

# 2026 MOUNTAIN VIEW CONDO/TOWNHOME 3<sup>RD</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 3<sup>rd</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 35 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.

After reaching record highs in the 1<sup>st</sup> half, the condo/townhome market softened in the 3<sup>rd</sup> quarter. However, year-to-date prices are still record highs. The average price in the 3<sup>rd</sup> quarter was \$1,261,124, representing a 4% decline since last year. Year-to-date, though, the average price is up slightly from last year's high. Fewer homes sold over list price, although it was still 55%. Just over half sold in 2 weeks or less. Sellers are still reluctant to relinquish their low-interest loans, which continues to affect inventory, but inventory has increased. With the strength of the stock market, particularly in the AI sector, buyers continue to be drawn to Mountain View.

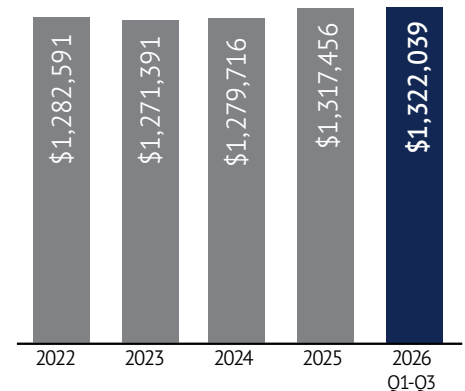
On a personal note, we are honored to once again be **the #1 Realtor Team in Mountain View and #19 Large Team in the United States, per *RealTrends* June 2026**. We attribute our success to a passion for selling homes here for 35 years, an in-depth knowledge of this community, and our incredible team 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.

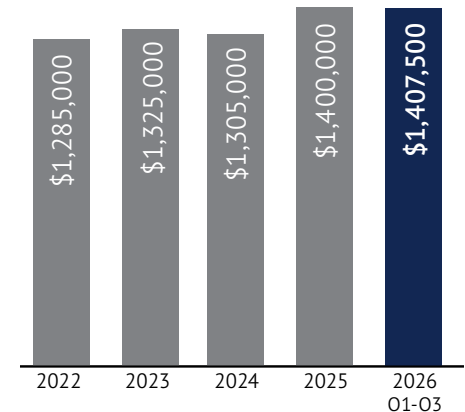
Sincerely,

David Troyer and Mike Cabot

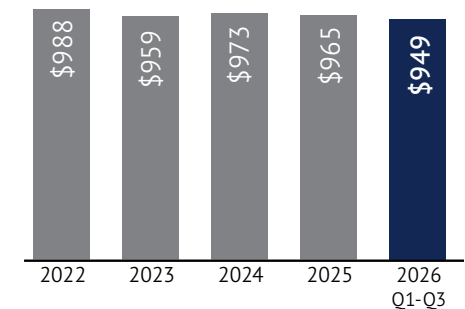
Average Price



Median Price



Price per Sq. Ft.



Price per Sq. Ft. by Bed/Bath Count

| Bed/Bath | Average \$/Sq. Ft. | Bed/Bath | Average \$/Sq. Ft. |
|----------|--------------------|----------|--------------------|
| 1/1      | \$741              | 3/2      | \$1,005            |
| 2/1      | \$784              | 3/2.5    | \$1,043            |
| 2/1.5    | \$848              | 3/3      | \$1,064            |
| 2/2      | \$824              | 3/3.5    | \$1,051            |
| 2/2.5    | \$1,005            | 4/3      | \$1,019            |
| 3/1.5    | \$829              | 4/3.5    | \$1,028            |



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## RECAP OF 3<sup>RD</sup> QUARTER 2026

- Average and median price down in Q3
- Record-high YTD prices
- 55% sold over list price
- 54% sold in 2 weeks or less
- 1 sale over \$2 million
- 7 of the 10 most expensive sales were over list price

## NUMBER OF SALES

There were 61 sales in the 1<sup>st</sup> quarter, 86 sales in the 2<sup>nd</sup> quarter, and **65 sales in the 3<sup>rd</sup> quarter**. This total of 212 sales through the 3<sup>rd</sup> quarter is the exact same number as in the same period last year.

In addition to the 65 condo/townhome sales in the 3<sup>rd</sup> quarter, there were **63 single-family sales**. If you would like further details on single-family 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 [troycercabot.com](http://troycercabot.com).

