

# 2025 MOUNTAIN VIEW 1<sup>ST</sup> HALF REAL ESTATE REVIEW



## THE TROYER GROUP

Dear Friends and Mountain View Homeowners:

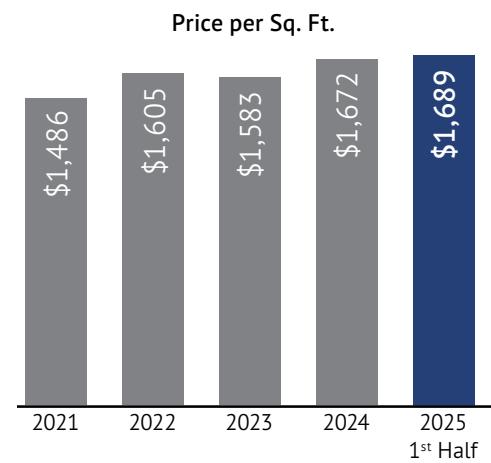
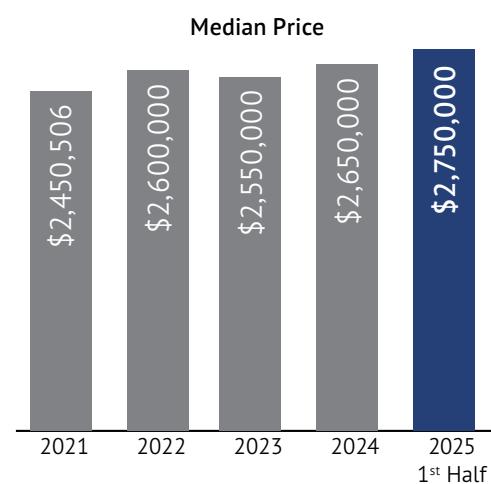
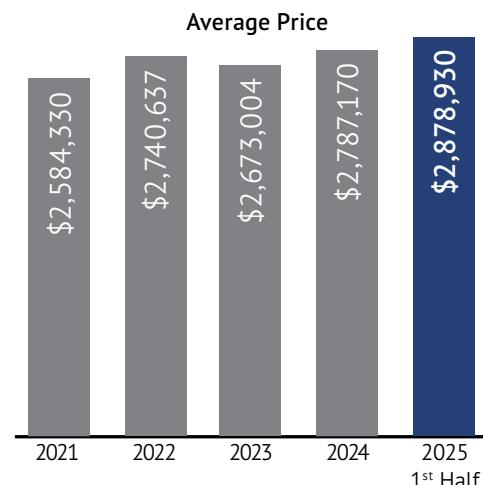
I am pleased to present you with my *Mountain View Real Estate Review* for the 1<sup>st</sup> Half, 2025 – the most comprehensive and up-to-date report for Mountain View homeowners. This information is designed to help you understand the market trends and property valuations in Mountain View, a town in which I have specialized in selling homes for more than 29 years. The data included in this report is based on sales of single-family homes that were publicly marketed through the Multiple Listing Service (MLS) and does not include homes that were sold off-market in private sales.

Demand for homes in the 1<sup>st</sup> half was **exceptionally strong resulting in record-high prices** in Mountain View with **average and median prices exceeding \$2.8 million and \$2.7 million, respectively**. Confirming this demand were two main indicators: 79% of all sales were for more than list price and 74% sold in 2 weeks or less. Demand was also driven by the lack of inventory. Sellers were also still reluctant to relinquish their low interest rate loans. On the other hand, buyers were eager to own properties in this great town, making it an ideal seller's market.

On a personal note, I am honored to once again be the **#1 Realtor in Mountain View** in 2024 and the **#14 Large Team in the United States**, per *RealTrends* June 2025. I attribute my success to a passion for selling homes here for more than 29 years, an in-depth knowledge of this community, and my incredible team who provides our clients with an unparalleled level of service in this industry.

In today's market, one of the most important things you can do when buying or selling a home is to be represented by an agent with local experience. **Having represented more than 601 buyers and sellers in Mountain View**, I have the experience and knowledge that it takes to successfully sell your home or to find you the perfect home. Please contact me with any questions and for a free market analysis of your home. It would be my pleasure to represent you.

Sincerely,  
David Troyer



# 2025 MOUNTAIN VIEW 1<sup>ST</sup> HALF REAL ESTATE REVIEW



## RECAP OF 1<sup>ST</sup> HALF 2025

- Record high average and median price
- 7% sold for more than \$2 million
- 79% sold over list price
- 74% sold in 2 weeks or less

## NUMBER OF SALES

There were **121 single-family homes sold** through the Multiple Listing Service, 39 in the 1<sup>st</sup> quarter and 82 in the 2<sup>nd</sup> quarter. This compares to 126 in the 1<sup>st</sup> half of 2024 and 97 sales in the 1<sup>st</sup> half of 2023. There were still **few number of homes for sale** and any decline in sales was not because of low demand.

In addition to the 121 single-family home sales, there were also **128 condo/townhome sales** compared to 140 in the same period last year. If you would like further details on condo/townhome sales this year, which are not included in this report, I would be happy to provide you with my separate report on them or you can download a copy at [davidtroyer.com/MVreport](http://davidtroyer.com/MVreport).

