

# 2025 MOUNTAIN VIEW CONDO/TOWNHOME 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 Condo/Townhome 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 condos and townhomes that were publicly marketed through the Multiple Listing Service (MLS) and does not include any that were sold off-market in private sales.

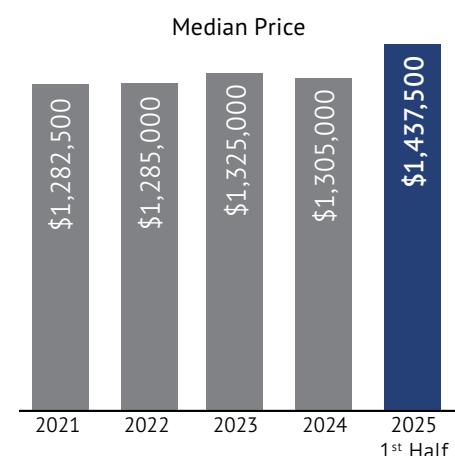
Demand for homes in the 1<sup>st</sup> half was **exceptionally strong resulting in record-high prices** in Mountain View with average and median prices exceeding \$1.3 million and \$1.4 million, respectively. Confirming this demand were two main indicators: 63% of all sales were for more than list price and 59% 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 and #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



Price per Sq. Ft. by Bed/Bath Count

Bed/ Bath	Average \$/Sq. Ft.	Bed/ Bath	Average \$/Sq. Ft.
1/1	\$771	3/2	\$1,029
2/1	\$818	3/2.5	\$1,074
2/1.5	\$945	3/3	\$1,054
2/2	\$858	3/3.5	\$1,093
2/2.5	\$1,054	4/2.5	\$1,060
3/1.5	\$883	4/3.5	\$1,072

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



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

- Record high average price; exceeded \$1.3 million
- Record high median price; exceeded \$1.4 million
- 63% sold over list price
- 59% sold in 2 weeks or less

## NUMBER OF SALES

There were **128 condos/townhomes sold** through the Multiple Listing Service, 43 in the 1<sup>st</sup> quarter and 85 in the 2<sup>nd</sup> quarter. This compares to 140 sales in the 1<sup>st</sup> half of 2024 and 105 sales in the 1<sup>st</sup> half of 2023. Inventory has increased but there are still **few number of homes for sale** and lower number of sales is not because of low demand.

In addition to the 128 condo/townhome sales, there were **121 single-family home sales**. If you would like further details on single-family home 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

The **average price reached a record high at \$1,373,491**, representing a 7% increase since last year. The **median price was also a record high at \$1,425,000**, representing a 9% increase.

**63% of the homes sold for more than list price**, compared to 66% in the same period last year. This includes 8 homes that sold for more than 20% over list price.

9 homes sold for more than \$2 million and 31 homes sold for less than \$1 million.

The **average price per square foot** in the 1<sup>st</sup> half was \$985 – a new record high and a 1% increase from last year when it was \$973 per square foot.

## LENGTH OF TIME TO SELL

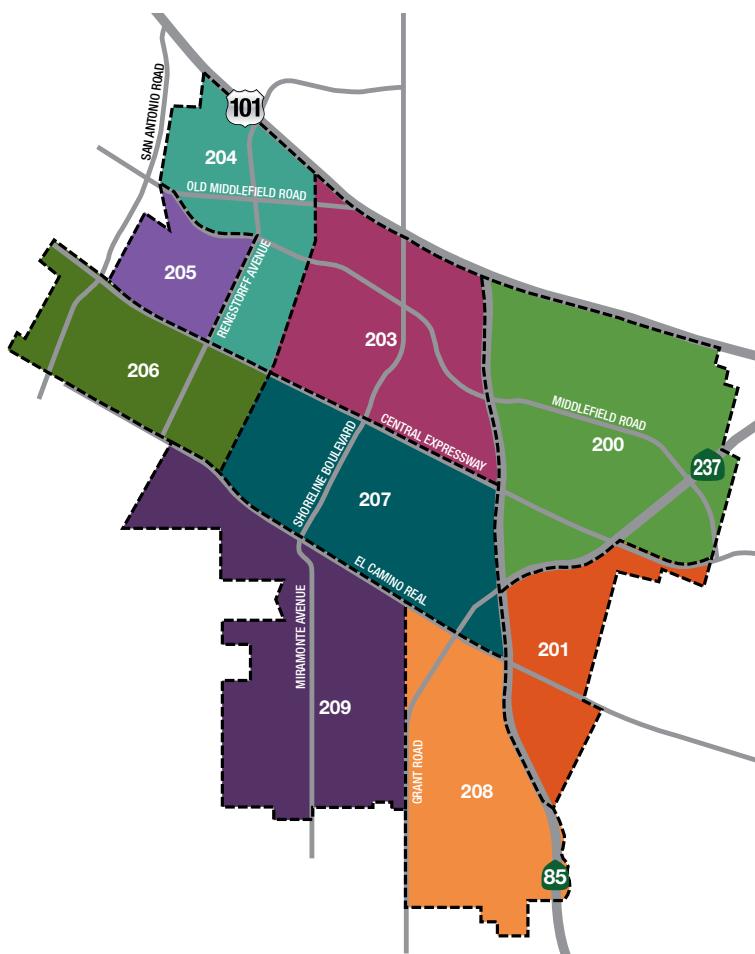
Strong demand was also evidenced by how quickly homes sold. **59% sold in 2 weeks or less** and 33% sold in one week or less. Only 23% took longer than 30 days to sell.