## PRICES

The **average price in the 3<sup>rd</sup> quarter was \$1,261,124**, representing a 4% decline since last year. Year-to-date through the 3<sup>rd</sup> quarter, though, the average price is up just slightly from \$1,317,456 to \$1,322,039.

The **median price followed suit. In the 3<sup>rd</sup> quarter, the median was \$1,300,000**, representing a 7% decline from last year when it was \$1,400,000.

**55% of the homes sold for more than list price.** This includes 11 homes that sold for more than 10% over list price and 2 that sold for more than 20% over list price.

Only 1 home sold for more than \$2 million, at 19% over list, and only 22 homes sold for less than \$1 million.

The average **price per square foot** in the 3<sup>rd</sup> quarter was \$921, which was 5% lower than the \$965 per square foot in 2025.

## LENGTH OF TIME TO SELL

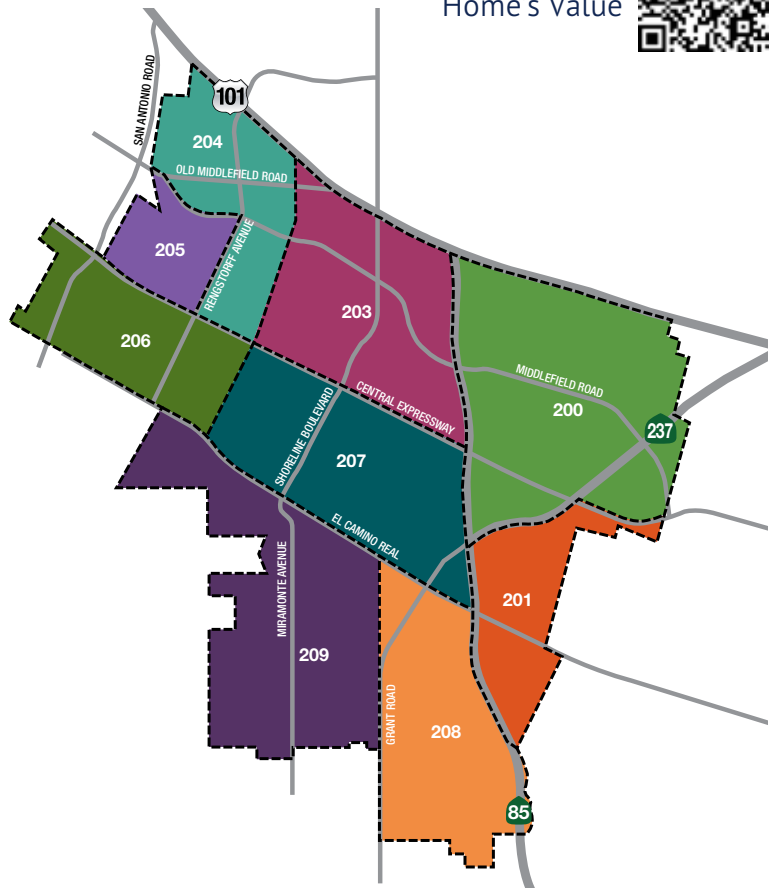
Homes took longer to sell in the 3<sup>rd</sup> quarter. **54% sold in 2 weeks or less** and 35% sold in one week or less. 37% took longer than 30 days to sell.

## OUTLOOK

As outlined in our Market Outlook at the beginning of the year and again in our 1<sup>st</sup> Half Report (both available on the Market Data tab at [troycercabot.com](http://troycercabot.com)), continued buyer demand was anticipated throughout 2026. That demand for the condo/townhome market has softened compared to earlier in the year. Inventory has increased but there is still demand to get into Mountain View and particularly at lower price points. That market though depends more on interest rates, which just went up in September. However, with the continued strength of the stock market and the anticipated IPOs of several AI-related companies, we anticipate buyer confidence to remain strong.

