

# 2026 MOUNTAIN VIEW 1<sup>ST</sup> QUARTER REAL ESTATE REVIEW



## TROYER & CABOT GROUP

Dear Friends and Mountain View Homeowners:

We are pleased to present you with our *Mountain View Real Estate Review* for the 1<sup>st</sup> Quarter, 2026 – 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 we have specialized in selling homes for more than 30 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.

Prices in Mountain View **reached record highs** in the 1<sup>st</sup> quarter with the average price far exceeding \$3 million for the first time, reflecting an increase of 11% compared to 2025. The median price rose 10% to \$2,968,000. The vast majority of homes sold over list price and in less than 2 weeks. **Demand was incredibly strong** but there was limited inventory. Sellers are still reluctant to relinquish their low-interest loans, which continues to affect inventory. Buyers continue to be drawn to Mountain View and **it is still a seller's market**.

At the start of this year, we formally introduced the Troyer & Cabot Group – a true partnership between David Troyer and Mike Cabot, built on decades of shared experience in the Mountain View market. This is not a traditional team structure, but a hands-on collaboration where both David and Mike are actively involved in every client relationship, bringing a deeper level of insight, strategy, and accountability to each sale.

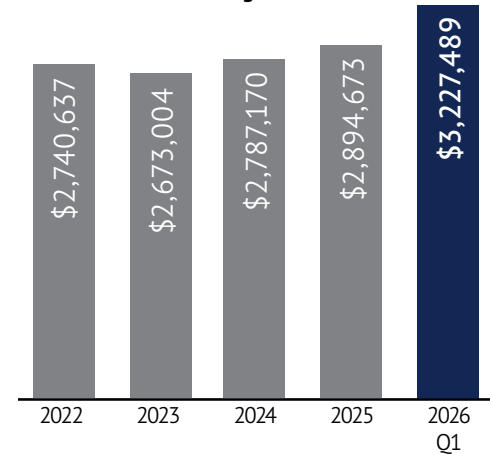
That partnership has already delivered exceptional results in the 1<sup>st</sup> quarter, while continuing our long-standing focus on local expertise and data-driven guidance. We remain the **#1 Realtor Team in Mountain View**, having represented more than 618 buyers and sellers in the community.

Whether you are considering selling your home or searching for the right opportunity, we would be honored to represent you. Please reach out anytime with questions or for a personalized market analysis.

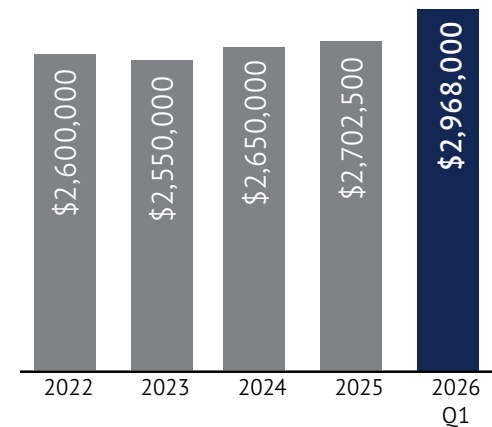
Sincerely,

David Troyer and Mike Cabot

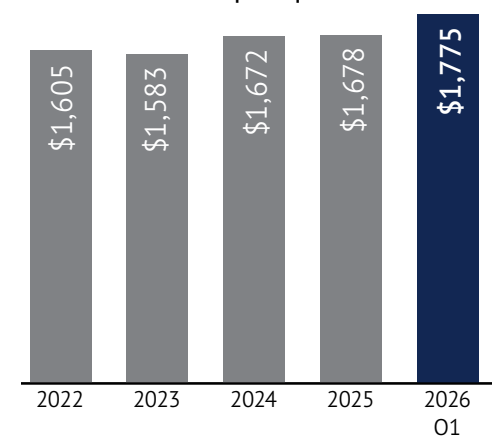
Average Price



Median Price



Price per Sq. Ft.



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## RECAP OF 1<sup>ST</sup> QUARTER 2026

- Record-high prices
- Average price up 11% to \$3,227,489
- Median price up 10% to \$2,968,000
- 87% sold over list price
- 85% sold in less than 2 weeks
- 2 sales for more than \$5.5 million

## NUMBER OF SALES

There were **45 sales** of single-family homes reported through the Multiple Listing Service in the 1<sup>st</sup> quarter. This compares to 39 sales in the same quarter in 2025. The number of sales is directly related to the **limited number of homes available for sale**.

In addition to the 45 single-family home sales, there were a significant **61 condo/townhome sales**. If you would like further details on condo/townhome sales this year, which are not included in this report, we would be happy to provide you our separate report on them or you can download a copy from the Market Data tab on troyercabot.com.

