MARIA AFZAL | CHRISTIE'S INTERNATIONAL REAL ESTATE SERENO

BURLINGAME

REAL ESTATE MARKET REPORT

NOVEMBER 2026 | OCTOBER SALES AND CURRENT INVENTORY

Burlingame is a strong seller's market heading into winter. In October 2026, 27 homes sold in Burlingame, CA at a median price of $3,200,000. The typical home closed at 109% of its list price after just 12 days on market, and with only 1.1 months of inventory, buyers are competing for a limited supply.

$3.2M	109%	12 Days	70%	1.1
MEDIAN PRICE	OF LIST PRICE	ON MARKET	SOLD OVER ASKING	MONTHS INVENTORY



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SCAN FOR THE LIVE REPORT

AT A GLANCE

BURLINGAME HOUSING MARKET

October 2026 closed sales, all residential property types, with inventory as of November 24, 2026.

$3,200,000 MEDIAN SALE PRICE 25% above Oct 2025	**109%** SALE TO LIST PRICE Up from 107% a year ago	**12 Days** MEDIAN DAYS ON MARKET October 2026
70% SOLD OVER ASKING Up from 58% a year ago	**1.1** MONTHS OF INVENTORY Seller's market	**31** HOMES FOR SALE As of Nov 24, 2026

KEY TAKEAWAYS

- **Prices held above list.** Burlingame homes sold for a median 109% of list price in October.
- **Most homes sold over asking.** 70% of October sales closed above the original asking price, compared with 58% in October 2025.
- **Sales picked up.** 27 homes closed, up 29% from September and 4% above October 2025.
- **Prices rose year over year.** The median sale price was up 25% from October 2025 to $3,200,000, and the median price per square foot rose 11% to $1,460.
- **Single family homes drove the market.** 22 of the 27 sales were single family homes, with a median price of $3,542,500 at 108% of list.
- **Homes over $3M led sales.** They accounted for 17 October sales and have under two months of inventory.



"Burlingame is about as tight as it gets. There were only 13 single family homes for sale heading into November, against 22 that sold in October, and seven out of ten homes went over asking. The median price is up 25% from last October. If you have been waiting for the right time to sell in Burlingame, the numbers say it is now."

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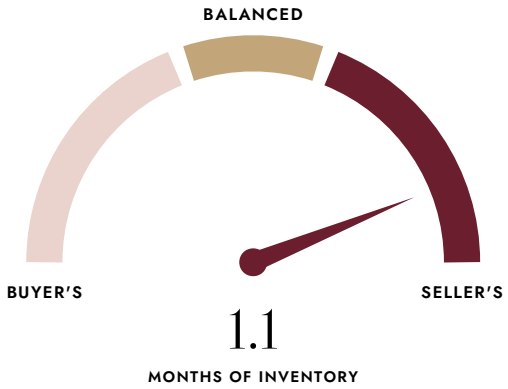
MARKET CONDITIONS

BUYER'S OR SELLER'S MARKET?



SELLER'S MARKET

Burlingame is a seller's market, with 1.1 months of inventory as of November 24, 2026. At the recent pace of sales, every home listed today would sell in about five weeks if no new listings came on.

Months of inventory compares homes for sale with the recent pace of sales. Under 4 months is a seller's market, 4 to 6 months is balanced, and over 6 months is a buyer's market.

WHAT THE MARKET MEANS FOR YOU

IF YOU'RE SELLING

SELLERS HOLD THE ADVANTAGE

70%	**Expect multiple offers** of October sales closed above the original asking price.
109%	**Strong pricing power** median sale to list ratio in October.
12 days	**Be ready to move quickly** median days on market for October sales.
31	**Little competition** homes for sale as of November 24, about 1.1 months of supply.

