2026 MOUNTAIN VIEW **1ST HALF 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 1st Half, 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.

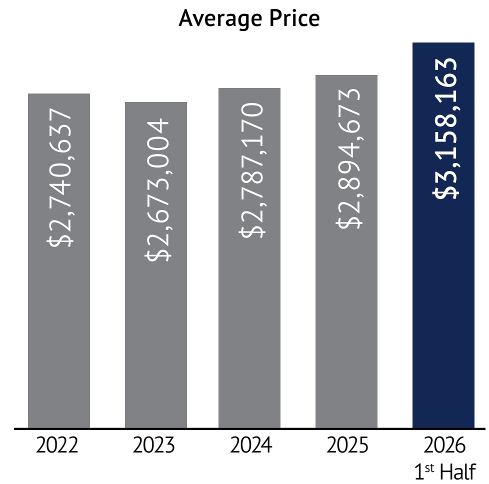
Prices **reached record highs** in the 1st half, which included 2 sales for more than $6 million – a level reached for the first time ever in Mountain View. The average price was up 9% and the median price was up 10%. The vast majority of homes sold over list price and in less than 2 weeks. **Demand 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**.

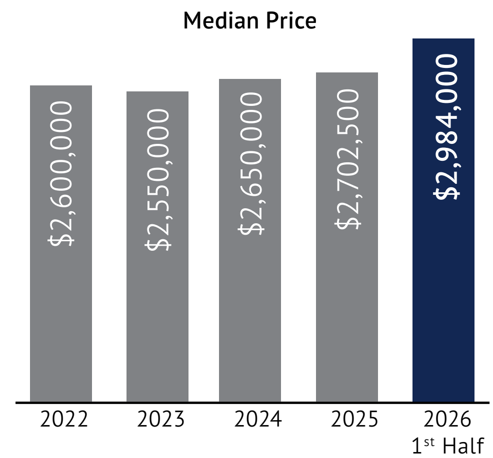
On a personal note, we are honored to once again be **the #1 Realtor Team in Mountain View and #19 Large Team in the United States, per *RealTrends* June 2026**. We attribute our success to a passion for selling homes here for more than 30 years, an in-depth knowledge of this community, and our incredible team who provides our clients with an unparalleled level of service in this industry.

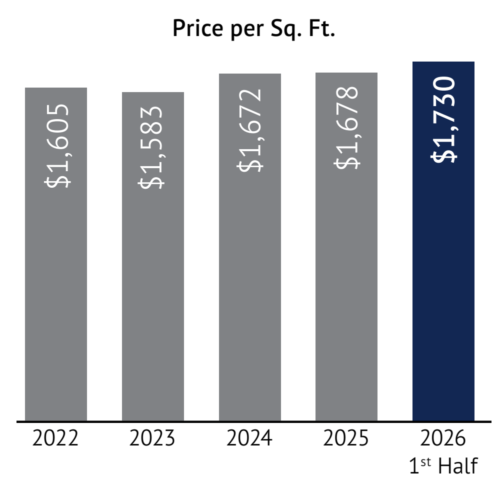
Having represented more than 624 sellers and buyers in Mountain View, we have the experience and knowledge that it takes to successfully sell your home, or to find you the perfect home. Please contact us with any questions and for a free market analysis of your home. It would be our pleasure to represent you.

Sincerely,

David Troyer and Mike Cabot







2026 MOUNTAIN VIEW **1ST HALF REAL ESTATE REVIEW**

Sold by Troyer & Cabot Group in 2026

RECAP OF 1ST HALF 2026

- Record-high prices
- Average price up 9% to more than $3 million
- Median price up 10% to almost $3 million
- 75% sold over list price
- 77% sold in 2 weeks or less
- 2 record-high sales of more than $6 million

NUMBER OF SALES

There were **118 single-family homes sold** through the Multiple Listing Service, 45 in the 1st quarter and 73 in the 2nd quarter. This compares to 121 in the 1st half of 2025 and 126 sales in the 1st half of 2024. There were still **few homes for sale** and the decline in sales was not because of low demand.

In addition to the 118 single-family home sales, there were also **145 condo/townhome sales** compared to 128 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, we would be happy to provide you with our separate report on them or you can download a copy at troyercabot.com on the Market Data tab.

PRICES

Prices reached record highs. The average price increased 9% compared to last year and the median price increased 10%. **A significant 71% of all sales were in the $2 million to $3 million price range**. Only 9 sales, or 8%, were for less than $2 million and there were no sales for less than $1.5 million. There were 25 sales, or 21%, for $4 million or more, including **2 record-high sales exceeding $6 million for the first time ever in Mountain View**. 75% of the homes sold for more than list price – a clear indication of demand.