## PRICES

**Prices reached record highs.** Both the median and average price increased 3% compared to last year. **Half of all sales were in the \$2 million price range.** Only 12 sales, or 10%, were for less than \$2 million and 16 sales, or 13%, were for more than \$4 million. A significant **79% of the homes sold for more than list price** – a clear indication of demand.

The price per square foot in the 1<sup>st</sup> half was \$1,689 – a new record high and 1% higher than last year.

## LENGTH OF TIME TO SELL

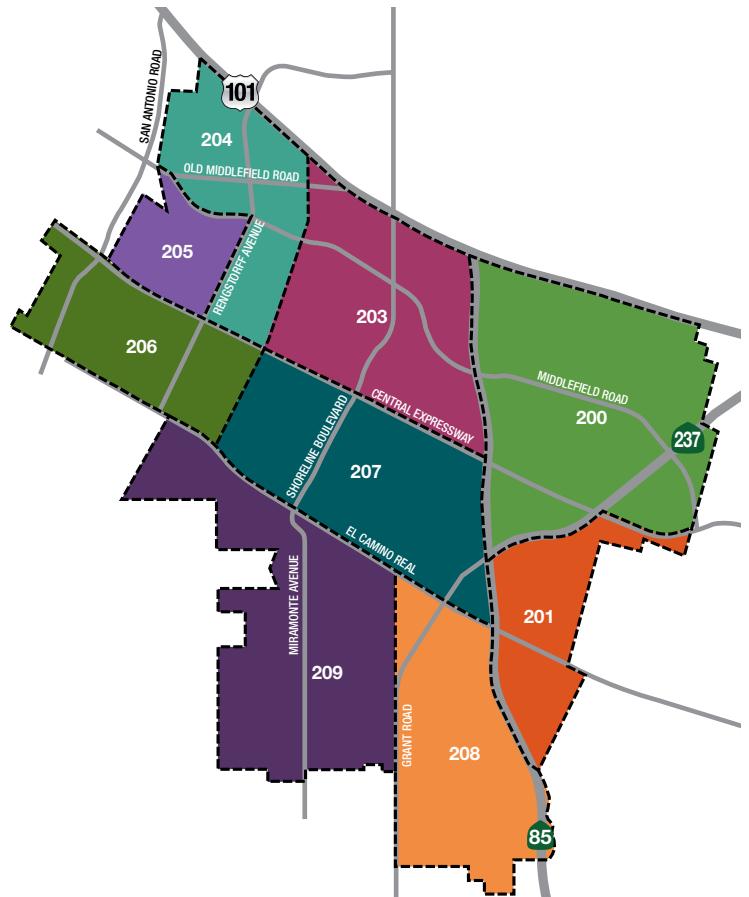
Strong demand was also evidenced by how quickly homes sold. **74% sold in 2 weeks or less** and 45% sold in one week or less. Only 12% took longer than 30 days to sell.

## OUTLOOK

As I reported to you in my 1<sup>st</sup> Quarter Report (find it at [DavidTroyer.com/mvreport](http://DavidTroyer.com/mvreport)), the market growth this year has exceeded my expectations. The 2<sup>nd</sup> quarter began with uncertainty in the financial markets due to global trade policy shifts. While some uncertainty remains, the stock market has since rebounded to new highs – a positive indicator for the real estate market, especially in our area. Based on the incredibly strong demand we have seen so far this year, I now expect the next several months to continue at this accelerated pace. Given the strong demand and limited inventory, **my outlook remains especially favorable for sellers in Mountain View.**

Mountain View continues to be one of the most desirable places to live in the Bay Area. The presence of excellent schools, a vibrant downtown area, and its convenient location in the heart of Silicon Valley make it a smart investment for buyers, which is why property prices remain high.

With just **18 homes actively for sale** (and another 4 homes being privately marketed), now is an opportune time to list your home for sale with The Troyer Group. Our team has a proven track record of helping sellers prepare their homes for sale quickly and effectively, and we are committed to getting you your price or more. Please do not hesitate to contact us. You have nothing to lose.