IF YOU'RE BUYING

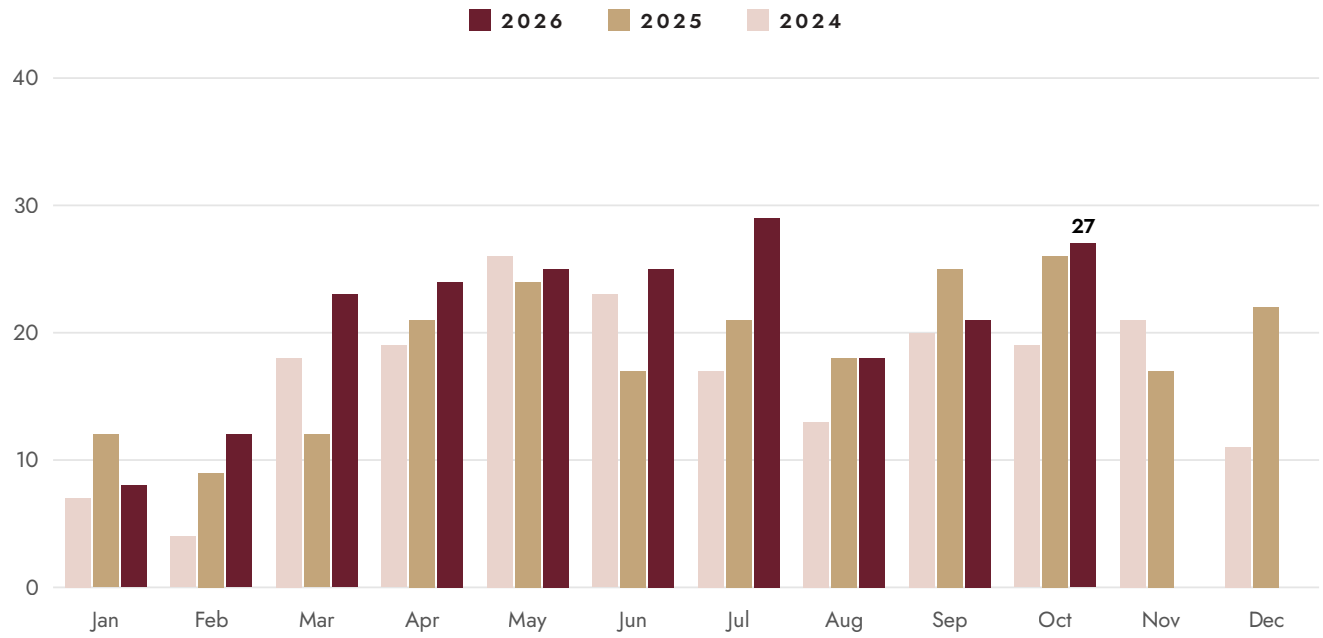
COME PREPARED TO COMPETE

108%	**Budget above list price** median sale to list ratio for single family homes in October.
12 days	**Have approval in hand** median days on market for single family homes.
68 days	**Look at homes that have sat** median days listed for current active listings; these sellers may negotiate.
7.0	**Under $1M favors buyers** months of supply for homes under $1M, a buyer's market.

BURLINGAME HOUSING MARKET TRENDS

Through October, 212 homes sold in Burlingame in 2026, compared with 185 in the same period of 2025. July 2026 was the busiest month of the year with 29 sales, and October closed at a median 109% of list price.

