

San Mateo County, CA

County · CA · California

BALANCED MARKET

\$1.7M

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

5,556

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

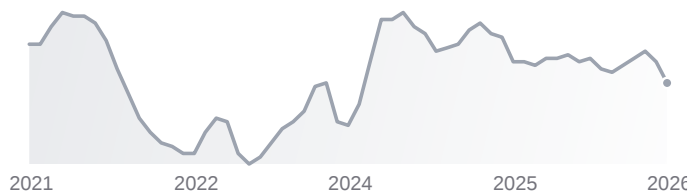
Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

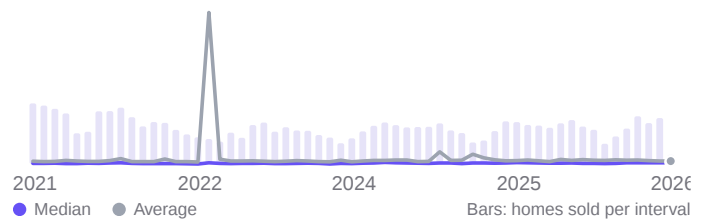
Market temperature (0–100)

45 / 100



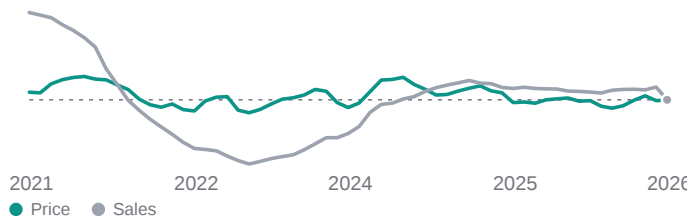
Sale prices

Median \$1.7M · Average \$2.2M



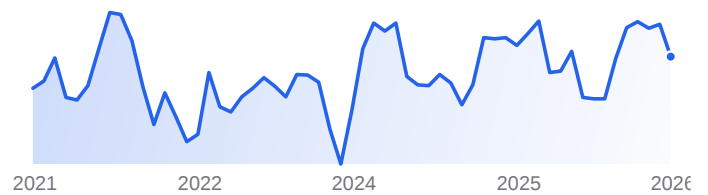
Growth (year over year)

Price -0.2% · Sales +0.0%



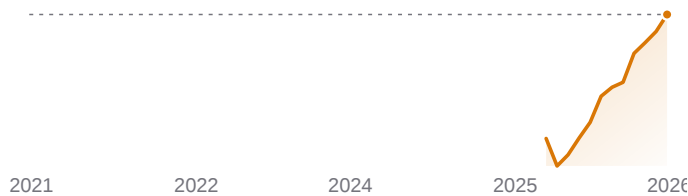
Price per square foot

\$1044/ft²



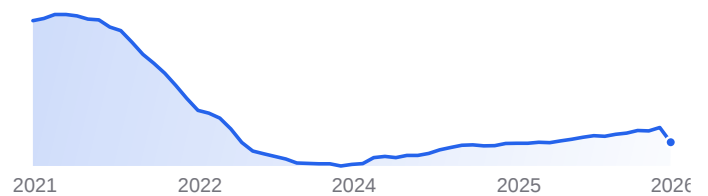
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

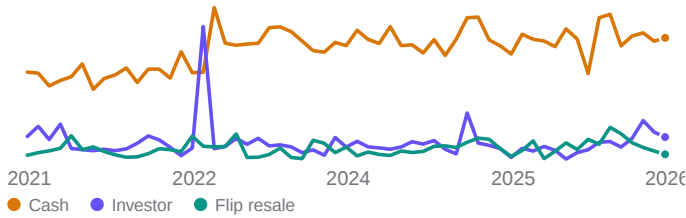
2.8%



BUYERS & OUTCOMES

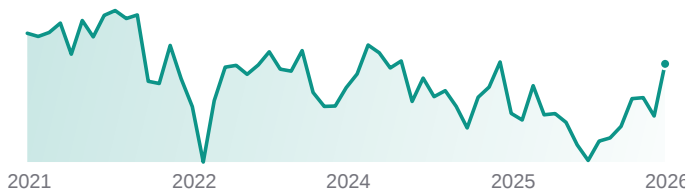
Buyer mix

Cash 26% · Investor 6.6% · Flip resale 3.3%



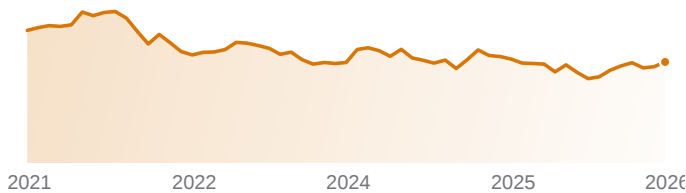
Sellers who sold at a gain

93%

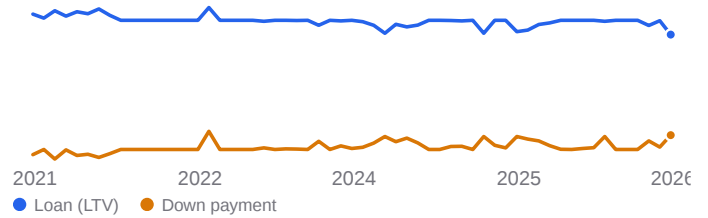


Median annualized return at resale

+4.7%

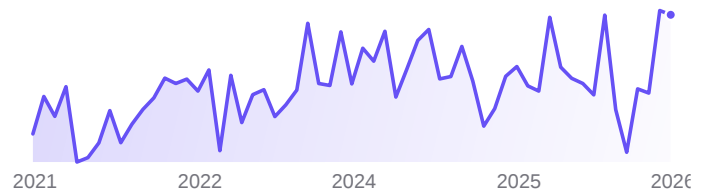


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



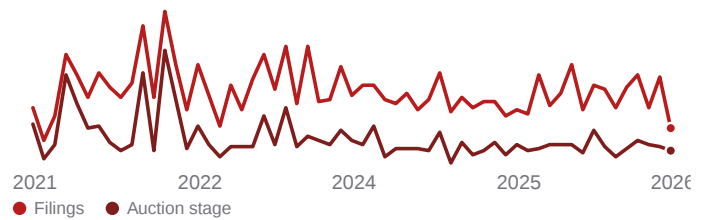
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 23 · Auction stage 12



HOUSING STOCK

Homes	200,160
Median value (AVM)	\$1.4M
Median size	1,610 ft²
Median bedrooms	3
Median year built	1959
Single family	81%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	55%
Median loan-to-value	37%

Typical ownership tenure

21.4 yrs

COMMUNITY

Population	740,170
Density	1,650 / mi²
Median household income	\$141K
Average household income	\$195K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	561
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	7.2%
Unemployment	1.2%
Average temp	58°F
Annual precip	23 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.