## PRICES

**Prices were very strong** in the 1<sup>st</sup> quarter, reaching record highs. The average price was up 11% since last year and exceeded \$3 million for the first time at \$3,227,489. The median price was up 10% to \$2,968,000, and the price per square foot was up 6% to \$1,775.

Strong demand was evidenced by the fact that an amazing **87% of the homes sold for more than list price**. Only 2 homes sold for less than list price.

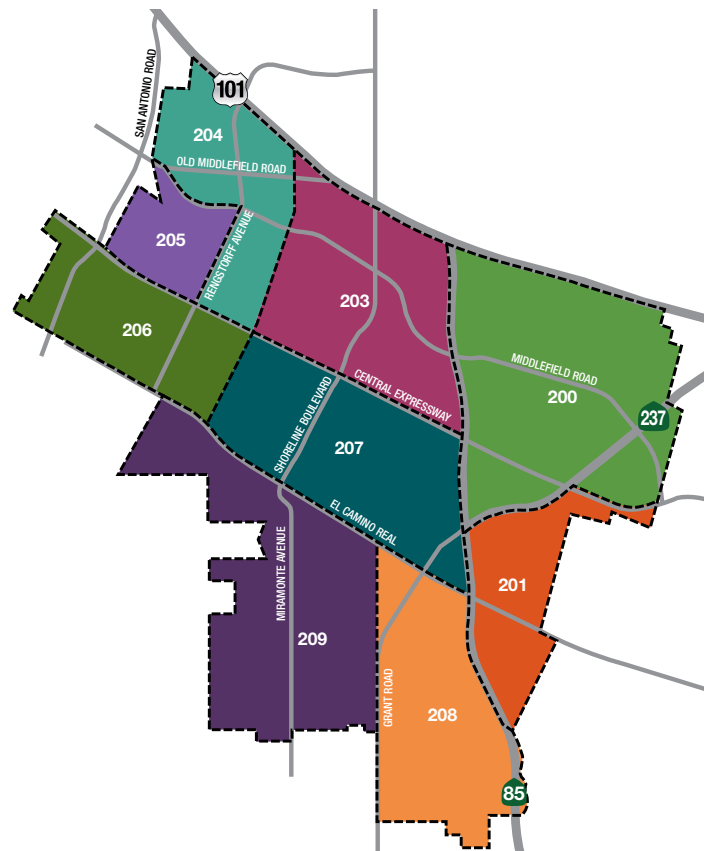
## LENGTH OF TIME TO SELL

Continuing the trend from last year, **homes sold very fast** in the 1<sup>st</sup> quarter with an incredible 85% selling in less than 2 weeks, including 56% in one week or less. There were just 2 homes on the market for more than 30 days.

## OUTLOOK

As we reported to you at the beginning of the year in our annual report (find it on the Market Data tab at troyercabot.com), we anticipated continued demand in 2026, which is exactly what we saw. Q1 2026 did see noticeable volatility in the financial markets, with meaningful swings driven by geopolitical events, energy shocks, and shifting economic expectations. As a result, it's too early to determine how this may affect our local market going forward. Real estate in Mountain View remains highly sought-after, and limited inventory continues to support strong pricing. Buyers may become more cautious, but the fundamentals of the local market – top schools, a thriving community, and proximity to major tech employers – remain key drivers of demand.

With **only 22 homes listed for sale** (plus 4 being discreetly marketed), **this is an exceptional opportunity to entrust your property sale to the Troyer & Cabot Group**. Our team boasts a proven track record in preparing homes for sale and an unwavering commitment to securing expected prices or exceeding them. We encourage you to get in touch with us now to review your individual circumstances – as a seller or a buyer. There is never any obligation.



## MOUNTAIN VIEW SUMMARY BY AREA JANUARY – MARCH 2026

Area Number	Area	# of Sales	High \$	Low \$	Median \$	Average \$	Median Days
200	Whisman	1	\$1,820,000	\$1,820,000	\$1,820,000	\$1,820,000	7
201	Sylvan Dale	3	\$2,968,000	\$2,400,000	\$2,412,000	\$2,593,333	5
203	North Shoreline	9	\$4,350,000	\$2,075,000	\$2,700,000	\$2,781,667	8
204	Rengstorff	–	–	–	–	–	–
205	Thompson	2	\$2,470,000	\$2,415,000	\$2,442,500	\$2,442,500	73
206	San Antonio	3	\$2,452,000	\$2,400,000	\$2,450,000	\$2,434,000	6
207	Downtown	8	\$4,450,000	\$2,000,000	\$2,429,000	\$2,638,250	8
208	Grant/Waverly Park	6	\$4,900,000	\$3,451,000	\$3,927,500	\$4,094,667	8
209	Miramonte - Los Altos Schools	8	\$6,398,000	\$2,600,000	\$4,149,000	\$4,152,000	7
209	Miramonte - MV Schools	5	\$5,500,000	\$2,700,000	\$3,700,000	\$3,905,000	7
<b>All of Mountain View</b>		<b>45</b>	<b>\$6,398,000</b>	<b>\$1,820,000</b>	<b>\$2,968,000</b>	<b>\$3,227,489</b>	<b>7</b>