HOMES SOLD PER MONTH: 2024 TO 2026



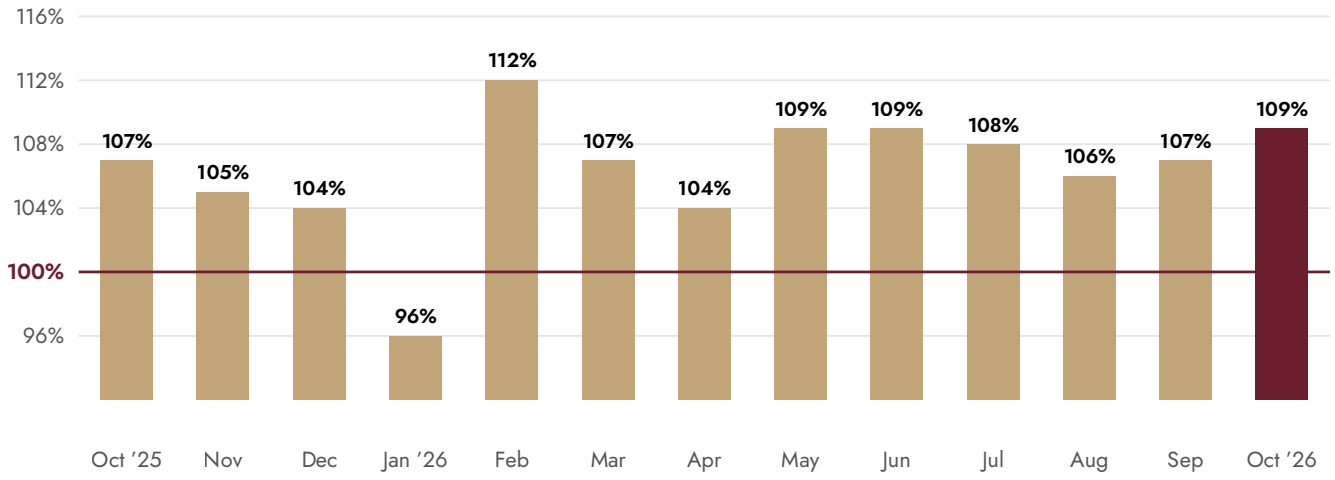
2024 totaled 198 sales and 2025 totaled 224.

MEDIAN SALE PRICE: LAST 13 MONTHS



Monthly medians move with the mix of homes that sell.

SALE TO LIST PRICE RATIO: LAST 13 MONTHS



Median sale price as a percent of list price.

MONTHLY DATA: LAST 13 MONTHS

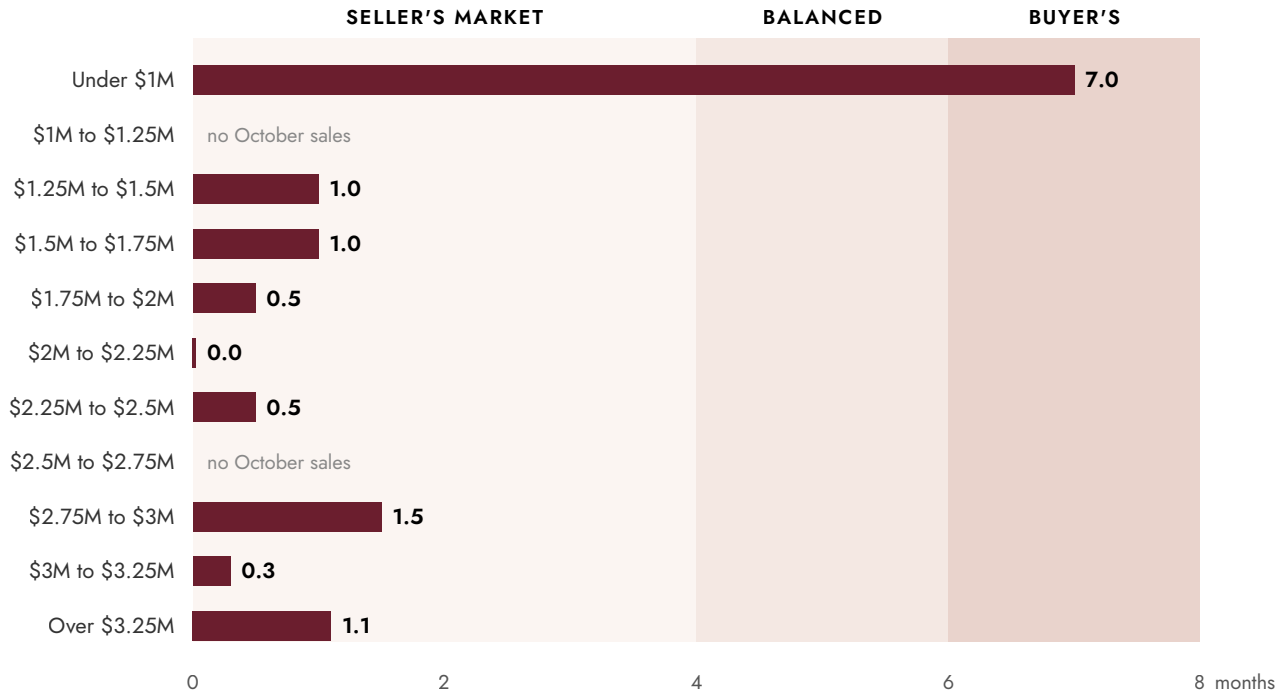
MONTH	HOMES SOLD	MEDIAN SALE PRICE	SALE TO LIST	PRICE PER SQ FT
October 2026	27	$3,200,000	109%	$1,460
September 2026	21	$2,720,000	107%	$1,593
August 2026	18	$2,300,000	106%	$1,513
July 2026	29	$2,850,000	108%	$1,402
June 2026	25	$2,925,000	109%	$1,515
May 2026	25	$3,125,000	109%	$1,548
April 2026	24	$3,205,250	104%	$1,500
March 2026	23	$2,700,000	107%	$1,456
February 2026	12	$2,755,000	112%	$1,706
January 2026	8	$1,937,500	96%	$1,119
December 2025	22	$2,367,500	104%	$1,232
November 2025	17	$2,340,000	105%	$1,351
October 2025	26	$2,550,000	107%	$1,317

