

San Mateo 94404

ZIP code · CA · California > San Mateo County > San Mateo

BUYER'S MARKET

\$1.4M

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

272

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



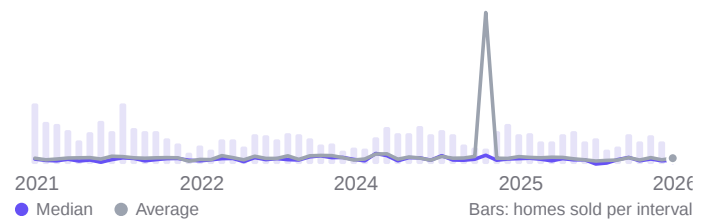
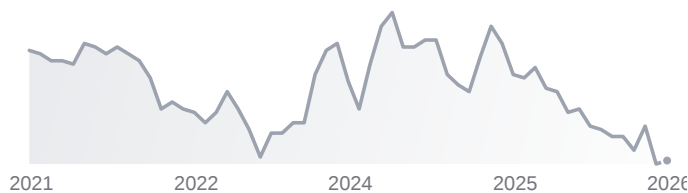
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$1.3M · Average \$1.5M

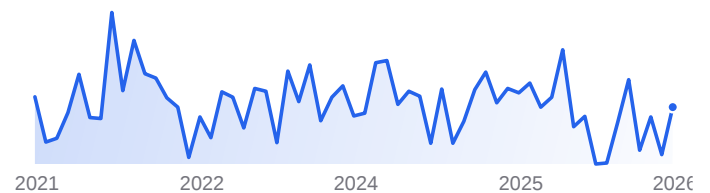
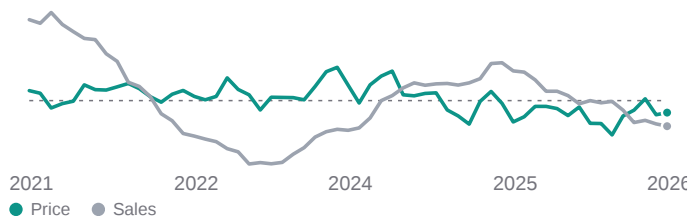


Growth (year over year)

Price -8.3% · Sales -17.6%

Price per square foot

\$915/ft²

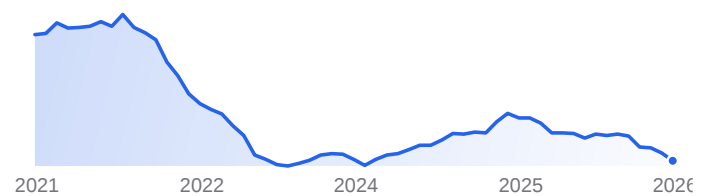
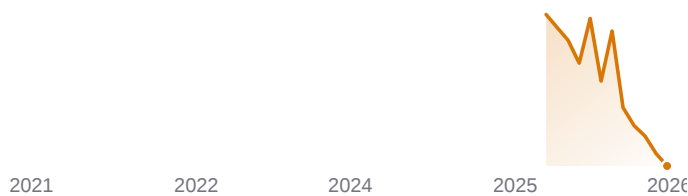


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

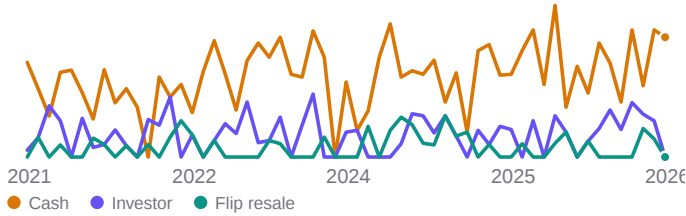
2.6%



BUYERS & OUTCOMES

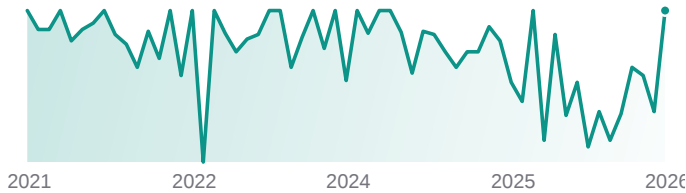
Buyer mix

Cash 30% · Investor 0% · Flip resale 0%



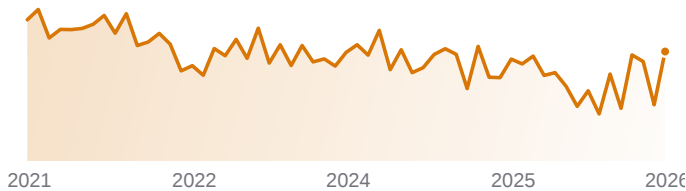
Sellers who sold at a gain

100%

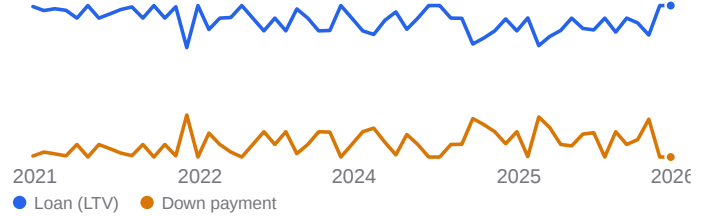


Median annualized return at resale

+4.5%

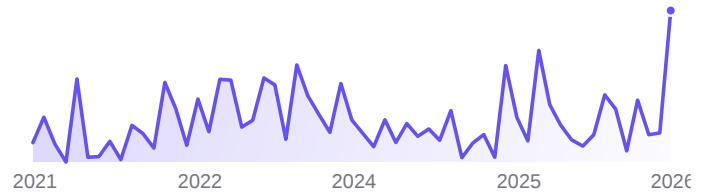


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



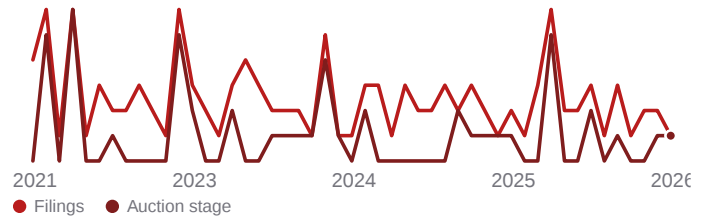
Typical hold before selling

27.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,334
Median value (AVM)	\$1.6M
Median size	1,670 ft²
Median bedrooms	3
Median year built	1974
Single family	67%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	71%
Company owned	54%
Median loan-to-value	37%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	34,562
Density	7,017 / mi²
Median household income	\$165K
Average household income	\$197K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	469
Homes occupied	94%
Bachelor's or higher	35%
Poverty rate	4.3%
Unemployment	1.2%
Average temp	58°F
Annual precip	18 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.