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> QUARTER

#### 200 WHISMAN

There was just 1 sale in the 1<sup>st</sup> quarter, 5 fewer than in the same quarter last year. This home sold for 14% more than list price and in just 7 days. The list price was \$1,598,000 and it sold for \$1,820,000.

#### 201 SYLVAN DALE

Number of sales in this area generally ranges from 0 to 5, and there were 3 sales here in the 1<sup>st</sup> quarter, compared to none in the same quarter last year. Each home sold well over list price and in 8 days or less. All sales were from \$2.4 million to almost \$3 million.

#### 203 NORTH SHORELINE

Sales were the strongest in this area with 9 sales compared to only 3 in the same quarter last year. All homes, except the most expensive one, sold for list price or more. The lowest priced sale was 48% more than list price. All but one home sold in less than 2 weeks.

#### 204 RENGSTORFF

There were no sales in the 1<sup>st</sup> quarter in this area. The average price here at the end of last year was \$2,143,333, which was down just slightly from the previous year.

#### 205 THOMPSON

There were just 2 sales here, compared to 5 sales in the 1<sup>st</sup> quarter of last year. Each sale was for more than list price even though one home was on the market for more than 100 days. Both homes sold in the \$2.4 million range.

#### 206 SAN ANTONIO

There were 3 sales in this area in the 1<sup>st</sup> quarter, compared to just 2 in the same quarter last year. Each home sold in 7 days or less, 2 sold for more than list price, and 1 sold for list price – all clear indications of high demand. The average price and median price were each in the \$2.4 million range.

#### 207 DOWNTOWN

There were 8 sales in this popular area in the 1<sup>st</sup> quarter, all but one (the most expensive) of which sold for more than list price. All the homes sold in 19 days or less and the sale at \$4.45 million was the fifth highest on record. No homes sold for less than \$2 million.

#### 208 GRANT/WAVERLY PARK

This popular area had 6 sales in the 1<sup>st</sup> quarter compared to just 2 in the same quarter last year. The highest priced sale, at \$4.9 million, sold for 9% more than list price. All homes sold for more than list price and only one was on the market for more than 8 days. The average price exceeded \$4 million for the first time.

#### 209 MIRAMONTE – LOS ALTOS SCHOOLS

This very popular area had 8 sales, 2 that sold at list price, including the most expensive one at \$6.398 million, which is the highest price ever sold in this area. The other 6 homes all sold for more than list price. All but one home sold in 11 days or less. The average price, at \$4,152,000, was the highest in all of Mountain View.

#### 209 MIRAMONTE – MOUNTAIN VIEW SCHOOLS

There were 5 sales in the 1<sup>st</sup> quarter, all of which sold for more than list price and 4 that sold in less than 2 weeks. The most expensive home sold in 1 day for 24% more than list price for \$5.5 million. The average price is up 19% since last year.

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## TROYER & CABOT GROUP #1 MOUNTAIN VIEW TEAM 2025 \$4.4B+ IN SALES

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

- David and Mike combine decades of experience, local expertise, and proven success to deliver exceptional results for every client.
- The Troyer & Cabot Group provides a full team of specialists who expertly manage every step of the home sale process, ensuring nothing is overlooked.
- Staging, property inspections, home inspections, and pest inspections are all paid for by David and Mike.
- In-house Project Managers oversee every detail with precision and budget-conscious care. Explore their stunning Troyer & Cabot Transformations™ at troycabot.com.
- The Troyer & Cabot Group invests in the most comprehensive marketing program in the industry, backed by a full-time Marketing Manager and professional advertising agency.

Your home is where our heart is



### 2026 MOUNTAIN VIEW 1<sup>ST</sup> QUARTER REVIEW

Record-High Prices  
87% Sold Over List Price  
85% Sold in Less Than 2 Weeks

- A dedicated in-house staff manages logistics and communication, allowing David and Mike to focus entirely on strategy, negotiation, and your experience.
- With a combined 35 years of experience specializing in the Mountain View market, the team's knowledge, relationships, and results speak for themselves.
- The #1 reason home sellers choose The Troyer & Cabot Group: **No one sells more Mountain View homes than David Troyer and Mike Cabot.**

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

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