2026 MOUNTAIN VIEW CONDO/TOWNHOME
1ST HALF 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 1st Half, 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 1st 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.

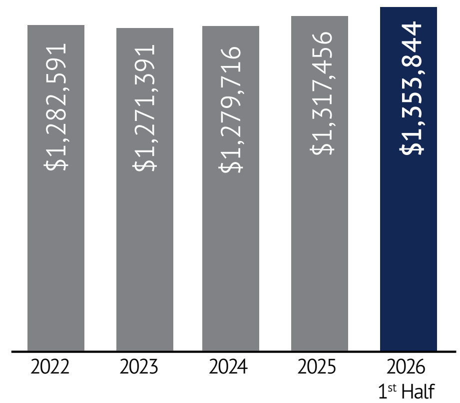
On a personal note, we are honored to once again be **the #1 Realtor Team in Mountain View and #19 Large Team in the United States, per RealTrends June 2026**. We attribute our success to a passion for selling homes here for more than 30 years, an in-depth knowledge of this community, and our incredible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

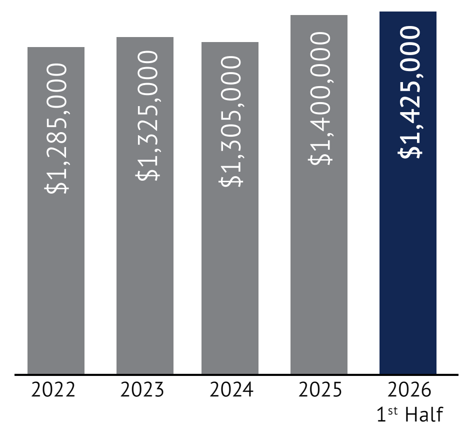
Sincerely,

David Troyer and Mike Cabot

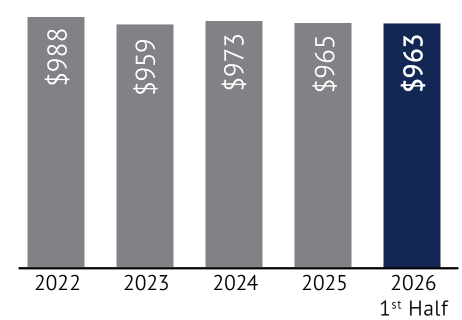
Average Price



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	$759	3/2.5	$1,044
2/1	$790	3/3	$1,070
2/2	$850	3/3.5	$1,053
2/2.5	$1,022	4/2.5	$929
3/1.5	$953	4/3.5	$1,028
3/2	$952	5/3	$1,057

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Sold by Troyer & Cabot Group in 2026

RECAP OF 1ST HALF 2026

- Record high average and median price
- Record-high individual sale of $3.4 million
- 66% sold over list price
- 60% sold in 2 weeks or less
- 8 sales for $2 million or more

NUMBER OF SALES

There were **145 condos/townhomes sold** through the Multiple Listing Service, 61 in the 1st quarter and 84 in the 2nd quarter. This compares to 128 sales in the 1st half of 2025 and 140 sales in the 1st half of 2024. Inventory has increased but there are still **few homes for sale** and lower number of sales is not because of low demand.

In addition to the 145 condo/townhome sales, there were **118 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 the Market Data tab on troyercabot.com.

PRICES

The **average price reached a record high at $1,353,844**, representing a 3% increase since last year. The **median price was also a record high at $1,425,000**, representing a 9% increase.

66% of the homes sold for more than list price, compared to 63% in the same period last year. This includes 6 homes that sold for more than 20% over list price.

8 homes sold for $2 million or more and 41 homes sold for less than $1 million.

The average **price per square foot** in the 1st half was $963, which was just slightly lower than the $965 per square foot in 2025.

LENGTH OF TIME TO SELL

Strong demand was also evidenced by how quickly homes sold. **60% sold in 2 weeks or less** and 32% sold in one week or less. 27% took longer than 30 days to sell.

