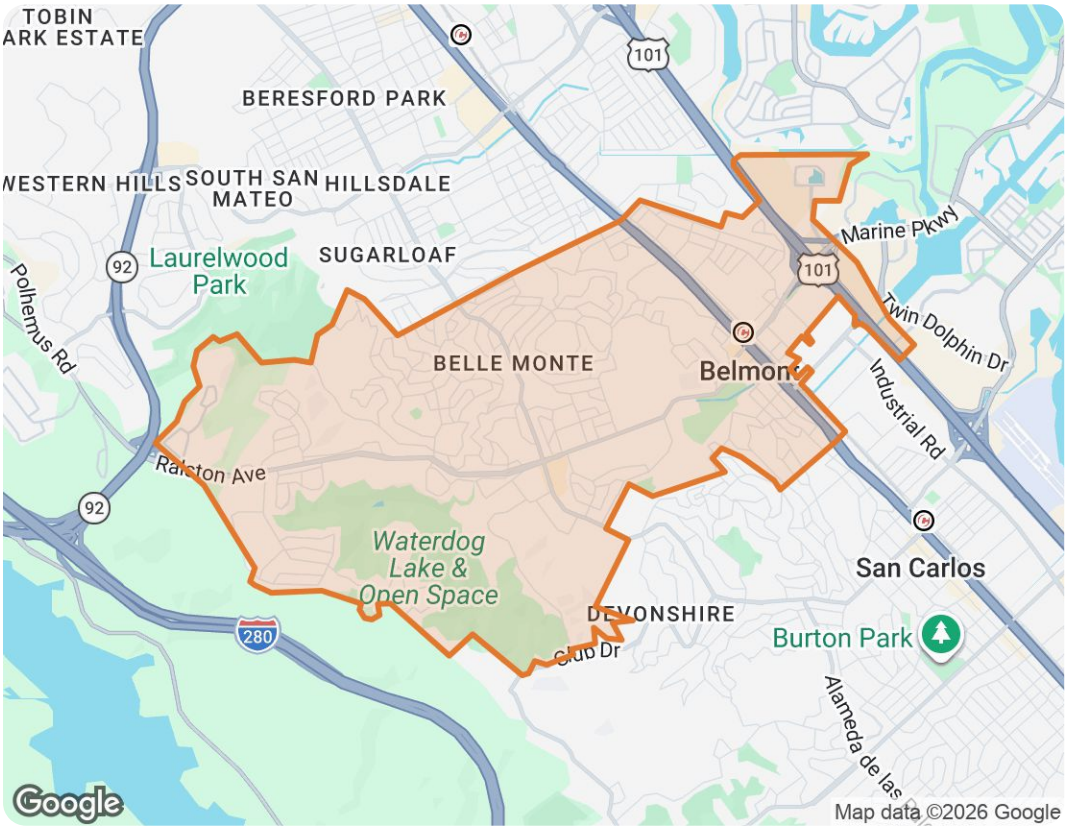
Belmont, California



Office (888) 821-0556
team@shopprop.com
www.shopprop.com

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Belmont, California

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Housing

Housing Facts & Stats

	Belmont	San Mateo...	California	USA
Median Estimated Home Value	$2.31M	$1.59M	$790K	$372K
Est. Home Value 12-Mo. Change	-1.5%	+2.5%	-0.3%	+0.1%
Median List Price	$1.6M	$1.45M	$705K	–
List Price 1-Month Change	+3.2%	+3.6%	+0.7%	–
List Price 12-Month Change	-2.8%	-3.3%	-2.8%	–
Median Home Age	62	62	49	44
Own	55%	58%	56%	65%
Rent	45%	42%	44%	35%
$ Total Value (of all buildings for which permits were issued)	–	$577.98M	$26.8B	$384.62B
% Change in permits (for all buildings)	–	+30%	+4%	+6%
% Change in $ value (for all buildings)	–	+30%	-4%	+5%

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Belmont, California

Market Trends for Belmont, 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
1.28	104%	12	$2,450,000
↓ 34.02% MoM	↓ 0.32% MoM	↓ 29.41% MoM	↑ 2.08% MoM

