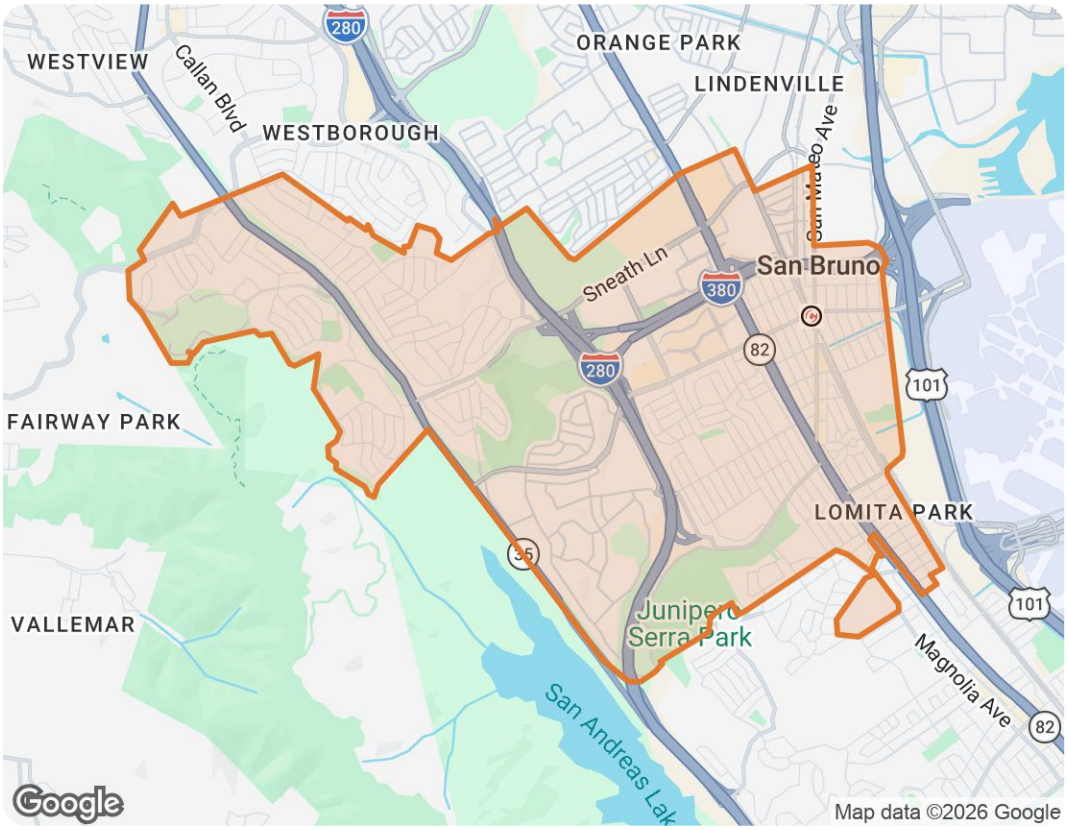
San Bruno, California



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San Bruno, California

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Market Trends

Market Trends for San Bruno, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.48	102.2%	12	$1,207,500
	↓ 3.4% MoM	↓ 20% MoM	↓ 3.4% MoM

October 2026 Median Estimated Property Value

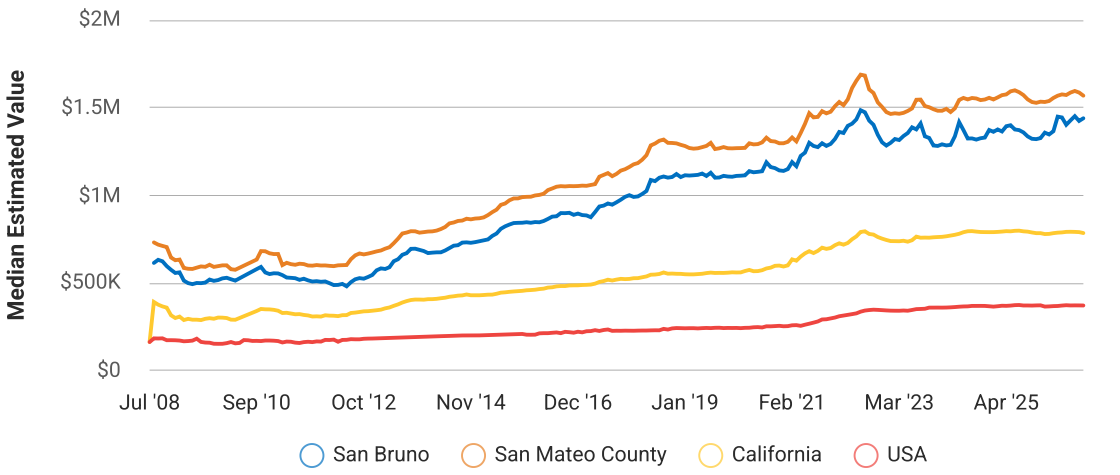
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,439,350	+1.1%	+8.9%



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September 2026 Active Listings

San Bruno, California

Single Family + Condo/Townhouse/Apt.

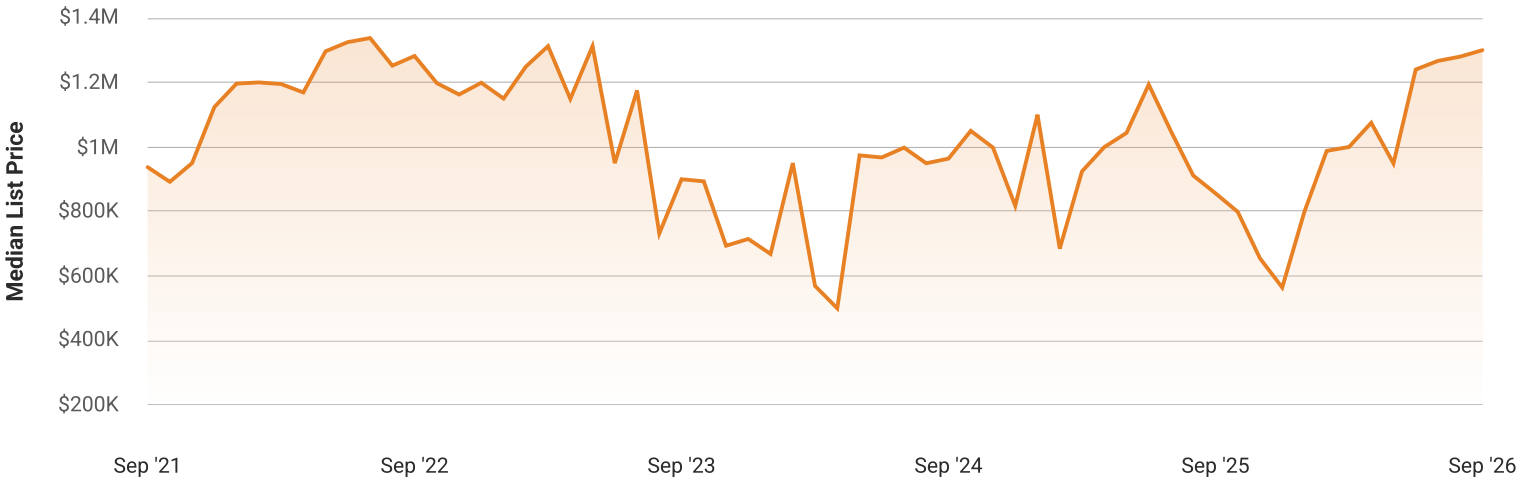
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,300,000

