

2025 MOUNTAIN VIEW 3RD QUARTER REAL ESTATE REVIEW



THE TROYER GROUP

Dear Friends and Mountain View Homeowners:

I am pleased to present you with my *Mountain View Real Estate Review* for the 3rd Quarter, 2025 – 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 I have specialized in selling homes for more than 29 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.

After a robust 2nd quarter with 83 sales, sales fell in the 3rd quarter to just 59 primarily due to the limited inventory. **Record-breaking prices were reached in the popular Miramonte area.** Overall, homes sold very quickly in the 3rd quarter and 58% sold over list price – clear indications of buyer demand. Inventory remains extremely low, which makes this clearly a **seller's market.**

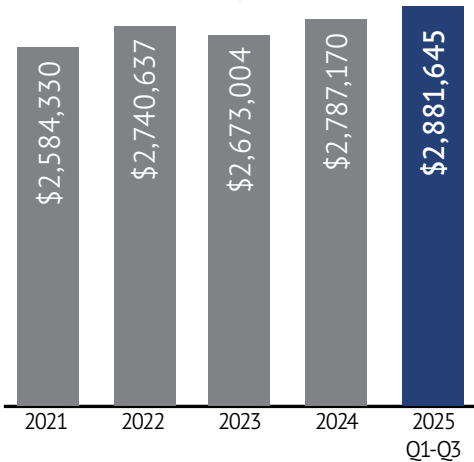
On a personal note, I have sold more homes in Mountain View than any other Realtor and was named the **#14 Large Team in the United States**, per *RealTrends*, June 2025. I attribute my success to a passion for selling homes here for 29 years, an in-depth knowledge of this community, and my incredible team who provides our clients with an unparalleled level of service in this industry.

In today's market, one of the most important things you can do when buying or selling a home is to be represented by an agent with local experience. **Having represented more than 607 buyers and sellers in Mountain View**, I have the experience and knowledge that it takes to successfully sell your home, or to find you the perfect home. Please contact me with any questions and for a free market analysis of your home. It would be my pleasure to represent you.

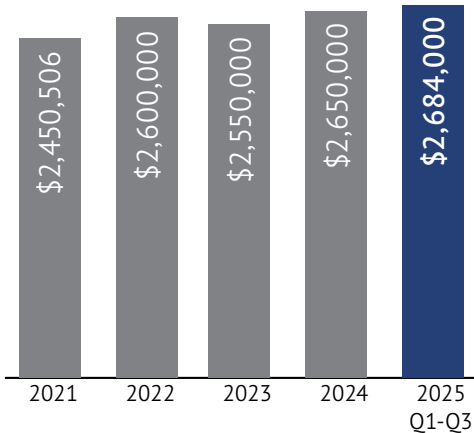
Sincerely,
David Troyer



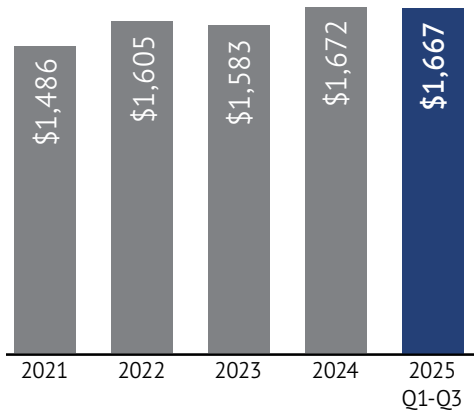
Average Price



Median Price



Price per Sq. Ft.



2025 MOUNTAIN VIEW 3RD QUARTER REAL ESTATE REVIEW



RECAP OF 3RD QUARTER 2025

- 58% sold over list price in Q3
- 73% sold in 2 weeks or less in Q3
- Average Q3 price of \$2,894,955 up 4% compared to 2024
- Median Q3 price of \$2,547,600 down 4% compared to 2024
- YTD average price up 3% compared to 2024

NUMBER OF SALES

There were 39 sales in the 1st quarter, 83 sales in the 2nd quarter, and **59 sales in the 3rd quarter**. This total of 181 sales through the 3rd quarter compares to 208 sales in the same period last year – a 13% decline.

In addition to the 59 single-family home sales in the 3rd quarter, there were **83 condo/townhome sales**. If you would like further details on condo/townhome 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 davidtroyer.com/MVreport.