October 2026 Median Estimated Property Value

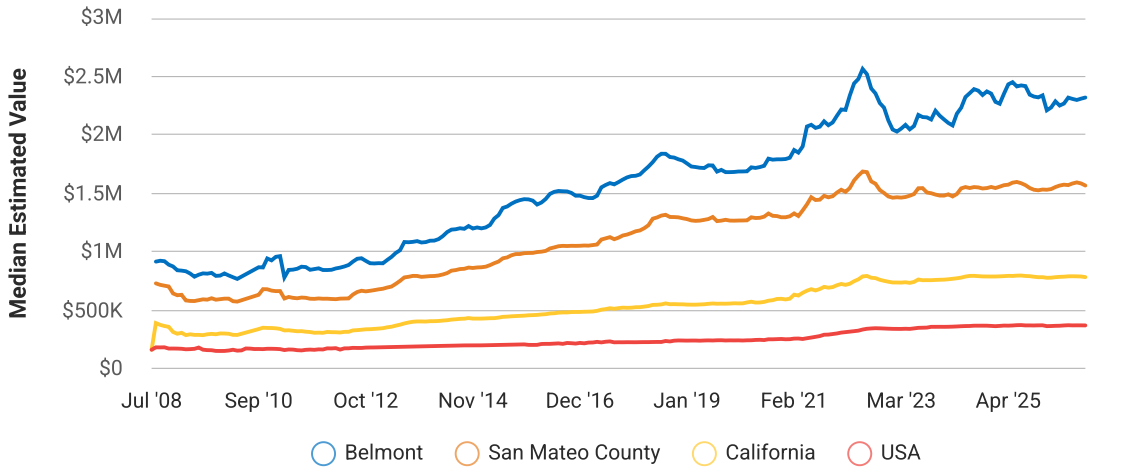
Single Family + Condo/Townhouse/Apt.

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
$2,320,850	+0.4%	-0.3%



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Belmont, California

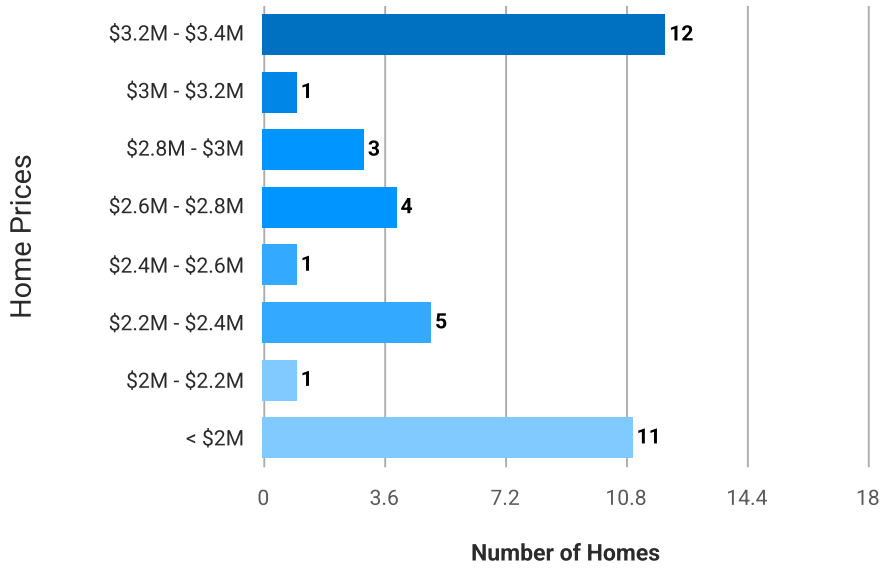
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

