

2026 MOUNTAIN VIEW 3RD 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 3rd 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 35 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.

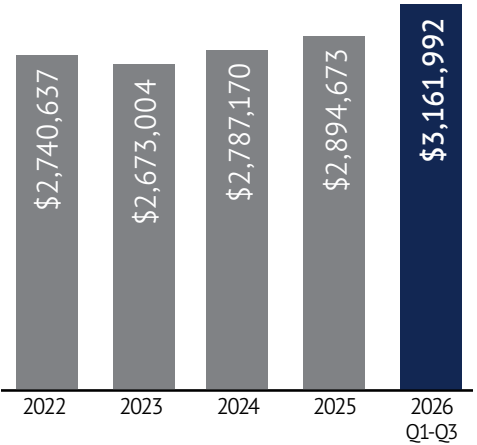
Prices **reached record highs** in the 3rd quarter, which included an all-time high sale of \$7.2 million that sold for 11% more than list price. The average price was up 9% and the median price was up 8%. The vast majority of homes sold over list price and homes sold quickly. **Demand was incredibly 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 35 years, an in-depth knowledge of this community, and our incredible team members who provide our clients with an unparalleled level of service in this industry.

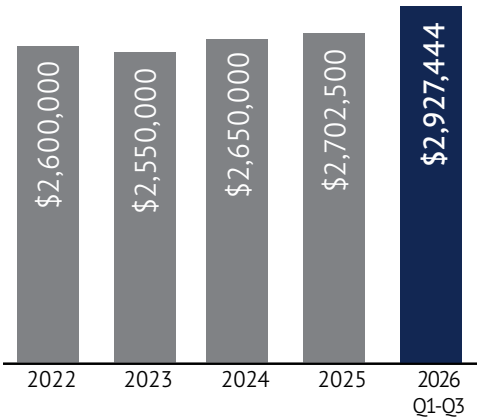
Having represented more than 636 sellers and buyers in Mountain View, we have the experience and knowledge that it takes to successfully sell your home, or to find you the perfect home. Please contact us with any questions and for a free market analysis of your home. It would be our pleasure to represent you.

Sincerely,
David Troyer and Mike Cabot

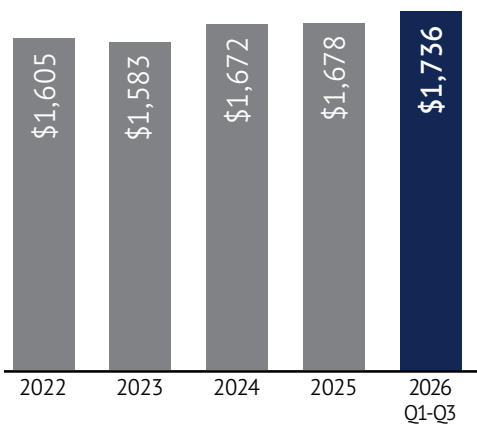
Average Price



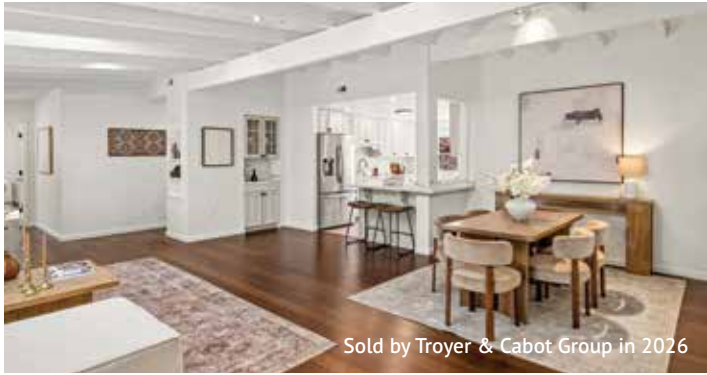
Median Price



Price per Sq. Ft.



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RECAP OF 3RD QUARTER 2026

- Record-high prices
- Average price up 9% to more than \$3 million
- Median price up 8% to almost \$3 million
- 70% sold over list price
- 57% sold in 2 weeks or less
- Record-high sale at \$7.2 million

NUMBER OF SALES

There were 45 sales in the 1st quarter, 74 sales in the 2nd quarter, and **63 sales in the 3rd quarter**. This total of 182 sales through the 3rd quarter is just one more than in the same period last year.