↑ 1.6% Month over Month



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San Bruno, California

September 2026 Sold Listings

San Bruno, California

Single Family + Condo/Townhouse/Apt.

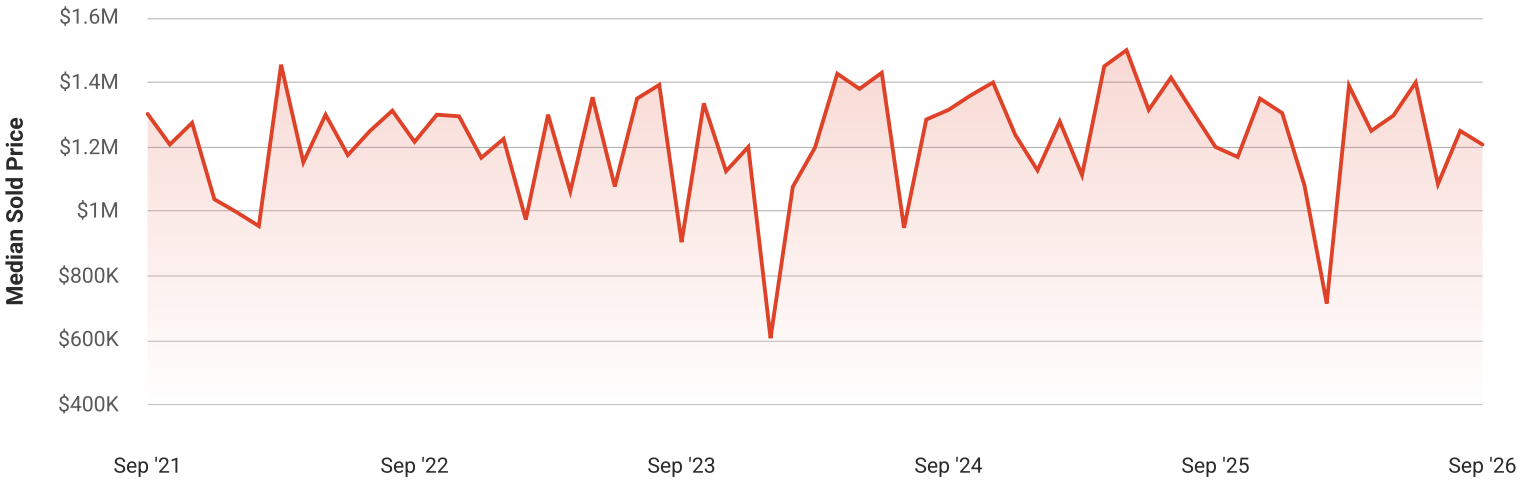
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $1,207,500

↓ 3.4% Month over Month



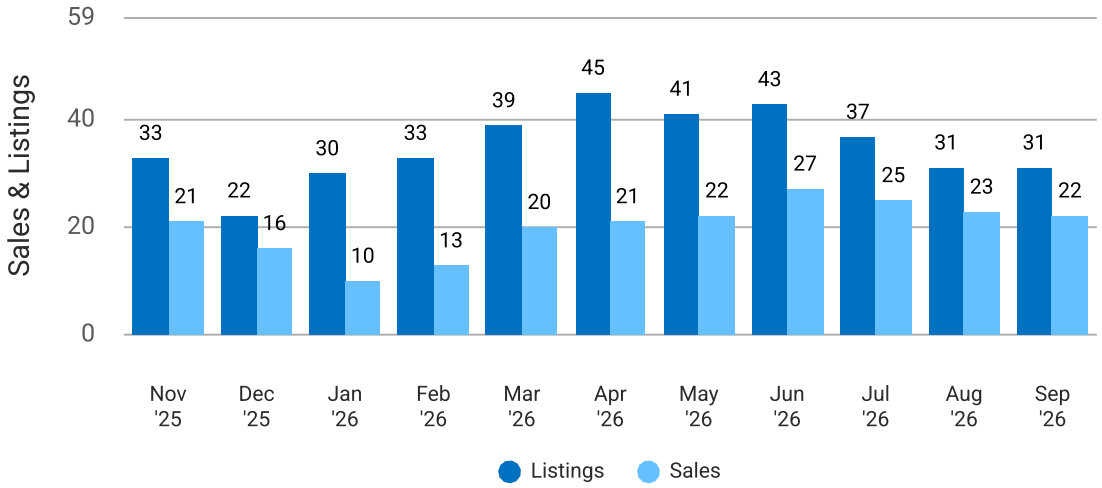
Total Sales and Active Listings in San Bruno, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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San Bruno, California

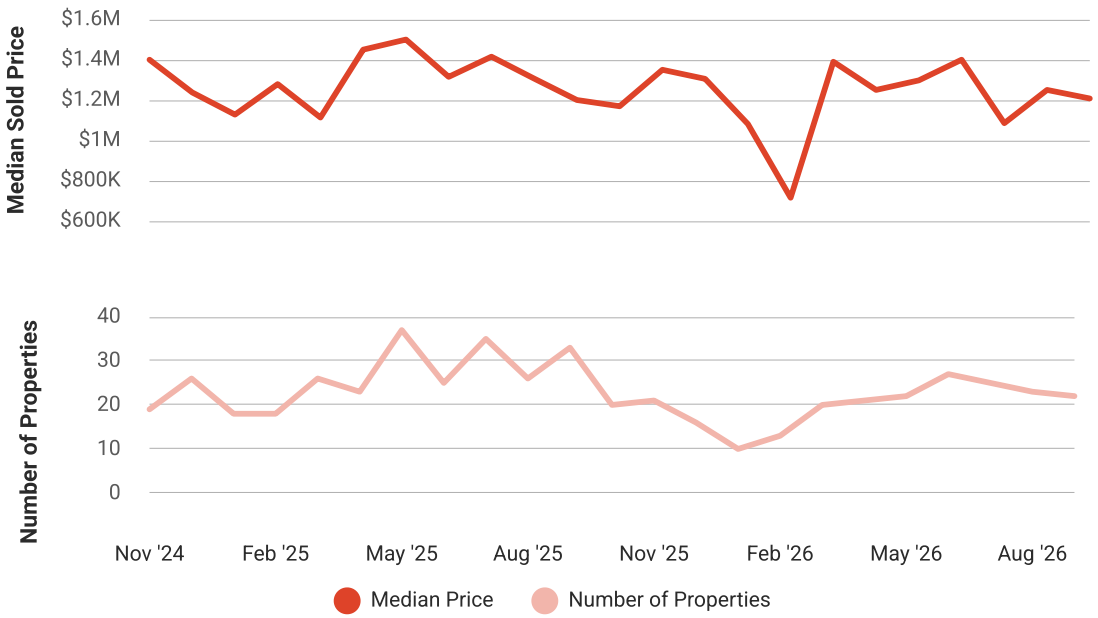
Median Sold Price vs Sold Listings in San Bruno, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