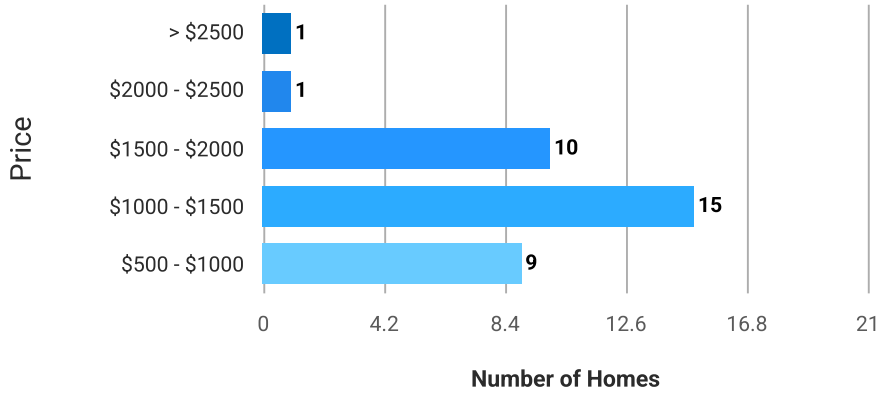


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

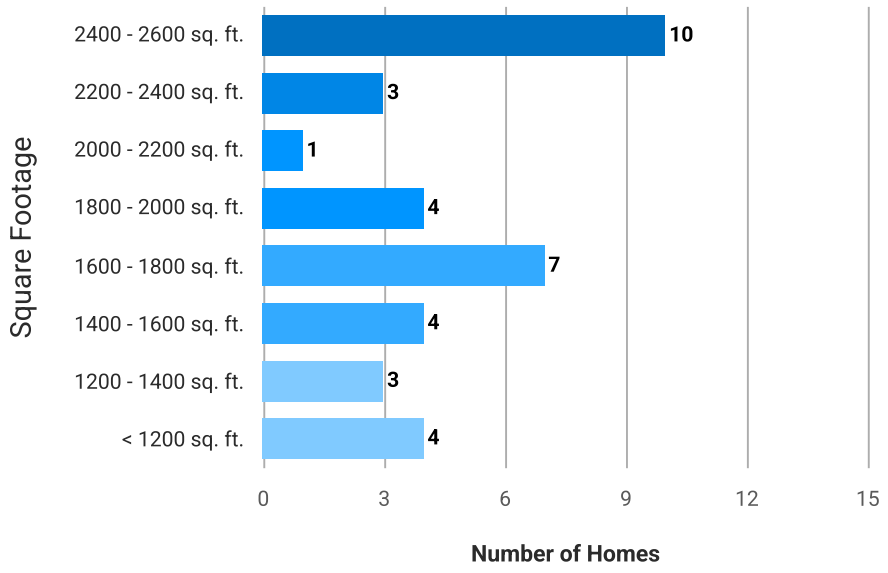


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



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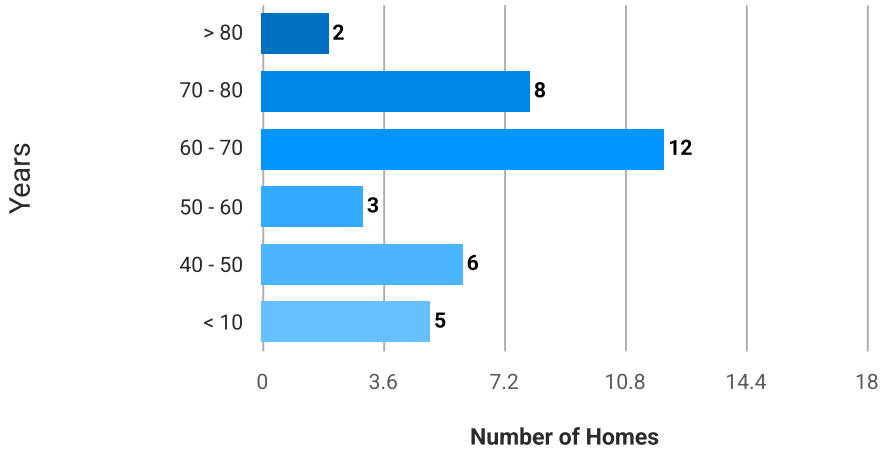
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Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

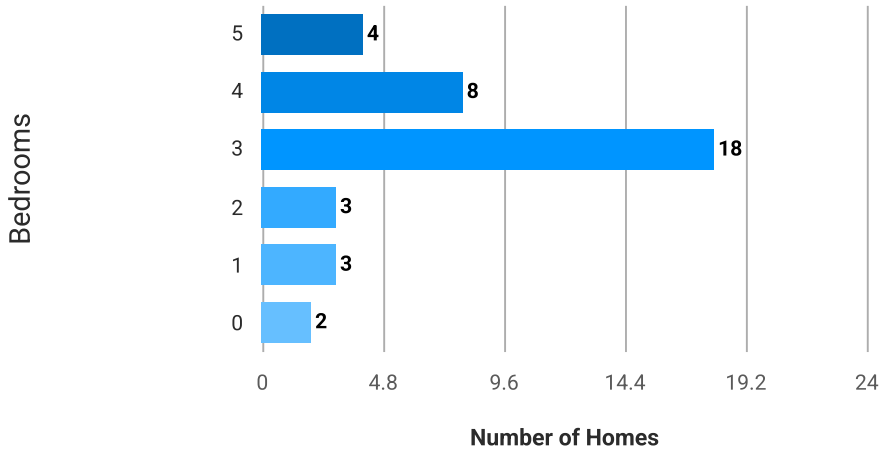


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Belmont	San Mateo...	California	USA
Population	27K	742K	39.29M	334.92M
Population Density per Sq Mi	5.9K	1.65K	252	95
Pop Change since 2020	+1.4%	+2.8%	+0.1%	+2.5%
Median Age	40	41	38	39
Male / Female Ratio	50%	50%	50%	50%

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Belmont, California

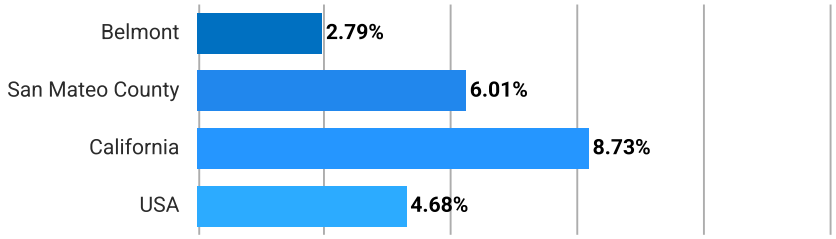
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

