$2,415,247.00	\$2,276,500	\$1,345.00	109%	\$318,812,648	0.9	6589	1832
Woodside	27	28	23	35	\$5,105,947.00	\$4,075,000	\$1,416.00	100%	\$117,436,800	3.7	79951	3255
Redwood Shores	8	2	5	37	\$2,649,198.00	\$2,490,000	\$1,276.00	104%	\$13,245,992	1.2	6602	2006
So. San Francisco	66	25	54	18	\$1,368,702.00	\$1,302,500	\$894.00	112%	\$73,909,938	1.4	5056	1556
San Mateo County	1118	476	1016	26	\$2,965,637	\$2,102,000	\$1,200	106%	\$3,013,087,194	1.4	2179	17386