BY PRICE RANGE

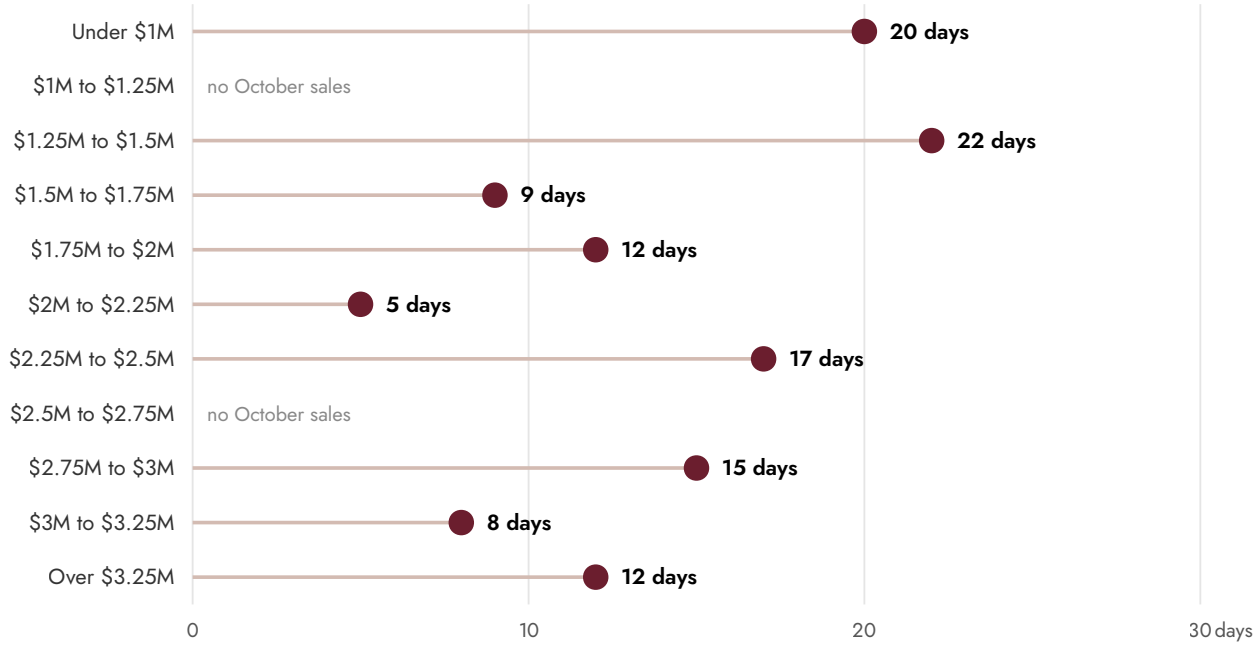
MARKET CONDITIONS BY PRICE RANGE

Competition varies by price point. Under 4 months of inventory is a seller's market, 4 to 6 months is balanced, and over 6 months favors buyers. Homes from $1.75 million to $2.5 million have the tightest supply.

MONTHS OF INVENTORY BY PRICE RANGE



MEDIAN DAYS ON MARKET BY PRICE RANGE



PRICE RANGE DETAIL

PRICE RANGE	ACTIVE LISTINGS NOV 24	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
Under $1,000,000	7	7.0	1	2	20	Buyer's
$1,000,000 to $1,250,000	2	—	0	1	—	—
$1,250,000 to $1,500,000	1	1.0	1	0	22	Seller's
$1,500,000 to $1,750,000	1	1.0	1	1	9	Seller's
$1,750,000 to $2,000,000	1	0.5	2	1	12	Seller's
$2,000,000 to $2,250,000	0	0.0	1	1	5	Seller's
$2,250,000 to $2,500,000	1	0.5	2	1	17	Seller's
$2,500,000 to $2,750,000	0	—	0	1	—	—
$2,750,000 to $3,000,000	3	1.5	2	2	15	Seller's
$3,000,000 to $3,250,000	1	0.3	4	2	8	Seller's
Over $3,250,000	14	1.1	13	10	12	Seller's
All Price Ranges	31	1.1	27	24	12	Seller's

A dash means there were no October sales in that range to measure.

OCTOBER 2026 HOME SALES

METRIC	OCT 2026	SEP 2026	CHANGE	OCT 2025	CHANGE
Homes sold	27	21	+29%	26	+4%
Median sale price	$3,200,000	$2,720,000	+18%	$2,550,000	+25%
Median list price	$2,888,888	$2,395,000	+21%	$2,447,900	+18%
Sale to list price ratio	109%	107%	+2 pts	107%	+2 pts
Sold over asking	70%	57%	+13 pts	58%	+12 pts
Median price per sq ft	$1,460	$1,593	–8%	$1,317	+11%
Median days on market	12	13	–1 day	12	0 days
Sales volume	$88.3M	$56.5M	+56%	$70.0M	+26%
Homes sold year to date	212	185		185	+15%