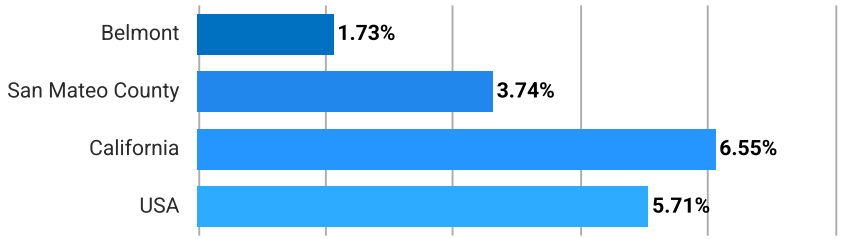
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



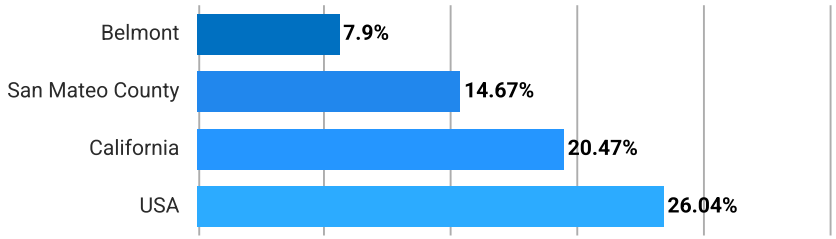
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



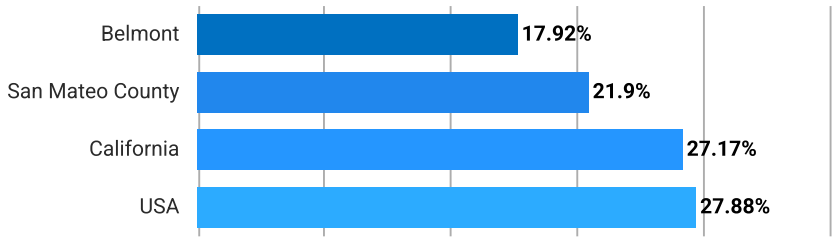
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



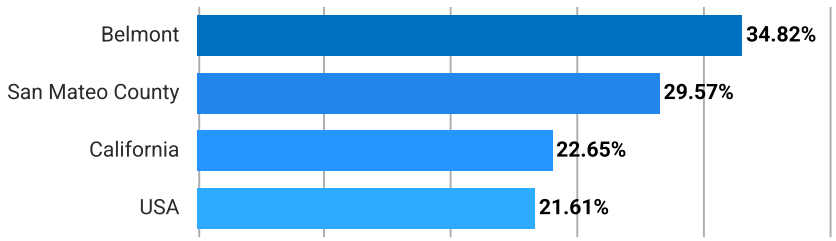
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



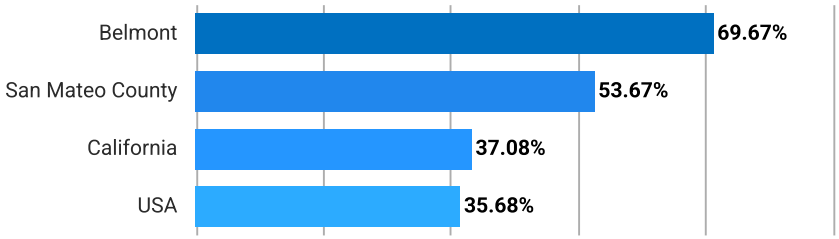
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Belmont, California

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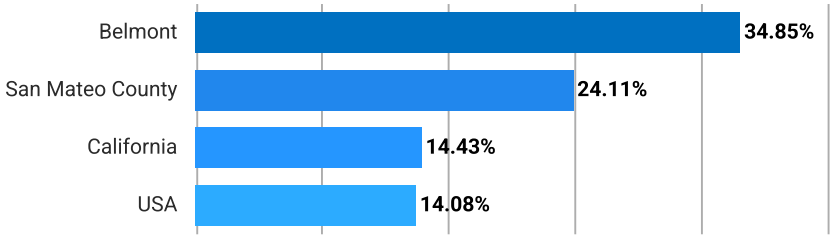
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