## MOUNTAIN VIEW SUMMARY BY AREA JANUARY – JUNE 2025

| Area Number          | Area                          | # of Sales | High \$     | Low \$      | Median \$   | Average \$  | Median Days |
|----------------------|-------------------------------|------------|-------------|-------------|-------------|-------------|-------------|
| 200                  | Whisman                       | 16         | \$2,770,000 | \$1,400,000 | \$2,245,500 | \$2,237,806 | 8           |
| 201                  | Sylvan Dale                   | 3          | \$3,300,000 | \$2,200,000 | \$2,345,000 | \$2,615,000 | 7           |
| 203                  | North Shoreline               | 14         | \$2,566,000 | \$1,050,000 | \$2,142,500 | \$2,092,278 | 10          |
| 204                  | Rengstorff                    | 1          | \$2,750,000 | \$2,750,000 | \$2,750,000 | \$2,750,000 | 12          |
| 205                  | Thompson                      | 11         | \$3,050,000 | \$1,900,000 | \$2,358,000 | \$2,472,200 | 8           |
| 206                  | San Antonio                   | 4          | \$2,550,011 | \$1,900,000 | \$2,078,000 | \$2,151,503 | 9           |
| 207                  | Downtown                      | 21         | \$3,300,000 | \$1,420,000 | \$2,350,000 | \$2,402,881 | 9           |
| 208                  | Grant/Waverly Park            | 16         | \$4,820,101 | \$2,828,000 | \$4,030,000 | \$3,891,256 | 7           |
| 209                  | Miramonte - Los Altos Schools | 17         | \$4,888,520 | \$2,534,500 | \$3,605,000 | \$3,724,766 | 8           |
| 209                  | Miramonte - MV Schools        | 18         | \$5,750,000 | \$2,310,000 | \$3,182,500 | \$3,378,716 | 8           |
| All of Mountain View |                               | 121        | \$5,750,000 | \$1,050,000 | \$2,750,000 | \$2,878,930 | 8           |

Data is based on sales reported to the Multiple Listing Service and does not include any off-market sales.

## A LOOK AT THE NEIGHBORHOODS IN THE 1<sup>ST</sup> HALF

### 200 WHISMAN

There were 16 sales in the 1<sup>st</sup> half, compared to 9 in the 1<sup>st</sup> half of last year. 14 of the 16 sales were for more than list price and by as much as 13% more. The average and median price were each record highs exceeding \$2.2 million. Only 3 homes took longer than 2 weeks to sell.

### 201 SYLVAN DALE

Only 3 homes sold, the same as in the 1<sup>st</sup> half of last year. All 3 homes sold for more than list price and 2 sold in 7 days. The average price was slightly lower than last year and the median price was down 13%.

### 203 NORTH SHORELINE

There were 14 sales in the 1<sup>st</sup> half compared to 16 in the same period last year. Both the average and median price were down compared to last year, however demand was strong as evidenced by 11 of the homes selling over list price.

### 204 RENGSTORFF

There was just 1 sale in this area that sold for 6% over list price at \$2,750,000. This represents a 25% increase in average price compared to last year.

### 205 THOMPSON

11 homes sold in this area compared to 13 in the same period last year. 9 of the homes sold for more than list price. Average and median price were significantly higher than last year and there were 2 sales over \$3 million. Only 3 homes took longer than 9 days to sell.

### 206 SAN ANTONIO

There were 4 sales in the 1<sup>st</sup> half, the same as in the 1<sup>st</sup> half of last year. The average and median prices were down compared to last year but all homes sold for more than list price and in 9 days or less.

### 207 DOWNTOWN

This popular area had the greatest number of sales for any area in Mountain View. There were 21 sales, compared to 25 in the same period last year; 15 of them sold for more than list price. The average and median price were lower than last year, 3 homes sold for more than \$3 million, and 11 homes sold in 9 days or less.

### 208 GRANT/WAVERLY PARK

There were 16 sales in this area compared to 12 in the same period last year. 12 of the homes sold for more than list price. Only 3 homes took longer than 2 weeks to sell. The median price reached a record high exceeding \$4 million for the first time.

### 209 MIRAMONTE - LOS ALTOS SCHOOLS

This high-demand area had 17 sales, the same number as in the same period last year. 14 of the homes sold over list price and only 1 sold for less than list price. Only 3 homes took longer than 2 weeks to sell. The average price was 2% higher than last year.

### 209 MIRAMONTE - MOUNTAIN VIEW SCHOOLS

This area had 18 sales in the 1<sup>st</sup> half of the year compared to 23 sales in the same period last year. 14 homes sold for more than list price and only 1 home sold for less than list price. Just 4 homes took longer than 2 weeks to sell. Both the median and average price were higher than last year.

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DAVID TROYER

**#1 MOUNTAIN VIEW REALTOR  
2024**

**\$4.4B+ IN SALES**

Your home is where our heart is



**2025 MOUNTAIN VIEW 1<sup>ST</sup> HALF REVIEW**

**Record High Prices**

**79% Sold Over List Price**

**74% Sold in 2 Weeks or Less**

More Mountain View home sellers choose David Troyer. Here's why:

- A single agent simply cannot provide the level of service that The Troyer Group does – you need a specialist to assist with every step of the home sale process
- Value added services like staging, property inspection, home inspection, and pest inspection are all paid for by David Troyer
- Detailed and budget conscious home preparation is entirely managed by in-house Project Managers (page after page of Troyer Transformations at [davidtroyer.com](http://davidtroyer.com) speak for themselves)
- The most extensive and expensive (paid for by David Troyer) marketing program in the industry with a full-time Marketing Manager and professional advertising agency on retainer
- Full-time, on staff, local employees assist David every step of the sale, freeing up David's time to spend directly with clients
- For over 29 years, David has specialized in Mountain View home sales and for the past 26 years he has been the real estate agent of choice.
- And the #1 reason home sellers choose David... because no one has sold more Mountain View homes than David Troyer.

**Selling a home can be stressful.  
Be sure to contact David Troyer.  
You have nothing to lose.**

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