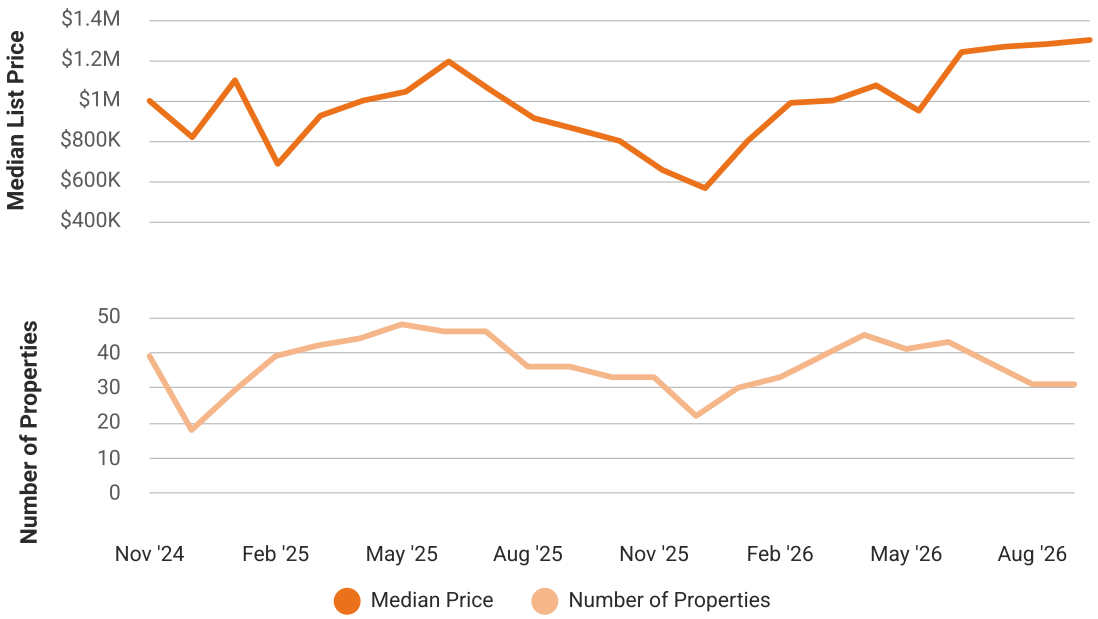
Median List Price vs Active Listings in San Bruno, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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San Bruno, California

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,439,350	$1,423,920 +1.08%	$1,427,170 +0.85%	$1,322,140 +8.87%	$1,325,330 +8.6%	$1,327,270 +8.44%
Median Sold Price Last Updated: 9/30/2026	$1,207,500	$1,250,000 -3.4%	$1,400,000 -13.75%	$1,200,000 +0.62%	$1,315,000 -8.17%	$905,000 +33.43%
Median List Price Last Updated: 9/30/2026	$1,300,000	$1,279,990 +1.56%	$1,239,990 +4.84%	$856,500 +51.78%	$964,000 +34.85%	$900,000 +44.44%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

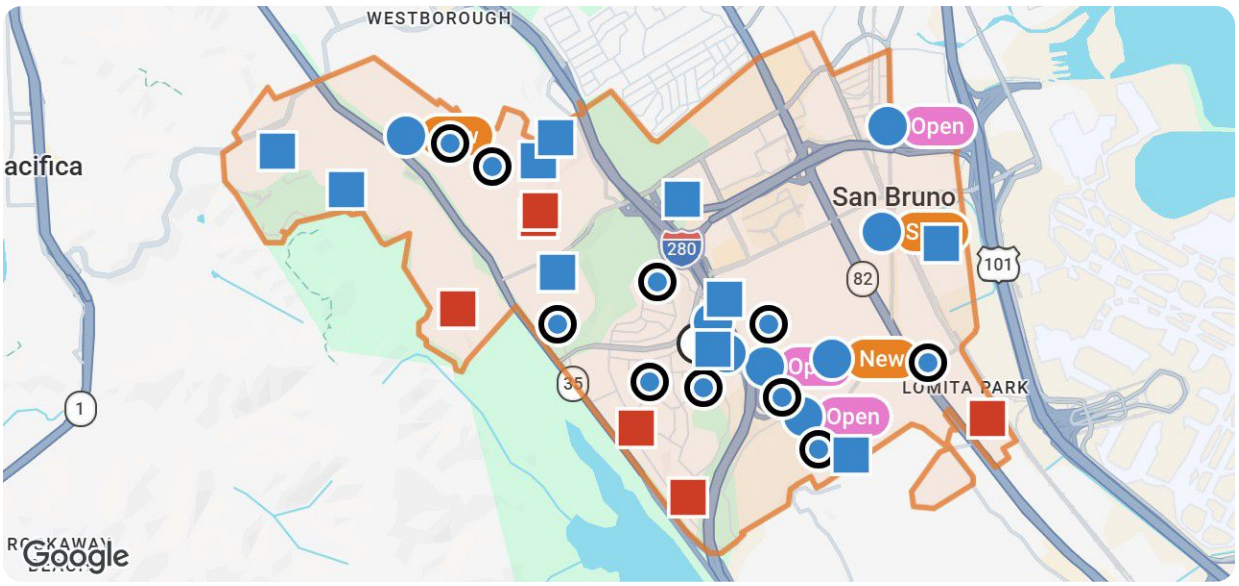
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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San Bruno, California