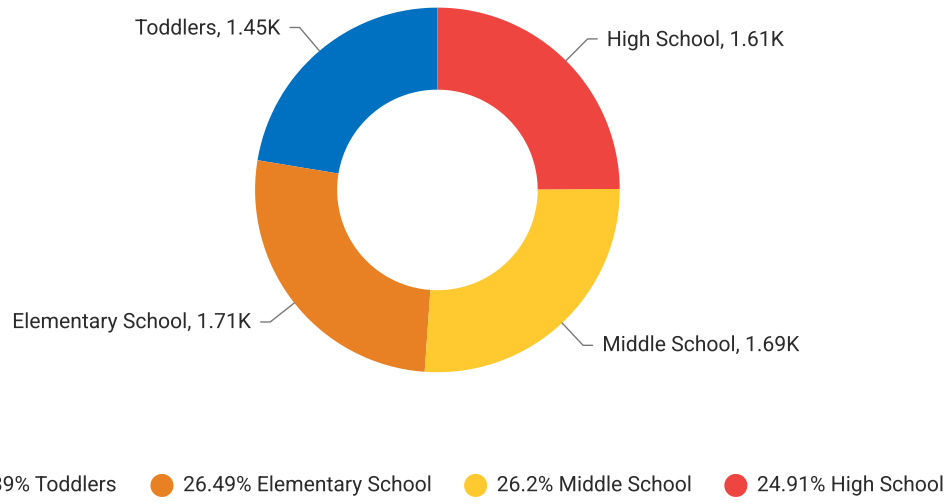


Population of Children by Age Group in Belmont

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



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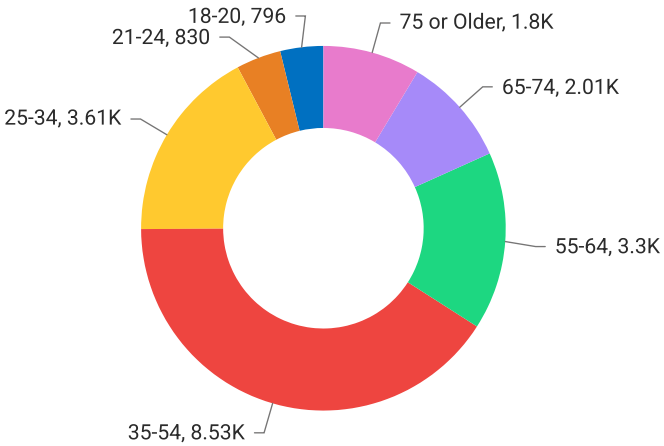
Belmont, California

Population of Adults by Age Group in Belmont

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Households With Children in Belmont