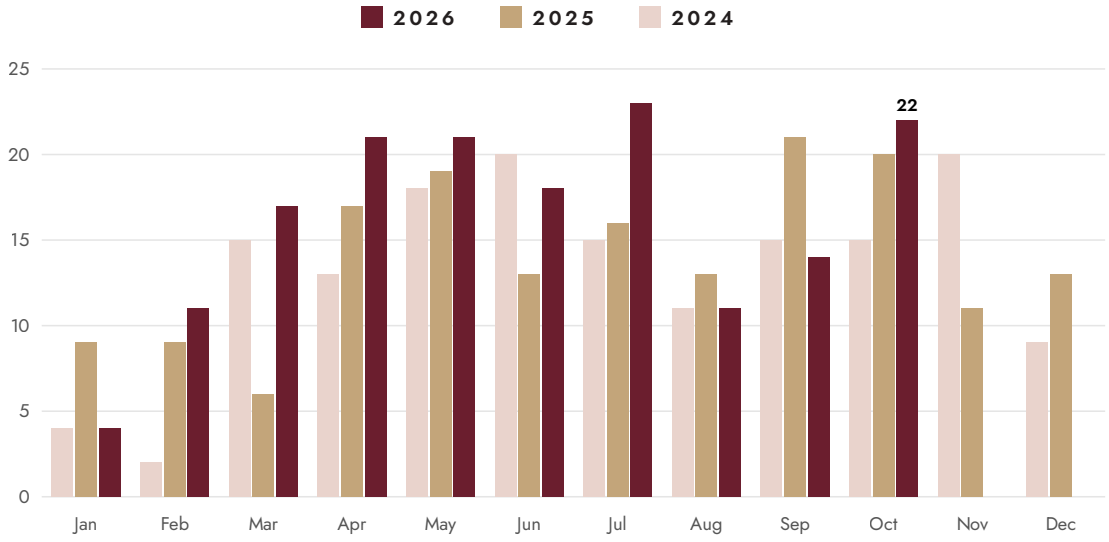
SINGLE FAMILY HOMES

BURLINGAME SINGLE FAMILY MARKET

22 single family homes sold in October 2026 at a median price of $3,542,500, 108% of list price, in a median of 12 days. Inventory as of November 24, 2026.

$3,542,500 **MEDIAN SALE PRICE** +22% vs Oct 2025	108% **SALE TO LIST PRICE** 110% a year ago	12 Days **MEDIAN DAYS ON MARKET** October 2026
73% **SOLD OVER ASKING** 70% a year ago	0.6 **MONTHS OF INVENTORY** Seller's market	13 **FOR SALE NOW** As of Nov 24, 2026

SINGLE FAMILY HOMES SOLD PER MONTH: 2024 TO 2026

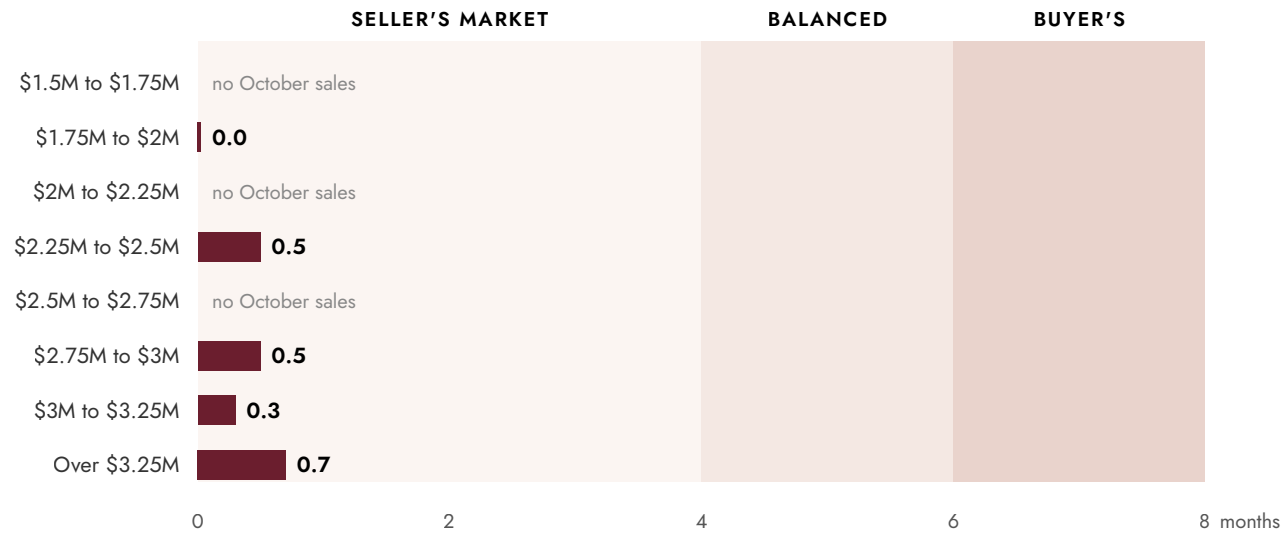


162 single family homes sold in 2026 through October, versus 143 in the same period of 2025.