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	2
Lowest Listing Price / Est.Value	$588,999	$473,000	$1,150,000	$431,340
Median Listing Price / Est.Value	$1,297,475	$1,074,000	$1,713,444	$882,900
Highest Listing Price / Est.Value	$1,750,000	$1,698,000	$2,318,500	$1,334,460
Average Price / sqft	$894	$874	$962	$918
Median Price / sqft	$827	$760	$959	$918
Average Days in RPR	9	10	13	–
Median Days in RPR	10	10	11	–
Total Volume	$12,865,889	$10,407,000	$17,390,388	$1,765,800
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

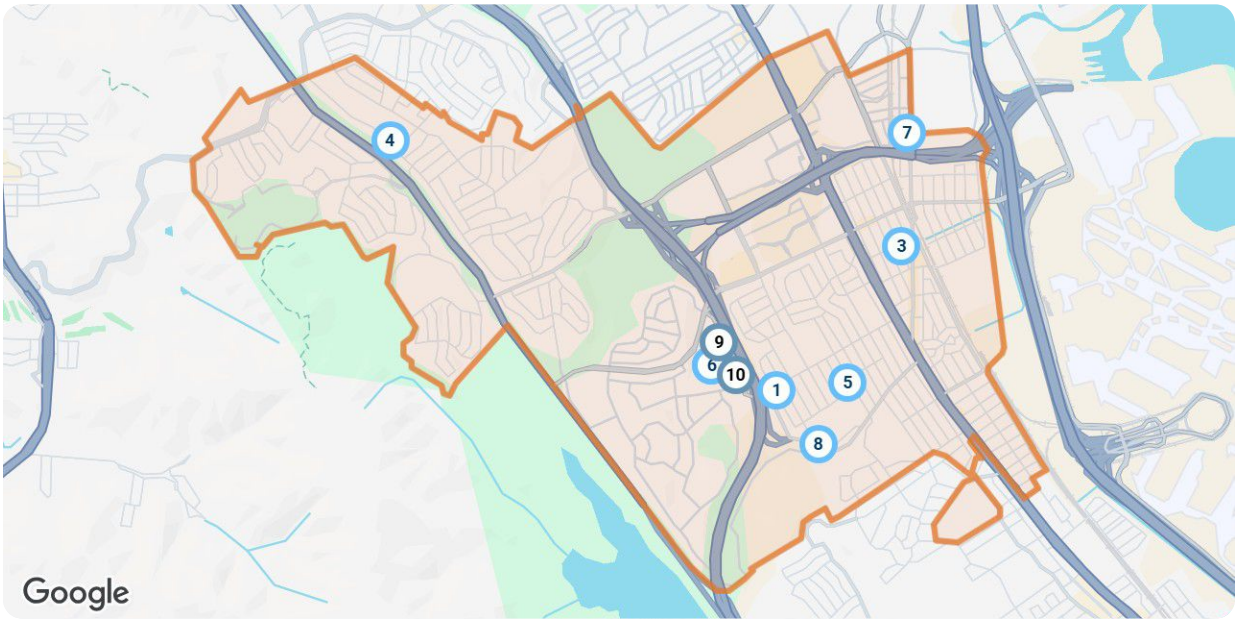
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San Bruno, California

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **463 Beech Ave** **San Bruno, CA 94066** MLS ID: 82066424 Active / For Sale *Listing Courtesy of Omarshall, Inc*	Single Family	4/2	1,940	4,312 sqft	1959	11/5/2026 – days	$1,500,000 $773/sq ft
2  **855 Cynara Way** **San Bruno, CA 94066** MLS ID: 426174857 Active / For Sale *Listing Courtesy of City Ventures Construction, Inc*	Condo/Townhouse/Apt.	3/3	–	–	–	11/5/2026 – days	$1,549,990 –/sq ft
3  **998 Hensley Ave** **San Bruno, CA 94066** MLS ID: 82066555 Active / For Sale *Listing Courtesy of Remax Capital*	Single Family	5/3	1,913	2,500 sqft	1924	11/4/2026 1 day	$1,195,000 $625/sq ft
4  **2340 Valleywood Dr** **San Bruno, CA 94066** MLS ID: 82066202 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	3/2	1,572	7,181 sqft	1955	11/4/2026 1 day	$1,299,950 $827/sq ft
5  **790 Linden Ave** **San Bruno, CA 94066** MLS ID: 82066199 Active / For Sale *Listing Courtesy of Omarshall, Inc*	Single Family	2/2	1,510	5,125 sqft	1945	10/30/2026 6 days	$1,750,000 $1,159/sq ft

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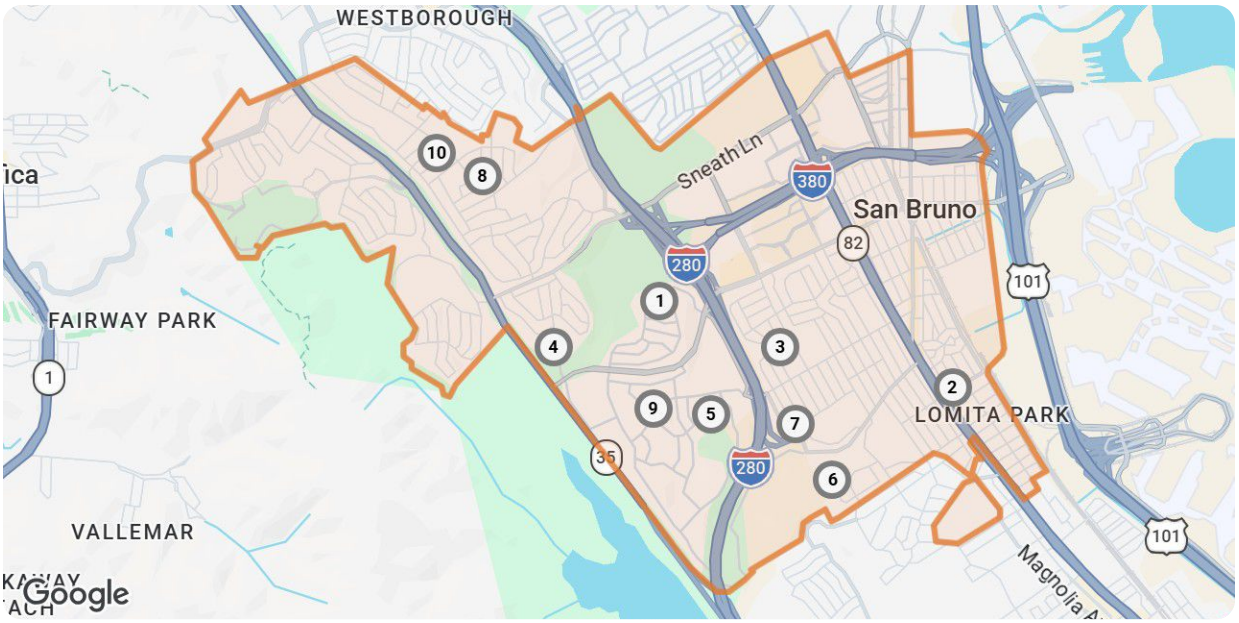
San Bruno, California