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

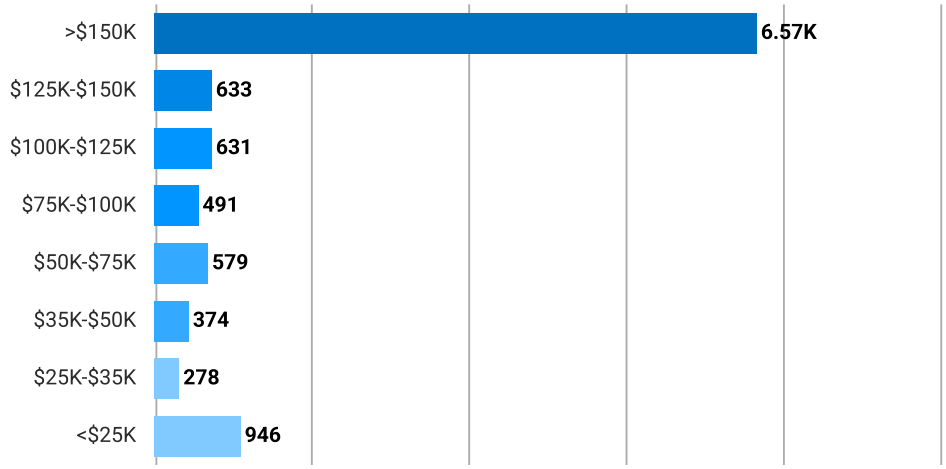


Household Income Brackets in Belmont

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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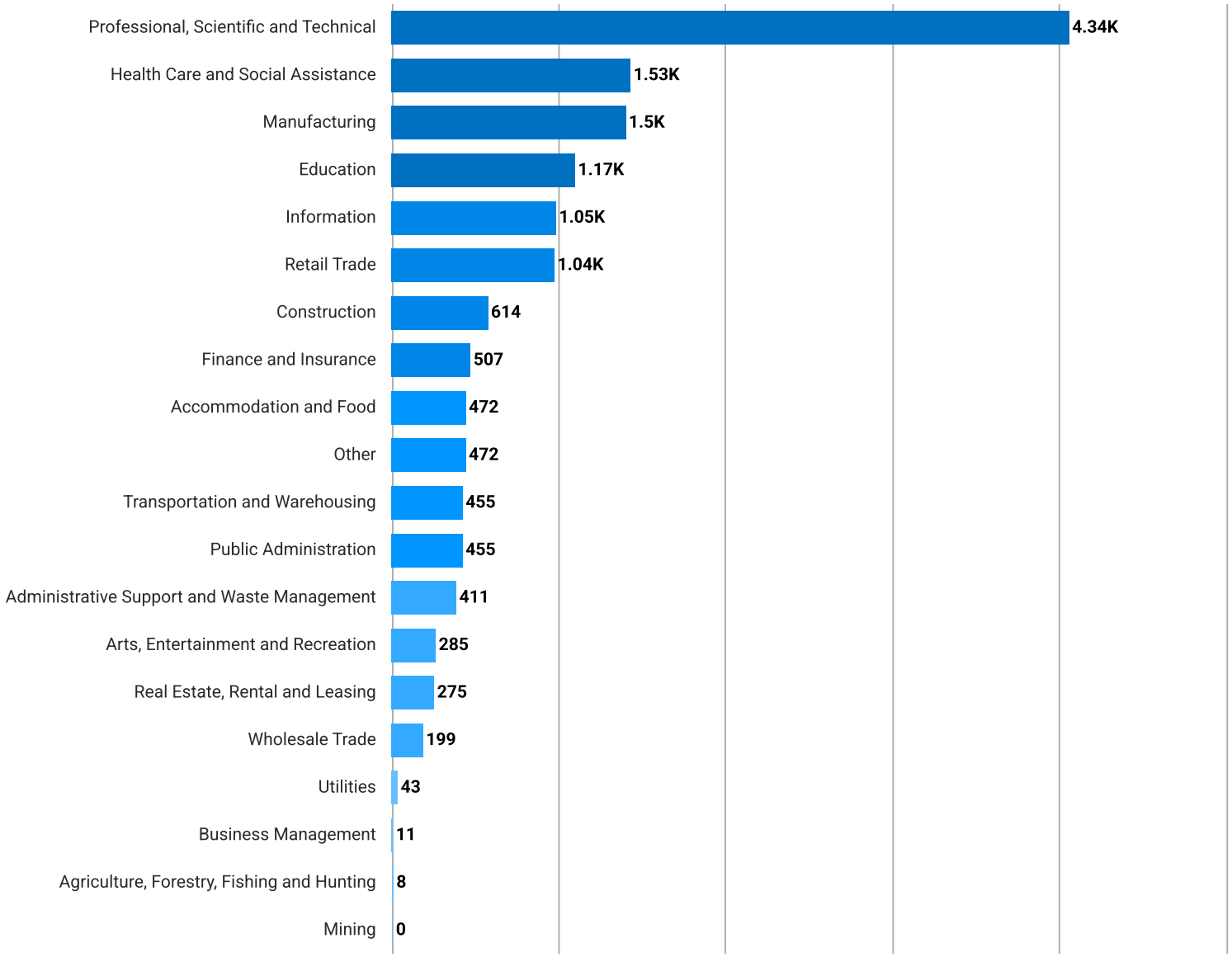
Belmont, California

Occupational Categories in Belmont

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in Belmont

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
72.1%

Republican
25.5%

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Belmont, California

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Economy

Economic Facts & Stats

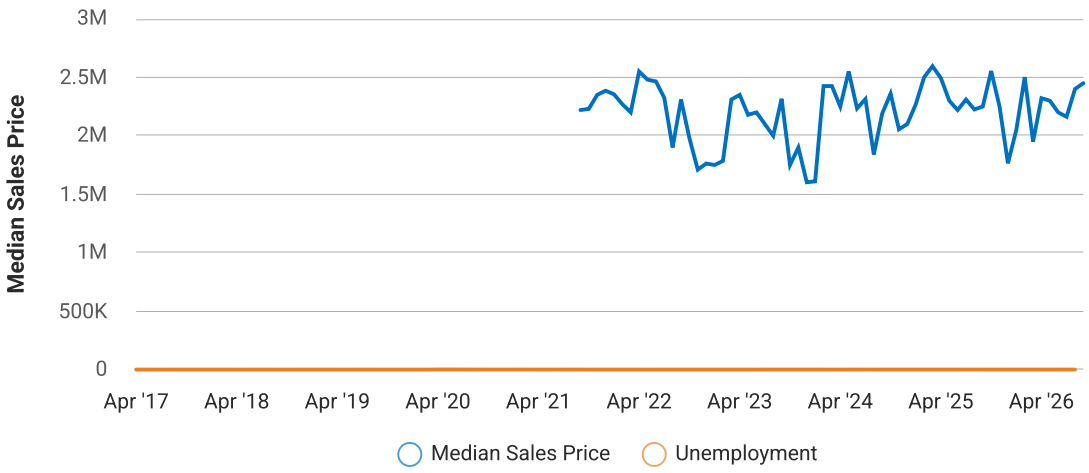
	Belmont	San Mateo...	California	USA
Income Per Capita	$101,385	$84,288	$49,513	$44,673
Median Household Income	$205,297	$158,855	$99,122	$80,734
Unemployment Rate	4.3%	3.8%	5.3%	4.1%
Number Unemployed	685	15K	1.02M	6.92M
Number Employed	14K	393K	18.34M	162.18M
Number in Labor Force	15K	408K	19.36M	169.09M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly



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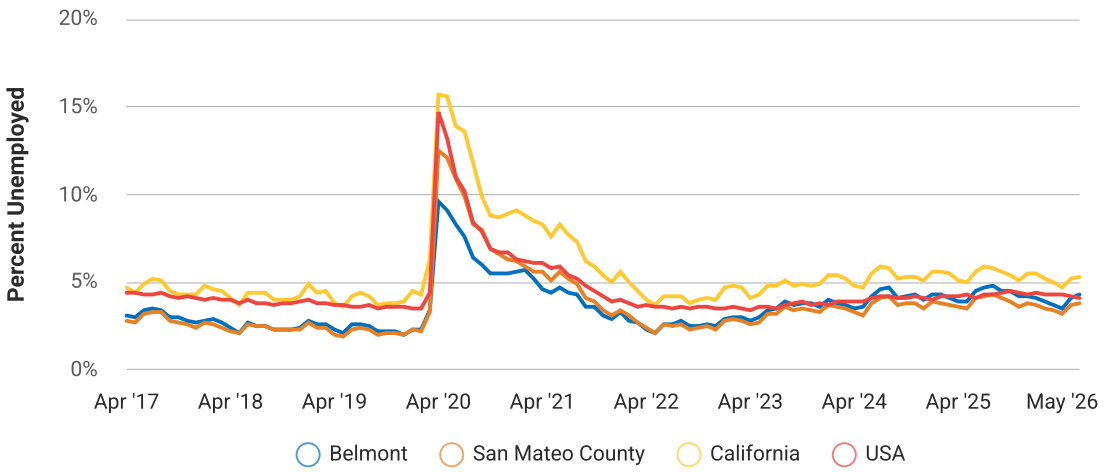
Belmont, California

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

Quality of Life Facts & Stats

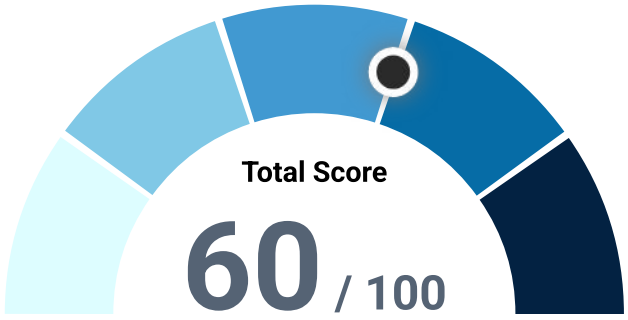
	Belmont	San Mateo...	California	USA
Elevation (in feet)	223	634	2,823	–
Annual Rainfall (in inches)	24.99	28.56	23.4	–
Annual Snowfall (in inches)	1.03	1.33	19.18	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	28	26	29	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	1	164	2,466
Brownfield Sites	No	Yes	Yes	No

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Belmont, California

AARP Livability™ Index for 94002

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

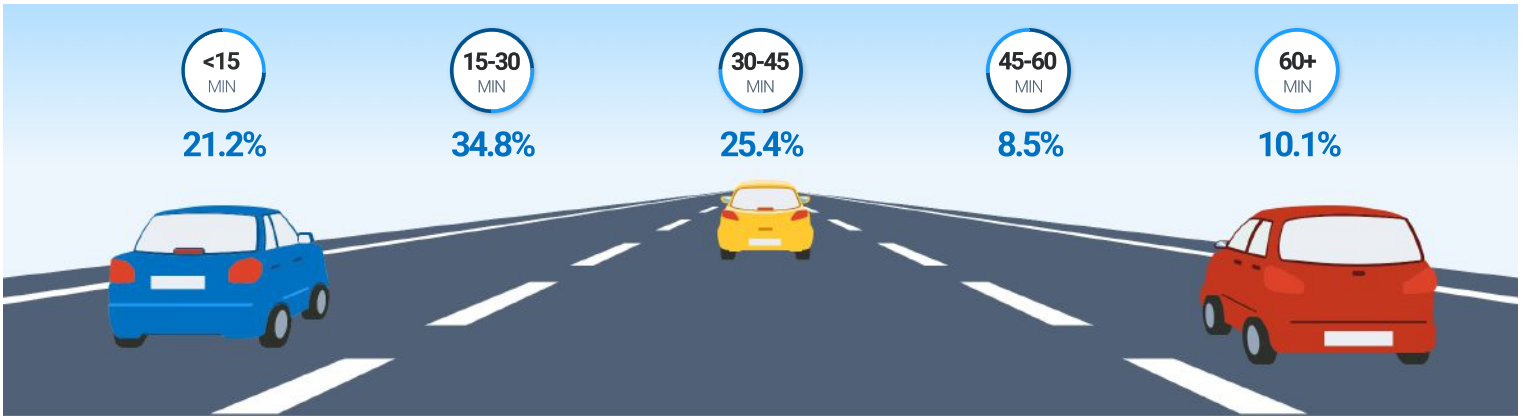
Housing Affordability & Access	41
Neighborhood Access to Life, Work & Play	62
Transportation Safe & Convenient Options	48
Environment Clean Air & Water	68
Health Prevention, Access & Quality	90
Engagement Civic & Social Involvement	52
Opportunity Inclusion & Possibilities	56