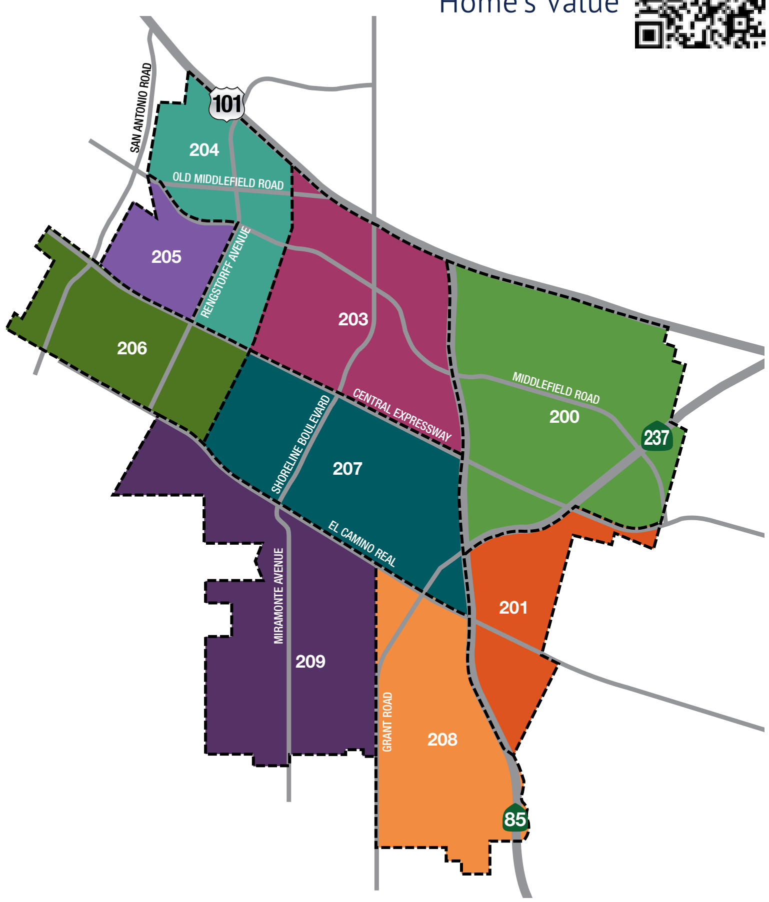
OUTLOOK

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. Inventory is still limited particularly with the number of active listings declining in May and June. 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 the affordability of condos/townhomes continue to drive demand and support home values.

There are **60 condos/townhomes currently available for sale**, plus another 9 being marketed privately. 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 CONDO/TOWNHOME SUMMARY BY AREA JANUARY – JUNE 2026

Area Number	Area	# of Sales	High $	Low $	Median $	Average $	Median Days
200	Whisman	43	$1,950,000	$562,000	$1,350,001	$1,247,207	10
201	Sylvan Dale	4	$1,648,000	$498,000	$1,098,875	$1,085,938	47
203	North Shoreline	18	$2,340,000	$407,000	$1,305,000	$1,193,167	10
204	Rengstorff	39	$2,255,000	$700,000	$1,635,000	$1,565,021	8
205	Thompson	1	$1,520,000	$1,520,000	$1,520,000	$1,520,000	34
206	San Antonio	22	$1,920,000	$560,000	$999,000	$1,177,636	16
207	Downtown	10	$3,400,000	$950,000	$1,375,000	$1,615,889	19
208	Grant/Waverly Park	–	–	–	–	–	–
209	Miramonte	8	$2,460,000	$750,000	$1,664,000	$1,529,250	8
All of Mountain View		**145**	**$3,400,000**	**$407,000**	**$1,425,000**	**$1,353,844**	**10**

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

This popular area had the highest number of sales in the 1st half at 43, compared to 31 in the 1st half of last year. 31 of the homes, or 72%, sold for more than list price. 15 homes sold for $1.5 million or more and 13 homes sold for less than $1 million. The average price dropped 8% since last year and the median price dropped 9%.

201 SYLVAN DALE

There were 4 sales compared to 6 sales in the 1st half last year. Only 1 sale, the most expensive, was for more than list price. Homes took longer to sell here with the highest median days on market of any area, except for the one listed by Troyer Cabot Group, which sold in just 4 days. Both the average and median price were significantly higher than last year and each over $1 million for the first time.

203 NORTH SHORELINE

There were 18 sales in this area compared to 15 sales in the same period last year. 9 sales were for more than list price. Both the median and average price were lower than they were last year. 10 homes sold in 11 days or less but 8 homes took longer than 2 months to sell.

204 RENGSTORFF

This in-demand area had 39 sales, the second highest count, compared to 28 sales in the 1st half of last year. 29 of the homes, or 74%, sold for more than list price including the most expensive sale, $2,255,000, that sold for 13% over list price. Half of the homes sold in just 8 days or less.

205 THOMPSON

There are often no sales in this area so it is not uncommon that in the 1st half of this year there was just 1 sale, which sold over list price. The average price was lower than last year's average, which was $1.9 million.

206 SAN ANTONIO

There were 22 homes sold in the 1st half compared to 32 sales in the 1st half of last year. 59% of the homes sold for more than list price and another 14% sold for list price. The average and median price were steady with last year. 11 homes sold in less than 2 weeks and 7 homes took longer than 30 days to sell.

207 DOWNTOWN

There were 10 sales in this area compared to 9 in the same period last year. 6 of the homes sold over list price and 4 homes sold in less than 1 week. Both the median and average prices were lower than last year.

208 GRANT/WAVERLY PARK

Few condo/townhome sales occur in this area. There were no sales in this area in the 1st half of 2026. There was 1 sale last year at $1,840,000. Prior to that there had not been any sales since 2022.

209 MIRAMONTE

There were 8 sales in the 1st half compared to 5 sales in the 1st half of last year. All homes sold for list price or more. The average and median price were each higher than last year. The most expensive home sold was 30% over list price and it sold in 7 days. At $2,460,000, it was the third highest price ever recorded for a condo/townhome in Mountain View.

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The Troyer & Cabot Group • Intero
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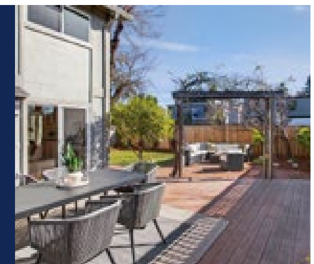
Learn Your Home's Value

Your home is where our heart is

THE TROYER & CABOT GROUP



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Record High Prices

66% Sold Over List Price

Homes Sold Quickly

TROYER & CABOT GROUP

#1 MOUNTAIN VIEW TEAM 2025

$4.6B+ IN SALES

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.

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