PRICES

The **average price for the 59 homes sold in the 3rd quarter was \$2,894,955**. 2 homes sold for more than \$5.4 million and no homes sold for less than \$1.5 million. The average price in the 3rd quarter was up 6% compared to the same quarter last year. Year-to-date through the 3rd quarter, the average price of \$2,881,645 was up 3% compared to all of last year.

The **median price in the 3rd quarter was \$2,547,600**, representing a 2% decline compared to the same quarter last year. Year-to-date through the 3rd quarter, **the median price of \$2,684,000**, was up 1% compared to all of last year.

There were 34 homes, or 58%, that sold for more than list price in the 3rd quarter. On average, homes in the 3rd quarter sold for 105% of list.

The **price per square foot** through the 3rd quarter was **\$1,667** – a slight decline compared to all of 2024 when it was \$1,672.

LENGTH OF TIME TO SELL

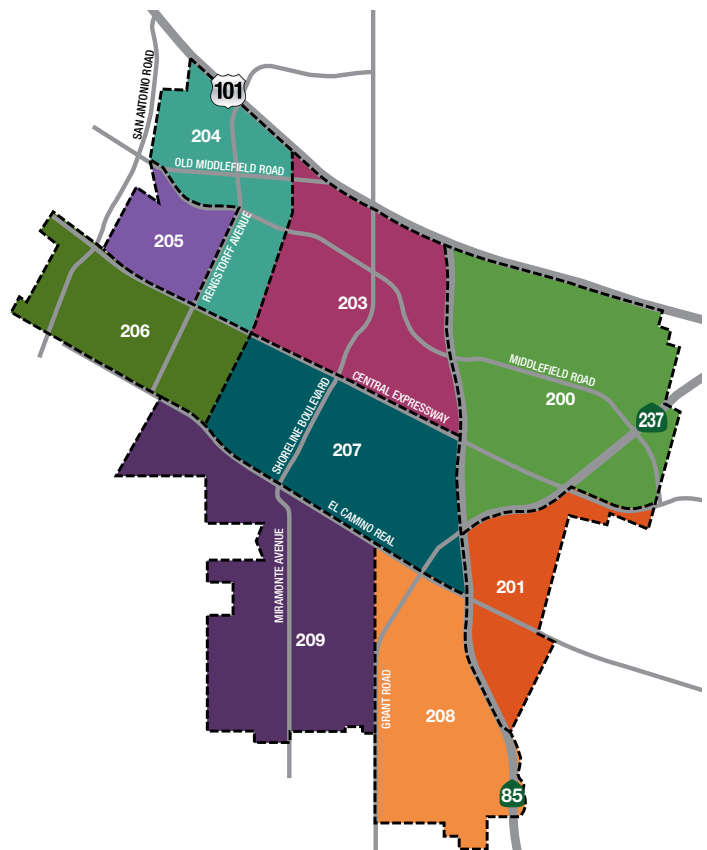
Homes sold quickly in the 3rd quarter with half selling in just 8 days or less and 73% selling in 2 weeks or less. On average, homes in the 3rd quarter sold in 17 days.

OUTLOOK

As I reported to you in my 1st Half Report (find it at DavidTroyer.com/mvreport), the market growth this year has exceeded my expectations and continued to do so in the 3rd quarter. While some uncertainty remains, the stock market has reached new highs – a positive indicator for the real estate market, especially in our area. Based on the incredibly strong demand we have seen so far this year, I now expect a continued accelerated pace given the strong demand and limited inventory. **My optimism prevails for Mountain View, especially for sellers.**

Mountain View continues to be one of the most desirable places to live in the Bay Area. The presence of excellent schools, a vibrant downtown area, and its convenient location in the heart of Silicon Valley make it a smart investment for buyers, which is why property prices remain high.

With **just 17 homes actively for sale** (and another 5 homes being privately marketed), now is an opportune time to list your home for sale with The Troyer Group. Our team has a proven track record of helping sellers prepare their homes for sale quickly and effectively, and we are committed to getting you your price or more. Please do not hesitate to contact us; you have nothing to lose.