The **price per square foot in the 1st half was $1,730 – a new record high** and 3% higher than last year.

LENGTH OF TIME TO SELL

Strong demand was also evidenced by how quickly homes sold. **77% sold in 2 weeks or less** and 47% sold in one week or less. Only 10% took longer than 30 days to sell.

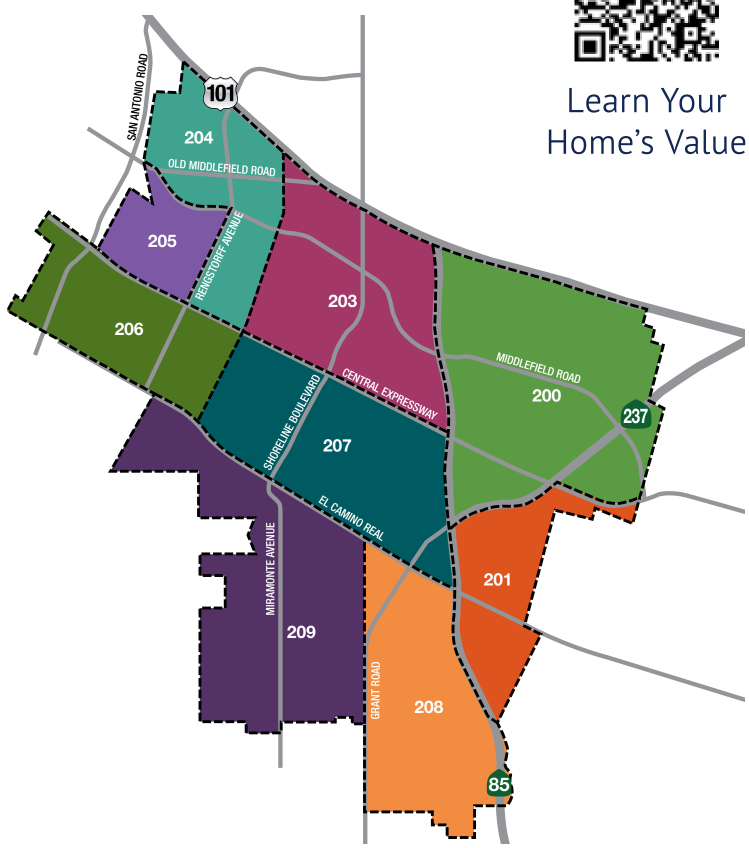
OUTLOOK

As outlined in our Market Outlook at the beginning of the year and again in our 1st Quarter Report (both available on the Market Data tab at troyercabot.com), continued buyer demand was anticipated throughout 2026, and that is exactly what has unfolded. The limited supply of available homes has remained the defining characteristic of the market, and there is little indication that inventory will increase significantly during the second half of the year.

With the continued strength of the stock market and the anticipated IPOs of several AI-related companies, buyer confidence is expected to remain strong. Financial market fluctuations and geopolitical events could still create periods of uncertainty, but the underlying fundamentals that have long supported the Mountain View market remain firmly in place. Exceptional schools, a vibrant downtown, proximity to many of the world's leading technology companies, and a limited supply of homes continue to drive demand and support home values.

With just **16 homes currently available for sale**, plus another 6 being marketed privately, conditions continue to favor sellers. If you are considering a move, **this is an excellent time to explore your available opportunities**. Troyer & Cabot Group has a long history of efficiently preparing homes for market, positioning them to achieve exceptional results, and guiding clients through every step of the process. Please contact us to schedule a confidential consultation, without obligation, to learn what today's market could mean for you.

Learn Your Home's Value



MOUNTAIN VIEW **SUMMARY BY AREA** JANUARY – JUNE 2026

Area Number	Area	# of Sales	High $	Low $	Median $	Average $	Median Days
200	Whisman	8	$2,630,000	$1,820,000	$1,950,500	$2,057,000	12
201	Sylvan Dale	8	$4,000,000	$2,109,988	$2,606,000	$2,727,874	9
203	North Shoreline	18	$4,350,000	$1,765,000	$2,515,000	$2,680,444	8
204	Rengstorff	1	$2,400,000	$2,400,000	$2,400,000	$2,400,000	6
205	Thompson	8	$5,000,000	$1,840,000	$2,387,500	$2,600,625	8
206	San Antonio	7	$2,600,000	$1,560,000	$2,450,000	$2,268,686	7
207	Downtown	16	$4,450,000	$2,000,000	$2,624,000	$2,824,312	8
208	Grant/Waverly Park	21	$6,250,000	$2,680,000	$3,800,000	$4,014,571	8
209	Miramonte - Los Altos Schools	15	$6,398,000	$2,600,000	$4,067,500	$4,074,900	7
209	Miramonte - MV Schools	16	$5,500,000	$2,615,000	$3,475,000	$3,526,993	8
	All of Mountain View	**118**	**$6,398,000**	**$1,560,000**	**$2,984,000**	**$3,158,163**	**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 1ST HALF