## 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 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 **48 homes actively for sale** (and another 6 homes being privately marketed), now is the time to list your home for sale with The Troyer Group before inventory levels rise any further. 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 CONDO/TOWNHOME SUMMARY BY AREA JAN – JUNE 2025

Area Number	Area	# of Sales	High \$	Low \$	Median \$	Average \$	Median Days
200	Whisman	31	\$2,080,000	\$660,000	\$1,510,000	\$1,433,516	14
201	Sylvan Dale	6	\$1,170,000	\$570,000	\$847,500	\$855,833	20
203	North Shoreline	15	\$1,980,000	\$600,000	\$1,335,000	\$1,275,707	7
204	Rengstorff	28	\$2,998,000	\$665,000	\$1,577,500	\$1,571,096	14
205	Thompson	2	\$2,100,000	\$1,776,000	\$1,938,000	\$1,938,000	19
206	San Antonio	32	\$2,249,460	\$465,000	\$1,148,000	\$1,257,282	11
207	Downtown	9	\$1,850,000	\$888,000	\$1,330,000	\$1,350,011	8
208	Grant/Waverly Park	--	--	--	--	--	--
209	Miramonte	5	\$2,225,000	\$650,000	\$1,680,000	\$1,460,800	15
All of Mountain View		128	\$2,998,000	\$465,000	\$1,437,500	\$1,377,058	12

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

This popular area had the second highest number of sales in the 1<sup>st</sup> half at 31, only 15 of which were in the 1<sup>st</sup> quarter. 20 of the homes, or 65%, sold for more than list price. One home sold for more than \$2 million and just 6 homes sold for less than \$1 million. Both the median and average price reached new record highs.

### 201 SYLVAN DALE

There were 6 sales compared to 5 sales in the 1<sup>st</sup> half last year. Only 1 sale was for more than list price, 2 sales exceeded \$1 million, and 3 sales were in 6 days or less. The median price was up from last year but the average was down.

### 203 NORTH SHORELINE

There were 15 sales in this area compared to 28 sales in the same period last year. 9 sales were for more than list price and only 3 homes sold below list price. Only 4 homes took longer than 2 weeks to sell. This area had the lowest days on market of any area. Both the average and median price were higher than last year.

### 204 RENGSTORFF

This in-demand area had 28 sales in the 1<sup>st</sup> half with only 9 homes sold in the 1<sup>st</sup> quarter. 22 of the homes, or 79%, sold for more than list price including the most expensive sale, \$2,998,000, that sold for 50% over list price. Half of the homes sold in 2 weeks or less.

### 205 THOMPSON

There are often no sales in this area and yet in the 1<sup>st</sup> half of this year there were 2 sales, 1 of which sold over list price in just 6 days. The average price was higher than last year, but the median price was lower.

### 206 SAN ANTONIO

More homes sold in this area than in any other. There were 32 sales in the 1<sup>st</sup> half, the same number as in the same period last year. 53% of the homes sold for more than list price. The average and median price were higher than last year. 20 homes sold in 2 weeks or less and only 7 homes took longer than 30 days to sell.

### 207 DOWNTOWN

There were 9 sales in this area compared to 8 in the same period last year. 7 of the homes sold over list price, including the 2 most expensive sales and 7 homes sold in less than 2 weeks. Both the median and average prices were higher than last year.

### 208 GRANT/WAVERLY PARK

There were no sales of condos/townhomes in this area in the 1<sup>st</sup> half. There have been no sales of condos/townhomes in this area since 2022 when the average price was \$1,920,000.

### 209 MIRAMONTE

There were 5 sales in the 1<sup>st</sup> half compared to 4 sales in the 1<sup>st</sup> half of last year. 3 of the homes sold for more than list price. The average and median price were each higher than last year. The 2 most expensive homes sold in 7 days; the other 3 took between 15 and 64 days to sell.

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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 CONDO/TOWNHOME 1ST HALF REVIEW

Record High Prices

63% Sold Over List Price

Homes Sold Quickly

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
- 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 sells 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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