SINGLE FAMILY MEDIAN SALE PRICE: LAST 13 MONTHS



SINGLE FAMILY MONTHS OF INVENTORY BY PRICE RANGE



Single family homes from $2.75 million to the top of the market have the tightest supply.

PRICE RANGE	ACTIVE LISTINGS NOV 24	MONTHS OF INVENTORY	SALES OCT 2026	SALES 6 MONTH AVG	MEDIAN DAYS ON MARKET	MARKET
$1.5M to $1.75M	1	—	0	0	—	—
$1.75M to $2M	0	0.0	1	1	11	Seller's
$2M to $2.25M	0	—	0	0	—	—
$2.25M to $2.5M	1	0.5	2	1	17	Seller's
$2.5M to $2.75M	0	—	0	0	—	—
$2.75M to $3M	1	0.5	2	2	15	Seller's
$3M to $3.25M	1	0.3	4	2	8	Seller's
Over $3.25M	9	0.7	13	9	12	Seller's
All Price Ranges	13	0.6	22	18	12	Seller's

CONDOS AND TOWNHOMES

A DIFFERENT MARKET

In Burlingame, condos are a seller's market and townhomes are a seller's market. With only a few sales a month, monthly figures can swing widely, so read the trend rather than any single month.

CONDOS

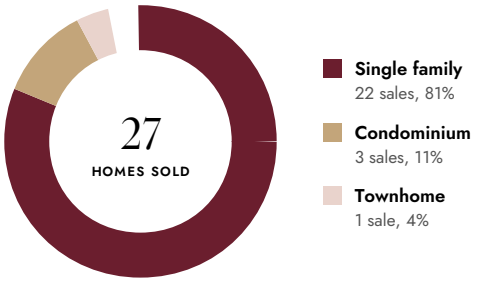
$1,288,000 **MEDIAN PRICE OCT** 3 sales	112% **SALE TO LIST**
3.3 **MONTHS OF INVENTORY** Seller's market	10 **FOR SALE NOW** Median 88 days listed
38 **SOLD IN 2026** 22 a year ago	

TOWNHOMES

$2,200,000 **MEDIAN PRICE OCT** 1 sale	116% **SALE TO LIST**
1.0 **MONTHS OF INVENTORY** Seller's market	1 **FOR SALE NOW** Median 96 days listed
3 **SOLD IN 2026** 6 a year ago	

PROPERTY TYPES

BURLINGAME BY PROPERTY TYPE



Single family homes made up 22 of the 27 Burlingame sales in October 2026. A year earlier, 20 single family homes sold at a median of $2,903,638 and 110% of list.

PROPERTY TYPE	SOLD OCT 2026	MEDIAN SALE PRICE	SALE TO LIST	MEDIAN DAYS ON MARKET	MONTHS OF INVENTORY	FOR SALE NOV 24
Single family	22	$3,542,500	108%	12	0.6	13
Condominium	3	$1,288,000	112%	20	3.3	10
Townhome	1	$2,200,000	116%	5	1.0	1

HOMES FOR SALE RIGHT NOW

31 ACTIVE LISTINGS	10 UNDER CONTRACT	1.1 MONTHS OF INVENTORY
$3,280,000 MEDIAN LIST PRICE	$738K to $29M LIST PRICE RANGE	68 Days MEDIAN DAYS LISTED Current active listings

As of November 24, 2026.



About this report. Prepared by Maria Afzal, a Bay Area real estate agent with Christie's International Real Estate Sereno, based at 467 1st Street in downtown Los Altos (CA DRE# 02026802). Call (650) 561-6073 or email maria@mariaafzal.com.

Source: MLS data compiled by LiveBy. Sales cover residential properties that closed in Burlingame, CA in October 2026; inventory as of November 24, 2026. Information is deemed reliable but not guaranteed.

WHAT IS YOUR BURLINGAME HOME WORTH?

Request a complimentary valuation at **mariaafzal.com/home-valuation**

LIVE REPORT AND UPDATES