200 WHISMAN

There were just 8 sales in the 1st half, compared to 16 in the 1st half of last year. 6 of the 8 sales were for more than list price and by as much as 14% more. The average and median price were lower than they were last year when they were each over $2.2 million. 4 of the 8 homes sold for more than $2 million.

201 SYLVAN DALE

There were 8 sales in the first half compared to just 3 in the 1st half of last year. 5 of the 8 homes sold for more than list price and 6 sold in 9 days or less. Both the average and median prices were record highs.

203 NORTH SHORELINE

There were 18 sales in the 1st half compared to 14 in the same period last year, and it was the second highest volume of all the areas. Both the average and median price reached record high prices. Demand was particularly strong with all but 4 homes selling for more than list price and by as much as 48% more.

204 RENGSTORFF

There was just 1 sale in this area that sold for 23% over list price at $2,400,000. This represents a 12% increase in average price compared to last year.

205 THOMPSON

8 homes sold in this area compared to 11 in the same period last year. All of the homes sold for more than list price. The average price was significantly higher than last year due to a record-high sale of $5 million, which sold over list price, and only 1 sale for less than $2 million. 6 of the 8 sales occurred in 9 days or less.

206 SAN ANTONIO

There were 7 sales in the 1st half compared to 4 in the 1st half of last year. Both the average and median prices were record highs exceeding $2 million for the first time. All but 1 home sold for list price or more and in 11 days or less.

207 DOWNTOWN

This popular area had fewer sales than normal with 16 sales compared to 21 sales in the same period last year. Only 2 homes sold for less than list price and only 3 took longer than 2 weeks to sell. The average and median price each reached a significant new record high.

208 GRANT/WAVERLY PARK

This area had more sales than any other area. There were 21 sales compared to 16 sales in the same period last year. 12 of the homes sold for more than list price. Record-high prices including the average price exceeding $4 million for the first time and a record high individual price exceeding $6 million for the first time. Only 5 homes sold for less than list price.

209 MIRAMONTE – LOS ALTOS SCHOOLS

This high-demand area had 15 sales compared to 17 in the same period last year. Record-high average and median prices each exceeded $4 million for the first time. A record-high individual sale exceeded $6 million for the first time. Only 2 homes sold for less than list price; 11 sold for more than list price.

209 MIRAMONTE – MOUNTAIN VIEW SCHOOLS

This area had 16 sales in the 1st half of the year compared to 18 sales in the same period last year. Both the average and median price were significant new record highs. Only 2 homes sold for less than list price; 13 of the 16 sales were for more than list price. Only 4 homes took more than 2 weeks to sell.

2026 MOUNTAIN VIEW
1ST HALF REAL ESTATE REVIEW

The Troyer & Cabot Group • Intero
496 First Street, Suite 100
Los Altos, CA 94022

PRSRT STD
U.S. Postage
PAID
San Francisco, CA
Permit No. 2001

Learn Your Home's Value

TROYER & CABOT GROUP

#1 MOUNTAIN VIEW TEAM 2025

$4.6B+ IN SALES

Your home is where our heart is

THE TROYER & CABOT GROUP

2026 MOUNTAIN VIEW 1ST HALF REVIEW

Record High Prices

75% Sold Over List Price

77% Sold in 2 Weeks or Less

Why do more Mountain View home sellers choose David & Mike?

- 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 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.
- 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 number one reason home sellers choose The Troyer & Cabot Group: **No one has sold more Mountain View homes than David Troyer and Mike Cabot.**

Selling a home can be stressful if you choose the wrong agent. Be sure Troyer & Cabot Group is one of your choices to interview. You have nothing to lose.

Want more reasons? Check out David and Mike's reviews on Yelp and at troyercabot.com.

DAVID TROYER
650.440.5076
DAVID@TROYERCABOT.COM
TROYERCABOT.COM
Lic. #01234450

INTERO
A Berkshire Hathaway Affiliate

MIKE CABOT
650.440.5076
MIKE@TROYERCABOT.COM
TROYERCABOT.COM
Lic. #01372263