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New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **920 Masson Ave** **San Bruno, CA 94066** MLS ID: 82061932 Active Under Contract / For Sale *Listing Courtesy of Intero Real Estate Services*	Single Family	3/1	1,050	5,000 sqft	1939	10/17/2026 19 days	$1,149,950 $1,095/sq ft
7  **1094 Montgomery Ave** **San Bruno, CA 94066** MLS ID: 82066112 Active / For Sale *Listing Courtesy of Compass*	Single Family	2/2	1,059	2,500 sqft	1940	10/29/2026 7 days	$849,000 $802/sq ft
8  **1126 Cherry Ave, Apt 127** **San Bruno, CA 94066** MLS ID: 82065577 Active / For Sale *Listing Courtesy of Intero Real Estate Services*	Condo/Townhouse/Apt.	2/1	816	819 sqft	1971	10/23/2026 13 days	$588,999 $722/sq ft
9  **1049 Jenevein Ave** **San Bruno, CA 94066** MLS ID: 82065393 Active / For Sale *Listing Courtesy of Golden Gate Sotheby's International Realty*	Single Family	3/2	1,853	2,500 sqft	1937	10/22/2026 14 days	$1,688,000 $911/sq ft
10  **2351 Valleywood Dr** **San Bruno, CA 94066** MLS ID: 41151947 Active / For Sale *Listing Courtesy of MB Realty & Investment Co.*	Single Family	3/2	1,140	7,501 sqft	1956	10/22/2026 14 days	$1,295,000 $1,136/sq ft

Pending

Source: Listings



Legend

Pending

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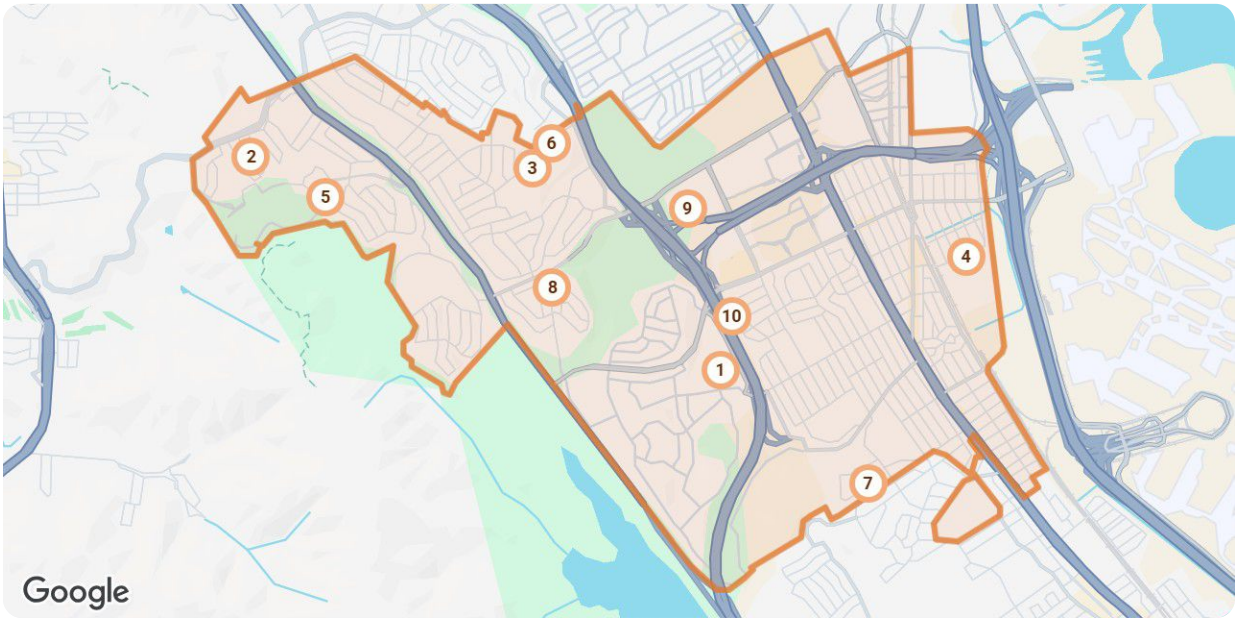
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **2880 Carmel Dr** **San Bruno, CA 94066** MLS ID: 82065854 Pending / For Sale *Listing Courtesy of Christie's International Real Estate Sereno*	Single Family	3/2	1,480	5,000 sqft 1958	10/27/2026	$1,278,000 $864/sq ft	11/4/2026 8 days
2	 **5140 Shelter Creek Ln** **San Bruno, CA 94066** MLS ID: 82065990 Pending / For Sale *Listing Courtesy of Christie's International Real Estate Sereno*	Condo/Townhouse/Apt.	1/1	680	720 sqft 1972	10/28/2026	$473,000 $696/sq ft	10/30/2026 2 days
3	 **3551 Exeter Dr** **San Bruno, CA 94066** MLS ID: 426170627 Pending / For Sale *Listing Courtesy of Trust Real Estate*	Single Family	3/2	1,170	5,384 sqft 1959	10/15/2026	$899,000 $768/sq ft	10/29/2026 14 days
4	 **137 Piccadilly Pl, Apt C** **San Bruno, CA 94066** MLS ID: 82063496 Pending / For Sale *Listing Courtesy of Intero Real Estate Services*	Condo/Townhouse/Apt.	2/2	1,133	1,133 sqft 1971	10/3/2026	$730,000 $644/sq ft	10/23/2026 20 days
5	 **460 Markham Ave** **San Bruno, CA 94066** MLS ID: 82064828 Pending / For Sale *Listing Courtesy of Walsh Properties*	Single Family	3/3	1,533	5,500 sqft 1958	10/16/2026	$1,698,000 $1,108/sq ft	10/21/2026 5 days
6	 **2715 Concord Way** **San Bruno, CA 94066** MLS ID: 82063207 Pending / For Sale *Listing Courtesy of KW Advisors*	Single Family	3/2	1,130	5,610 sqft 1958	10/1/2026	$1,298,000 $1,149/sq ft	10/16/2026 15 days
7	 **628 Pepper Dr** **San Bruno, CA 94066** MLS ID: 41150826 Pending / For Sale *Listing Courtesy of Rossmoor Realty / J.H. Russell*	Single Family	3/1	1,040	5,000 sqft 1952	10/9/2026	$1,395,000 $1,341/sq ft	10/16/2026 7 days
8	 **583 Easton Ave** **San Bruno, CA 94066** MLS ID: 82063380 Pending / For Sale *Listing Courtesy of Compass*	Single Family	2/1	650	2,499 sqft 1922	10/2/2026	$488,000 $751/sq ft	10/14/2026 12 days
9	 **200 Fernwood Dr** **San Bruno, CA 94066** MLS ID: 82063376 Pending / For Sale *Listing Courtesy of Compass*	Single Family	3/2	1,600	6,000 sqft 1956	10/4/2026	$1,150,000 $719/sq ft	10/12/2026 8 days
10	 **406 Hawthorne Ave** **San Bruno, CA 94066** MLS ID: 41147759 Pending / For Sale *Listing Courtesy of EXP Realty Of California, Inc*	Single Family	4/3	1,430	5,022 sqft 1955	9/10/2026	$998,000 $698/sq ft	9/23/2026 13 days

