

# 2026 MOUNTAIN VIEW CONDO/TOWNHOME 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 Condo/Townhome Real Estate Review* for the 1<sup>st</sup> Quarter, 2026 – the most comprehensive and up-to-date report for Mountain View condo and townhome owners. 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 condos and townhomes that were publicly marketed through the Multiple Listing Service (MLS) and does not include homes that were sold off-market in private sales.

The condo/townhome market was strong in the 1<sup>st</sup> quarter. In fact, the average and median price each reached record highs. The average price exceeded \$1.3 million, a 3% increase compared to last year. The median price was even stronger at more than \$1.4 million, representing a 2% increase. The majority of homes, 67%, sold over list price and 62% sold in less than 2 weeks. Demand was strong. Sellers are still reluctant to relinquish their low-interest loans, which continues to affect inventory, but inventory has increased. Despite the current economic instability (see our Outlook inside), buyers continue to be drawn to Mountain View.

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.

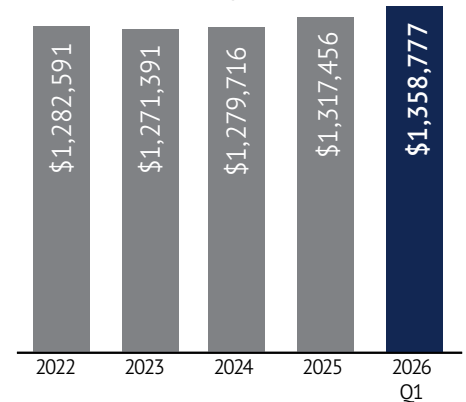
Whether you are considering selling your home or searching for the right opportunity, we would be honored to represent you. Please reach out anytime with questions or for a personalized market analysis.

Sincerely,

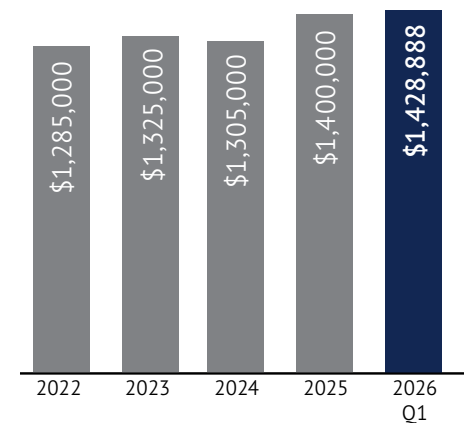
David Troyer and Mike Cabot



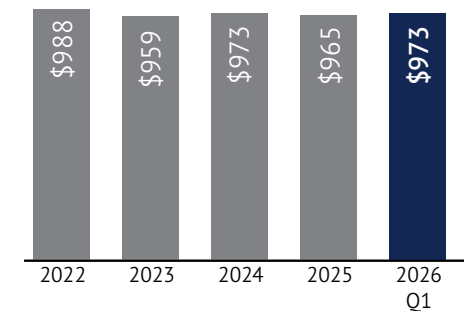
Average Price



Median Price



Price per Sq. Ft.



Price per Sq. Ft. by Bed/Bath Count

Bed/Bath	Average \$/Sq. Ft.	Bed/Bath	Average \$/Sq. Ft.
1/1	\$749	3/2.5	\$1,056
2/1	\$784	3/3	\$1,064
2/2	\$851	3/3.5	\$1,126
2/2.5	\$1,067	4/3.5	\$1,030
3/1.5	\$945	5/3	\$1,057
3/2	\$949		

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



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

- Record high average price of \$1,358,777
- Record high median price of \$1,428,888
- 67% sold over list price
- 62% sold in less than 2 weeks
- 4 sales for \$2 million or more

## NUMBER OF SALES

There were **61 sales of condos/townhomes** reported through the Multiple Listing Service in the 1<sup>st</sup> quarter compared to 43 sales in the same quarter last year – a 42% increase.

In addition to the 61 condo/townhome sales, there were **45 single-family home sales**. If you would like further details on the single-family home sales this year in Mountain View, 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](http://troyercabot.com).

## PRICES

For many years, the average price was consistently in the \$1.2 million price range. In 2025, it exceeded \$1.3 million for the first time and in the 1<sup>st</sup> quarter of 2026 another **record high was reached at \$1,358,777**. This reflected a 3% increase compared to last year. The **median price** was even higher with a 2% increase to \$1,428,888.

There were 16 homes that sold for less than \$1 million and 4 homes sold for \$2 million or more.

The **average price per square foot** was \$973, which was 1% higher than last year.