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



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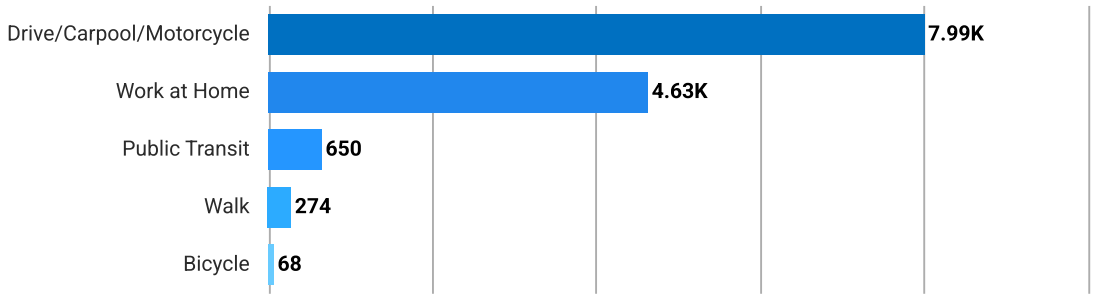
Belmont, California

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually

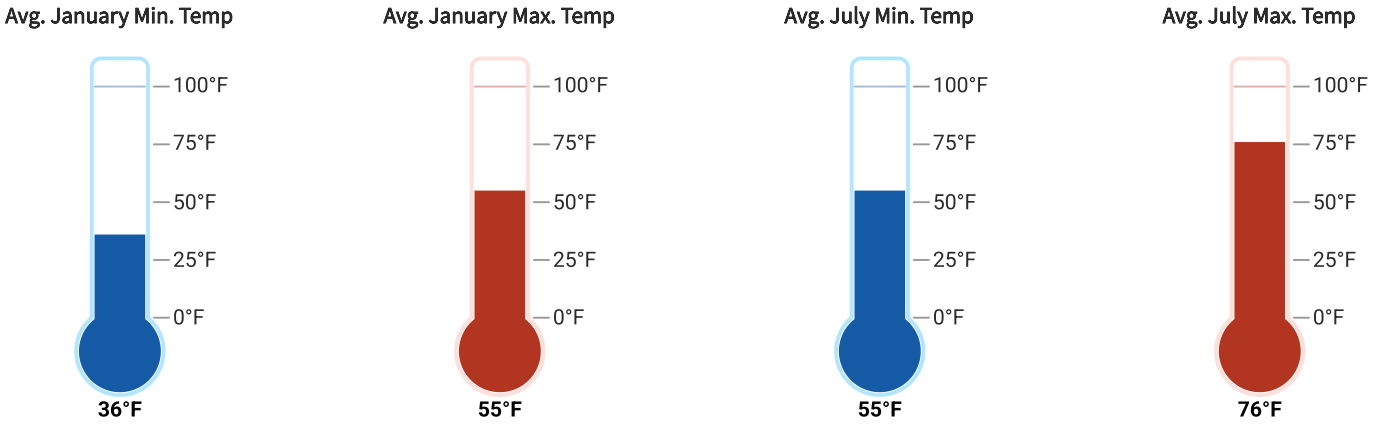


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



Nearby Neighborhoods

Cities near Belmont, California

San Carlos, California

Median Estimate Home Value	$2,600,130
Number of Homes	10,181
Total Population	29,614

Foster City, California

Median Estimate Home Value	$1,835,710
Number of Homes	8,986
Total Population	32,792

Baywood Park, California

Median Estimate Home Value	–
Number of Homes	–
Total Population	1,580

San Mateo, California

Median Estimate Home Value	$1,776,540
Number of Homes	26,691
Total Population	103,105

Highlands, California

Median Estimate Home Value	–
Number of Homes	–
Total Population	2,450

Redwood City, California

Median Estimate Home Value	$2,060,000
Number of Homes	19,682
Total Population	82,447

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Belmont, California

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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