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San Bruno, California

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **577 Maple Ave** **San Bruno, CA 94066** MLS ID: 82061624 Closed / For Sale *Courtesy of Guide Real Estate*	Single Family	5/3	2,612	5,030 sqft 1961	11/4/2026 9 days	$2,000,000 $766/sq ft	↑ 8.11%
2  **1920 Spyglass Dr** **San Bruno, CA 94066** MLS ID: 82060170 Closed / For Sale *Courtesy of Green Banker Realty*	Single Family	5/3	2,810	8,348 sqft 1980	11/4/2026 15 days	$2,318,500 $825/sq ft	↑ 5.96%
3  **1504 Park Ave** **San Bruno, CA 94066** MLS ID: 82064128 Closed / For Sale *Courtesy of Christie's International Real Estate Sereno*	Single Family	4/3	2,470	5,372 sqft 1947	10/30/2026 5 days	$2,200,000 $891/sq ft	↑ 15.91%
4  **1931 Glen Ave** **San Bruno, CA 94066** MLS ID: 82060714 Closed / For Sale *Courtesy of Guide Real Estate*	Single Family	3/3	1,800	5,000 sqft 1956	10/28/2026 13 days	$1,850,000 $1,028/sq ft	↑ 5.71%
5  **2240 Whitecliff Way** **San Bruno, CA 94066** MLS ID: 82061057 Closed / For Sale *Courtesy of Christie's International Real Estate Sereno*	Single Family	4/4	2,335	5,442 sqft 1956	10/26/2026 18 days	$1,825,000 $782/sq ft	–

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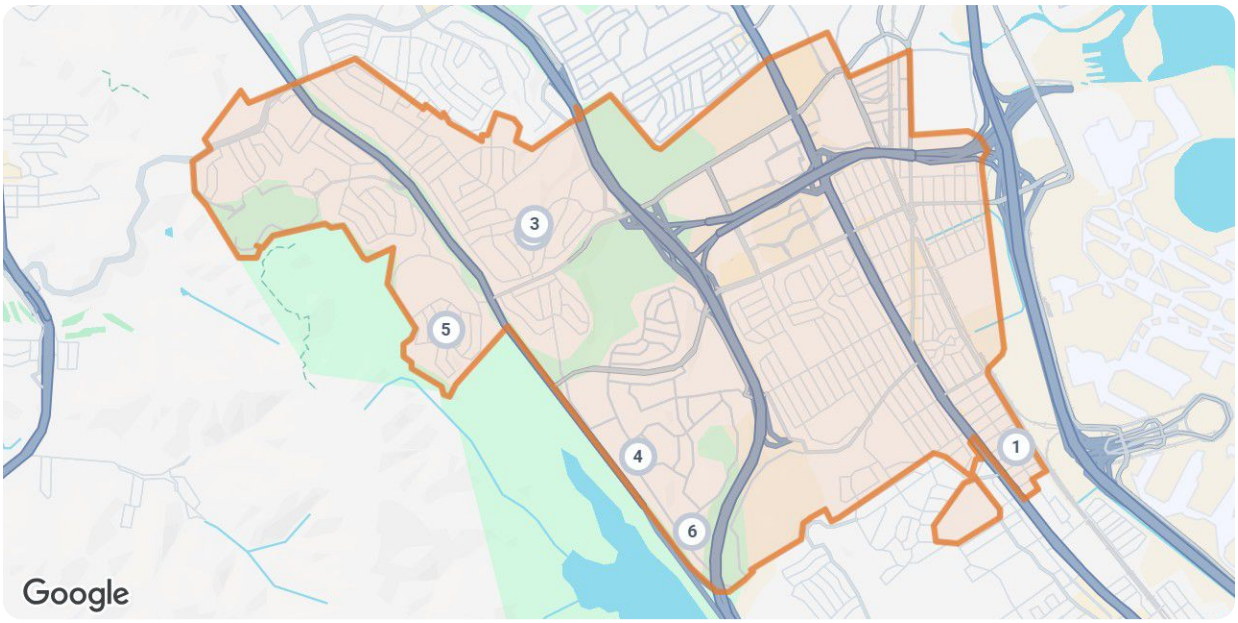
San Bruno, California

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Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **1951 Jenevein Ave** **San Bruno, CA 94066** MLS ID: 82062772 Closed / For Sale *Courtesy of Compass*	Single Family	3/2	1,380	5,029 sqft 1957	10/23/2026 10 days	$1,601,888 $1,161/sq ft	↑ 14.5%
7  **147 San Benito Ave** **San Bruno, CA 94066** MLS ID: 41147945 Closed / For Sale *Courtesy of Excel Realty*	Single Family	2/1	1,870	6,124 sqft 1953	10/22/2026 27 days	$1,150,000 $615/sq ft	↓ 11.4%
8  **316 Courtland Dr** **San Bruno, CA 94066** MLS ID: 82060562 Closed / For Sale *Courtesy of Golden Gate Sotheby's International Realty*	Single Family	3/2	1,360	5,000 sqft 1960	10/20/2026 9 days	$1,550,000 $1,140/sq ft	↑ 9.31%
9  **433 Oak Ave** **San Bruno, CA 94066** MLS ID: 82061812 Closed / For Sale *Courtesy of KW Advisors*	Single Family	3/2	1,190	3,750 sqft 1930	10/19/2026 11 days	$1,320,000 $1,109/sq ft	↑ 10.18%
10  **1900 Niles Ave** **San Bruno, CA 94066** MLS ID: 82063224 Closed / For Sale *Courtesy of Omarshall, Inc*	Single Family	3/2	1,210	5,440 sqft 1955	10/16/2026 – days	$1,575,000 $1,302/sq ft	↑ 5.35%