**67% of the homes sold for more than list price**, a clear indication of demand.

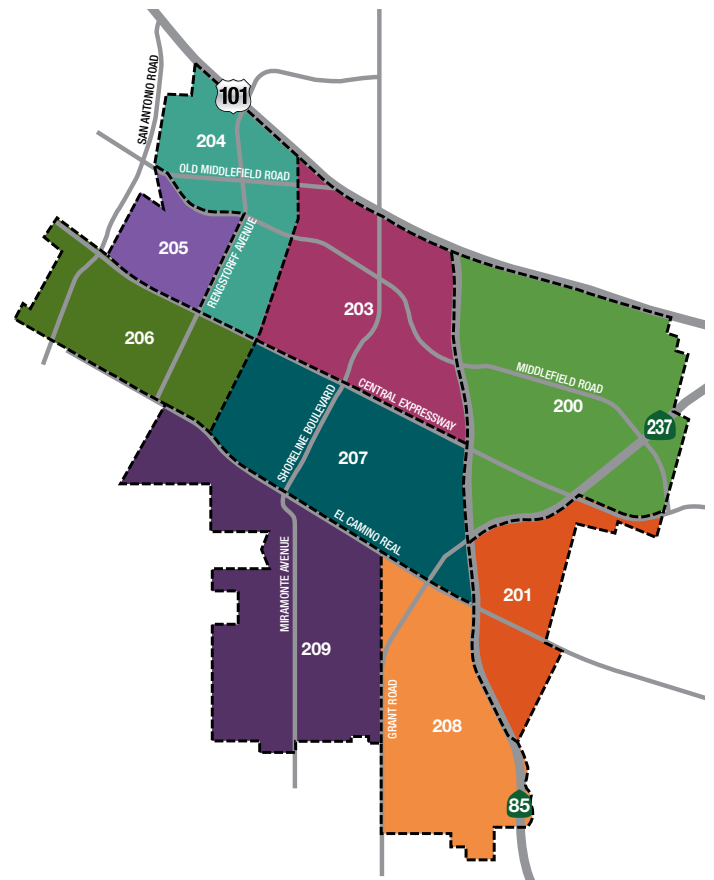
## LENGTH OF TIME TO SELL

**Condos/townhomes sold quickly** in the 1<sup>st</sup> quarter with 62% selling in less than 2 weeks and 39% selling in 1 week or less, but 30% took longer than 30 days to sell, including 5 that took more than 100 days to sell. On average, condos/townhomes in the 1<sup>st</sup> quarter sold in 29 days, however, the median days on market was just 9.

## 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](http://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.

Inventory levels are higher with **61 condos/townhomes listed for sale** (plus 13 being discreetly marketed), but it is still an exceptional time 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 CONDO/TOWNHOME SUMMARY BY AREA JANUARY – MARCH 2026

Area Number	Area	# of Sales	High \$	Low \$	Median \$	Average \$	Median Days
200	Whisman	14	\$1,840,000	\$562,000	\$1,180,000	\$1,149,000	9
201	Sylvan Dale	2	\$755,000	\$498,000	\$626,500	\$626,500	46
203	North Shoreline	7	\$1,650,000	\$525,000	\$675,000	\$1,030,000	61
204	Rengstorff	19	\$2,255,000	\$700,000	\$1,700,000	\$1,610,870	8
205	Thompson	1	\$1,520,000	\$1,520,000	\$1,520,000	\$1,520,000	34
206	San Antonio	8	\$1,905,000	\$751,000	\$1,575,000	\$1,407,750	8
207	Downtown	5	\$1,428,888	\$950,000	\$1,340,000	\$1,248,778	27
208	Grant/Waverly Park	-	-	-	-	-	-
209	Miramonte	5	\$2,460,000	\$916,000	\$1,690,000	\$1,740,800	10
<b>All of Mountain View</b>		<b>61</b>	<b>\$2,460,000</b>	<b>\$498,000</b>	<b>\$1,428,888</b>	<b>\$1,358,777</b>	<b>9</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

This area had the second highest number of sales in the 1<sup>st</sup> quarter. There were 14 sales, 10 of which were for more than list price, including the 3 most expensive sales. The other 4 sold for less than list price. The average price was \$1,180,000, which was 15% lower than last year's record high.

### 201 SYLVAN DALE

There were 2 sales in this area at the same community and each for less than \$1 million, including the lowest price sale in the 1<sup>st</sup> quarter. Consequently, the average and median prices were both lower than in previous years. 1 home, which Troyer & Cabot Group represented, sold in just 4 days for asking price.

### 203 NORTH SHORELINE

There were 7 sales in this area, of which the 3 most expensive ones were all for more than list price, sold in 7 days or less, and all were over \$1.5 million. The other 4 homes sold for less than list price in the range of \$525K to \$675K and they took an average of 80 days to sell.

### 204 RENGSTORFF

This in-demand area had the highest number of sales in any area of Mountain View in the 1<sup>st</sup> quarter. There were 19 sales compared to just 9 in the 1<sup>st</sup> quarter of last year. Only 2 homes sold for less than list price and 14 homes sold for more than list price. There were 2 sales for more than \$2 million, each of which sold over list price and in 12 days or less. The average price was 6% higher than last year.

### 205 THOMPSON

This area has just a few complexes so it was not unusual to have just 1 sale in the 1<sup>st</sup> quarter. This home sold for \$1,520,000, which was more than list price. In 2025, there were just 2 sales and the average price was \$1,938,000.

### 206 SAN ANTONIO

Sales were up in this area with 8 sales compared to 5 in the same quarter last year. Every sale was for more than list price and all but 2 homes sold in less than 2 weeks. The average price of \$1,407,750 was a significant 25% higher than last year and a new record high.

### 207 DOWNTOWN

There were 5 sales in this popular area in the 1<sup>st</sup> quarter compared to just 1 in the same quarter last year. 3 homes sold for more than list price and 2 homes sold for less than list price. The average price of \$1,248,778 was 13% lower than last year. Homes took longer to sell in this area than in any other area of Mountain View.

### 208 GRANT/WAVERLY PARK

There were no sales in the 1<sup>st</sup> quarter, only 1 in all of last year, none in 2024, and only 1 in 2023. The average price in this area in 2025 was \$1,840,000. For each of the past 5 years, the average has ranged from \$1.73 million to \$1.92 million.

### 209 MIRAMONTE

There were 5 condo/townhome sales in this area in the 1<sup>st</sup> quarter, 3 that sold for more than list price and 2 that sold for list price. 2 of the 4 sales that were for \$2 million or more were in this area. As a result, this area reached a record high average price of \$1,740,800, a dramatic increase of 30% 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.
- 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 troyercabot.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

THE  
**TROYER & CABOT**  
GROUP

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1<sup>ST</sup> QUARTER REVIEW

Record-High Prices  
67% Sold Over List Price  
62% 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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