In addition to the 63 single-family home sales in the 3rd quarter, there were **65 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 with our separate report on them or you can download a copy at the Market Data tab at troyercabot.com.

PRICES

Prices reached record highs. The average price increased 9% compared to last year and the median price increased 8%. **48% of all sales were in the \$2 million to \$3 million price range and 40% were between \$3 million and \$5 million.** Only 5 sales, or 8%, were for less than \$2 million and there were no sales for less than \$1.7 million. There were 3 sales for more than \$5 million and the **2 highest sales, including a record-breaking sale at \$7.2 million, each sold over list price.** 70% of the homes sold over list price.

The price per square foot in the 3rd quarter was \$1,746 – a new record high and 4% higher than last year.

LENGTH OF TIME TO SELL

Strong demand was also evidenced by how quickly homes sold. **57% sold in 2 weeks or less** and 37% sold in one week or less. 22% took longer than 30 days to sell.

OUTLOOK

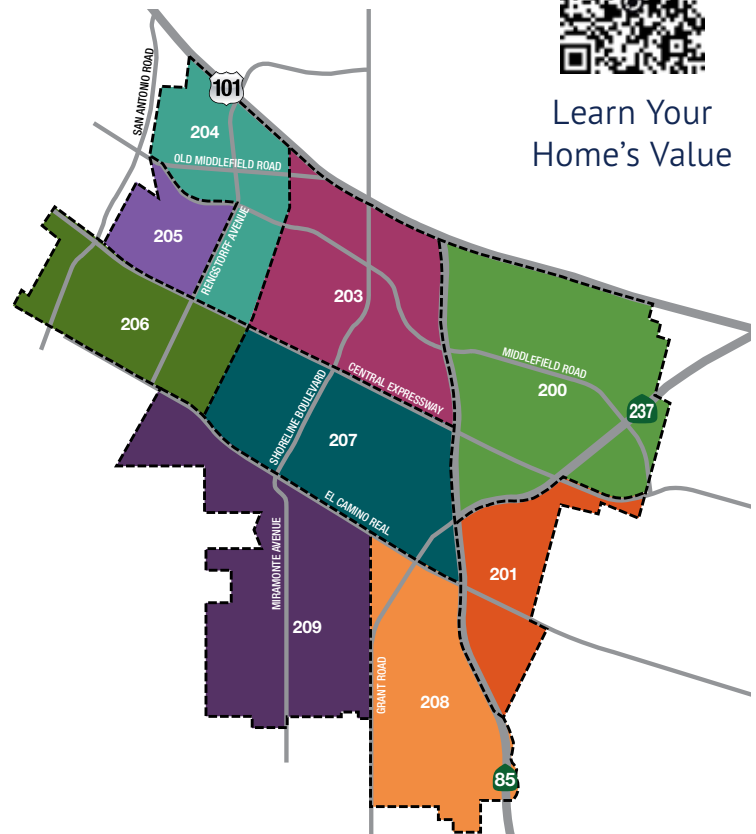
As outlined in our Market Outlook at the beginning of the year and again in our 1st Half Report (both available on the Market Data tab at troyercabot.com), continued buyer demand was anticipated throughout 2026, and that is exactly what has unfolded. The limited supply of available homes has remained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

Steady demand, limited inventory, and strong buyer confidence continue to define the local market. With the continued strength of the stock market and the anticipated IPOs of several AI-related companies, buyer confidence is expected to remain strong.