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

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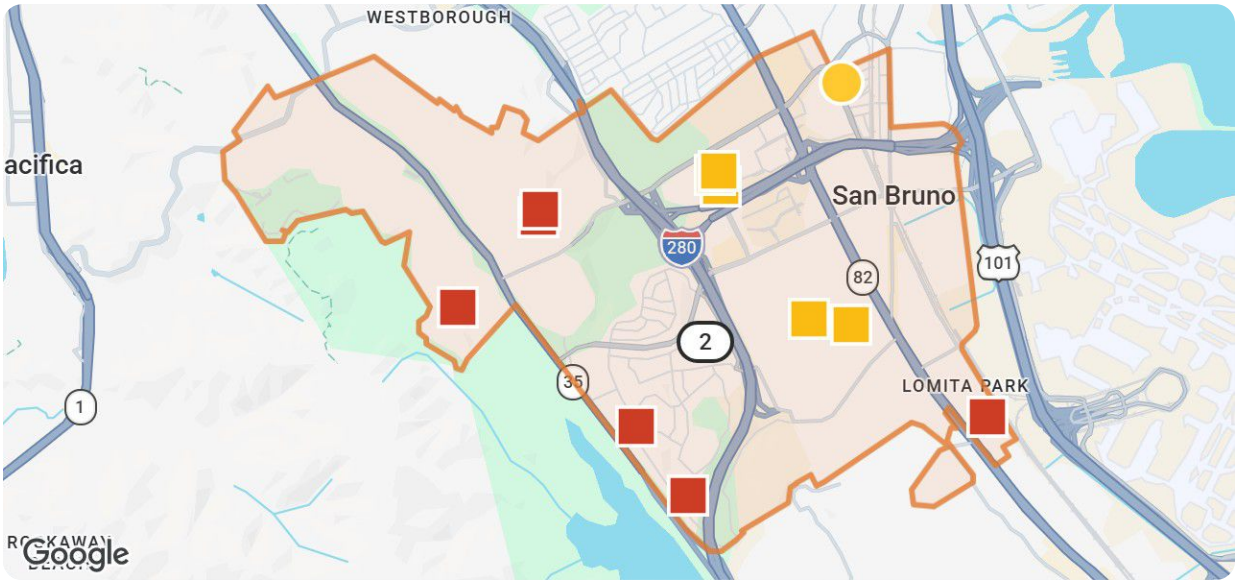
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	Distressed: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **3338 Shelter Creek Ln** **San Bruno, CA 94066** Off Market / Public Record	Condo/Townhouse/Apt.	1/1	680	700 sqft 1972	– – days	– $634/sq ft	9/21/2026 Notice of Foreclosure Sale
2	 **2465 Rollingwood Dr** **San Bruno, CA 94066** Off Market / Public Record	Single Family	3/2	1,110	8,749 sqft 1955	– – days	– $1,202/sq ft	8/14/2026 Notice of Default

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed
- Recently Leased

	New	Closed	Distressed
Number of Properties	1	4	2
Lowest Listing Price / Est.Value	$5,300	$2,600	$431,340
Median Listing Price / Est.Value	$5,300	$2,725	$882,900
Highest Listing Price / Est.Value	$5,300	$5,200	$1,334,460
Average Price / sqft	$4	$5	$918
Median Price / sqft	$4	$4	$918
Average Days in RPR	5	17	–
Median Days in RPR	5	16	–
Total Volume	$5,300	$13,250	$1,765,800
Source	Listings	Public Records & Listings	Public Records & Listings

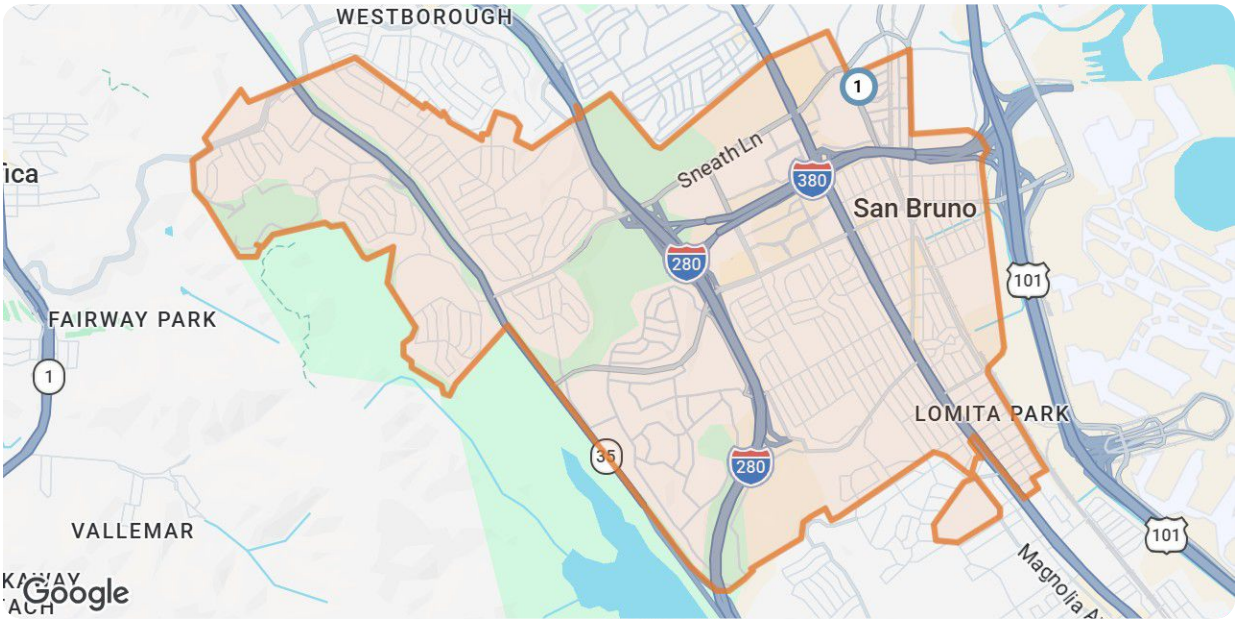
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San Bruno, California

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **560 Cedar Ave** **San Bruno, CA 94066** MLS ID: 82066254 Active / For Lease	Single Family	3/2	1,340	5,000 sqft	1956	10/31/2026 5 days	$5,300 mo. $4/sq ft