There are currently 53 condo/townhomes available for sale, plus another 6 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 JAN – SEPTEMBER 2026

| Area Number          | Area               | # of Sales | High \$     | Low \$      | Median \$   | Average \$  | Median Days |
|----------------------|--------------------|------------|-------------|-------------|-------------|-------------|-------------|
| 200                  | Whisman            | 62         | \$1,950,000 | \$562,000   | \$1,352,501 | \$1,258,593 | 10          |
| 201                  | Sylvan Dale        | 6          | \$1,648,000 | \$498,000   | \$1,098,875 | \$1,116,042 | 32          |
| 203                  | North Shoreline    | 30         | \$2,340,000 | \$407,000   | \$1,390,000 | \$1,263,413 | 9           |
| 204                  | Rengstorff         | 54         | \$2,255,000 | \$607,500   | \$1,600,000 | \$1,482,671 | 10          |
| 205                  | Thompson           | 1          | \$1,520,000 | \$1,520,000 | \$1,520,000 | \$1,520,000 | 34          |
| 206                  | San Antonio        | 36         | \$1,920,000 | \$405,000   | \$912,500   | \$1,081,189 | 16          |
| 207                  | Downtown           | 11         | \$3,400,000 | \$950,000   | \$1,350,000 | \$1,563,535 | 21          |
| 208                  | Grant/Waverly Park | 2          | \$1,920,000 | \$1,920,000 | \$1,920,000 | \$1,920,000 | 5           |
| 209                  | Miramonte          | 10         | \$2,460,000 | \$750,000   | \$1,664,000 | \$1,609,489 | 8           |
| All of Mountain View |                    | 212        | \$3,400,000 | \$405,000   | \$1,407,500 | \$1,322,039 | 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 3<sup>RD</sup> QUARTER

### 200 WHISMAN

This popular area had the highest number of sales in the 3<sup>rd</sup> quarter at 18, compared to 19 in the same period last year. 11 of the homes, or 61%, sold for more than list price. 6 homes sold for more than \$1.5 million and only 4 homes sold for less than \$1 million. The average price in the 3<sup>rd</sup> quarter was \$1,321,827, which was just 2% lower than last year.

### 201 SYLVAN DALE

There were 2 sales in the 3<sup>rd</sup> quarter with an average price of \$1,176,250. There have only been 6 sales this year with the highest priced sale the only one for more than list price. The average price year-to-date through the 3<sup>rd</sup> quarter was a record high of \$1,116,042, which was 14% higher than all of last year.

### 203 NORTH SHORELINE

This popular area had 12 sales in the 3<sup>rd</sup> quarter and 7 of those were for more than list price. The average price was \$1,368,781. Year-to-date through the 3<sup>rd</sup> quarter there have been 30 sales with an average price of \$1,263,413. This was 3% higher than last year's average price.

### 204 RENGSTORFF

This area had 15 sales in the 3<sup>rd</sup> quarter, and 7 of those sold over list price. The average price in the 3<sup>rd</sup> quarter was \$1,268,559. Year-to-date, the average price for the 54 sales of \$1,482,671 was 3% lower than last year.

### 205 THOMPSON

This area has just a few townhome complexes, and there were no sales in the 3<sup>rd</sup> quarter. There has been just 1 sale this year with a price of \$1,520,000, which sold over list price. This price was 22% lower than it was in all of 2025.

### 206 SAN ANTONIO

This area had strong sales with 13 in the 3<sup>rd</sup> quarter and 7 of those were for more than list price. There were 3 sales over \$1.6 million but 10 were for less than \$1 million. As a result, the average price in the 3<sup>rd</sup> quarter was \$894,846; year-to-date the average was \$1,081,189, putting it 4% lower than last year.

### 207 DOWNTOWN

There was just 1 sale in the 3<sup>rd</sup> quarter that sold for \$1,040,000. Year-to-date through the 3<sup>rd</sup> quarter there have been 11 sales, 6 of which have sold over list price. The year-to-date average was \$1,563,535, which was 9% higher than all of last year.

### 208 GRANT/WAVERLY PARK

There have been no condo/townhome sales in this area since 2023 but there were 2 sales this year, each in the 3<sup>rd</sup> quarter and each for \$1,920,000. Both sales sold significantly over list price and in 7 days or less. Average prices in the past have been as high as \$1.9 million, so this is a record high average.

### 209 MIRAMONTE

There were 2 sales in the 3<sup>rd</sup> quarter, each of which sold for more than list price. The average price in the 3<sup>rd</sup> quarter was \$1,930,444. There have been 10 sales year-to-date and the average price was \$1,609,489. 2 sales were at list price and 8 sales were over list price. The average price was a significant 10% higher than it was last year when there were 13 sales.

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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.
- 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](https://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



2026 MOUNTAIN VIEW CONDO/TOWNHOME  
3<sup>RD</sup> QUARTER REVIEW

Prices Down in Q3; Up YTD

55% Sold Over List Price

7 of the 10 Most Expensive Sales  
Over List Price

- 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 sells 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](https://troyercabot.com).**

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