With just 28 single-family homes currently available for sale, plus another 2 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 – SEPTEMBER 2026

Area Number	Area	# of Sales	High \$	Low \$	Median \$	Average \$	Median Days
200	Whisman	13	\$3,020,000	\$1,820,000	\$2,125,000	\$2,212,769	8
201	Sylvan Dale	10	\$4,000,000	\$2,109,988	\$2,511,000	\$2,663,299	9
203	North Shoreline	25	\$4,350,000	\$1,731,500	\$2,500,000	\$2,565,460	8
204	Rengstorff	2	\$3,200,000	\$2,400,000	\$2,800,000	\$2,800,000	42
205	Thompson	13	\$5,000,000	\$1,800,000	\$2,415,000	\$2,498,846	8
206	San Antonio	12	\$5,695,000	\$1,560,000	\$2,500,000	\$2,721,150	10
207	Downtown	25	\$4,450,000	\$1,800,000	\$2,600,000	\$2,746,240	8
208	Grant/Waverly Park	31	\$6,250,000	\$2,680,000	\$3,800,000	\$3,935,774	8
209	Miramonte - Los Altos Schools	24	\$7,200,000	\$2,600,000	\$4,100,000	\$4,192,854	7
209	Miramonte - MV Schools	27	\$5,500,000	\$2,500,000	\$3,450,000	\$3,478,325	8
All of Mountain View		182	\$7,200,000	\$1,560,000	\$2,927,444	\$3,161,992	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 3RD QUARTER

200 WHISMAN

There were 5 sales in the 3rd quarter, all of which sold over list price, and 13 total sales this year. The average price in the 3rd quarter was a record high of \$2,462,000. Year-to-date through the 3rd quarter, the average of the 13 sales was \$2,212,769, which was 2% lower than all of last year when the average price was \$2,248,834.

201 SYLVAN DALE

There were 2 sales in the 3rd quarter, both of which sold over list price, compared to no sales in the same period last year. There have been 10 sales all year. The average price through the 3rd quarter was \$2,663,299, which was less than 1% higher than it was in 2025.

203 NORTH SHORELINE

There were 7 sales in the 3rd quarter in this popular area, 4 of which sold for more than list price. On average, homes sold for 103% of list price. The average price was \$2,269,786, which was 6% lower than it was last year. Homes sold very quickly with only one home taking longer than 17 days to sell.

204 RENGSTORFF

There was just 1 sale in the 3rd quarter, for just over list price, and only 2 sales this year. The price in the 3rd quarter was \$3,200,000. Year-to-date through the 3rd quarter, the average of the 2 sales was \$2,800,000, which was 31% higher than all of last year when there were 3 sales.

205 THOMPSON

There were 5 sales in this area in the 3rd quarter, and there have been 13 sales this year. The average price was \$2,336,000 and year-to-date through the 3rd quarter, the average price was \$2,498,846, which was 4% higher than all of last year.

206 SAN ANTONIO

There were 5 sales in San Antonio in the 3rd quarter, all for more than list price, and there have been 12 sales this year. The average price in the 3rd quarter was \$3,354,600. Year-to-date through the 3rd quarter, the average of the 12 sales was a record high of \$2,721,150, which was 39% higher than all of last year when there were 7 sales.

207 DOWNTOWN

This popular area had 9 sales in the 3rd quarter, 5 of which were for more than list price. The average price was \$2,607,444. There have been 25 sales this year. Year-to-date through the 3rd quarter, the average price was \$2,746,240, which was 12% higher than last year. 68% this year have sold over list price.

208 GRANT/WAVERLY PARK

There were 10 sales in this popular area in the 3rd quarter, 5 of which sold for more than list price. The average price in the 3rd quarter was \$3,770,299. The average price year-to-date through the 3rd quarter for 31 sales, the most of any area, was \$3,935,774, a 1% increase from last year.

209 MIRAMONTE – LOS ALTOS SCHOOLS

This very popular area had 8 sales in the 3rd quarter and 6 sold for more than list price. The average 3rd quarter price was \$4,413,125. The year-to-date average price through the 3rd quarter was \$4,192,854 for the 24 homes that sold, 75% of which sold in less than 2 weeks.

209 MIRAMONTE – MOUNTAIN VIEW SCHOOLS

There were 11 homes sold in the 3rd quarter, 8 of which sold for more than list price and 7 sold in less than 2 weeks. The average price in the 3rd quarter was \$3,407,535. Year-to-date for the 27 sales, the average was \$3,478,325.

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

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Learn Your
Home's Value



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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.

Your home is where our heart is

THE
**TROYER
& CABOT**
GROUP



2026 MOUNTAIN VIEW 3RD QUARTER REVIEW

Record High Prices
70% Sold Over List Price
Record-High Sale at \$7.2 Million

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

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