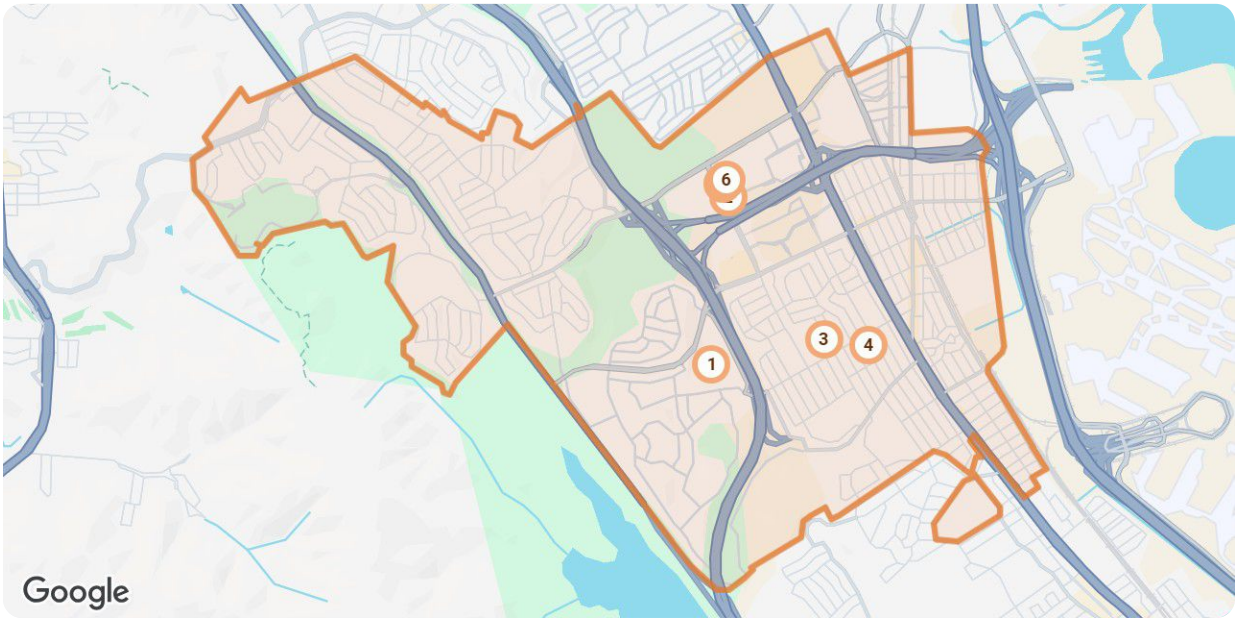
Courtesy of Carrick & English R.E.

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San Bruno, California

Closed

Source: Public Records and Listings



Legend

Closed

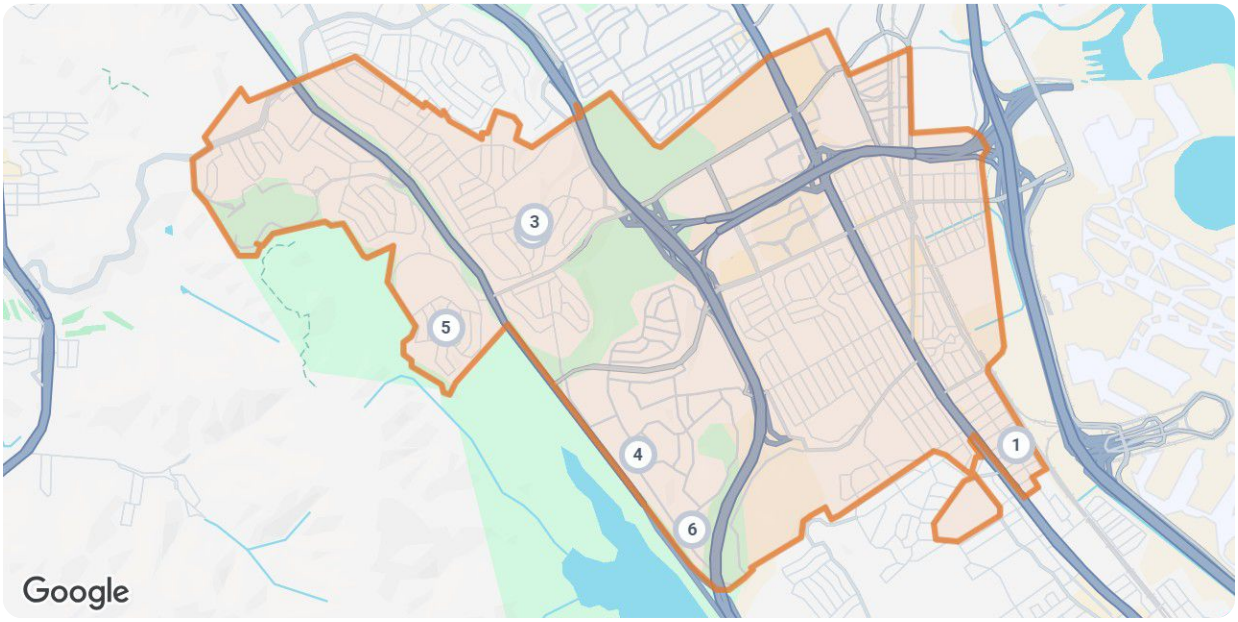
Closed: 4 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **6227 Shelter Creek Ln** **San Bruno, CA 94066** MLS ID: 82060258 Closed / For Lease *Courtesy of Intero Real Estate Services*	Condo/Townhouse/Apt.	1/1	680	– 1972	10/7/2026 9 days	– $4/sq ft	–
2  **8133 Shelter Creek Ln** **San Bruno, CA 94066** MLS ID: 82058489 Closed / For Lease *Courtesy of KW Advisors*	Condo/Townhouse/Apt.	–/1	490	501 sqft 1972	9/7/2026 18 days	– $6/sq ft	–
3  **1126 Cherry Ave, Apt 3** **San Bruno, CA 94066** MLS ID: 82054225 Closed / For Lease *Courtesy of Heritage Realty*	Condo/Townhouse/Apt.	1/1	540	– 1971	8/11/2026 26 days	– $5/sq ft	–
4  **533 Oak Ave** **San Bruno, CA 94066** MLS ID: 82054794 Closed / For Lease *Courtesy of Intero Real Estate Services*	Single Family	2/2	1,460	3,700 sqft 1920	8/11/2026 14 days	– $4/sq ft	–

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Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **3338 Shelter Creek Ln** **San Bruno, CA 94066** Off Market / Public Record	Condo/Townhouse/Apt.	1/1	680	700 sqft 1972	– – days	– $634/sq ft	9/21/2026 Notice of Foreclosure Sale
2	 **2465 Rollingwood Dr** **San Bruno, CA 94066** Off Market / Public Record	Single Family	3/2	1,110	8,749 sqft 1955	– – days	– $1,202/sq ft	8/14/2026 Notice of Default

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San Bruno, California

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