MOUNTAIN VIEW SUMMARY BY AREA JANUARY – SEPTEMBER 2025

Area Number	Area	# of Sales	High \$	Low \$	Median \$	Average \$	Median Days
200	Whisman	22	\$3,495,000	\$1,400,000	\$2,185,000	\$2,216,190	9
201	Sylvan Dale	3	\$3,300,000	\$2,200,000	\$2,345,000	\$2,615,000	7
203	North Shoreline	25	\$3,950,000	\$1,050,000	\$2,280,000	\$2,275,400	8
204	Rengstorff	3	\$2,750,000	\$1,700,000	\$1,980,000	\$2,143,333	12
205	Thompson	13	\$3,050,000	\$1,900,000	\$2,350,000	\$2,410,118	8
206	San Antonio	5	\$2,550,011	\$1,500,000	\$2,000,000	\$2,021,202	9
207	Downtown	34	\$5,738,000	\$1,420,000	\$2,345,000	\$2,454,809	9
208	Grant/Waverly Park	21	\$4,820,101	\$2,828,000	\$3,870,000	\$3,829,291	7
209	Miramonte - Los Altos Schools	25	\$4,888,520	\$2,534,500	\$4,010,000	\$3,869,481	7
209	Miramonte - MV Schools	30	\$5,750,000	\$1,750,000	\$3,135,000	\$3,320,283	8
All of Mountain View		181	\$5,750,000	\$1,050,000	\$2,684,000	\$2,881,645	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 6 sales in the 3rd quarter and 22 total sales this year. The average price in the 3rd quarter was \$2,158,548. Year-to-date through the 3rd quarter, the average of the 22 sales was \$2,216,190, which was 4% higher than all of last year when the average price was \$2,124,661.

201 SYLVAN DALE

There were no sales in the 3rd quarter in this area. There have been just 3 sales all year. The average price through the 3rd quarter was \$2,615,000, which was less than 1% lower than it was in 2024.

203 NORTH SHORELINE

There were 11 sales in the 3rd quarter in this popular area, 6 of which sold for more than list price. On average, homes sold for 102% of list price. The average price was \$2,508,465, which was 8% higher than it was last year. Homes sold very quickly with only one home taking longer than 13 days to sell.

204 RENGSTORFF

There were just 2 sales in the 3rd quarter and a total of 3 sales this year. The average price in the 3rd quarter was \$1,840,000. Year-to-date through the 3rd quarter, the average of the 3 sales was \$2,143,333, which was 2% lower than all of last year when there were 8 sales.

205 THOMPSON

There were just 2 sales in this area in the 3rd quarter, and there have been 13 sales this year. The average price was \$2,068,665 and year-to-date through the 3rd quarter, the average price was \$2,410,118, which was 7% higher than all of last year.

206 SAN ANTONIO

There was only 1 sale in San Antonio in the 3rd quarter and there have been 5 sales this year. The sale in the 3rd quarter was \$1,500,000. Year-to-date through the 3rd quarter, the average of the 5 sales was \$2,021,202, which was 11% lower than all of last year when there were 11 sales.

207 DOWNTOWN

This area had the greatest number of sales in the 3rd quarter. There were 13 sales and 7 were for more than list price. The average price was \$2,538,692. Year-to-date through the 3rd quarter, the average price was \$2,454,809, which was 2% lower than last year.

208 GRANT/WAVERLY PARK

There were only 5 sales in this popular area and all but 2 sold for substantially more than list price. The average price in the 3rd quarter was \$3,631,000. The average price year-to-date through the 3rd quarter for 21 sales was \$3,829,291, a 3% decline from last year.

209 MIRAMONTE – LOS ALTOS SCHOOLS

This very popular area had 8 sales in the 3rd quarter and all but 1 sold for more than list price. Only 1 took longer than 2 weeks to sell. The average 3rd quarter price was \$4,177,000. The year-to-date average price through the 3rd quarter was \$3,869,481, which was 3% higher than last year.

209 MIRAMONTE – MOUNTAIN VIEW SCHOOLS

There were 11 homes sold in the 3rd quarter, 5 of which sold for more than list price and in 9 days or less. The average price in the 3rd quarter was \$3,306,055. Year-to-date for the 30 sales, the average was \$3,320,283, which was 8% higher than last year.

2025 MOUNTAIN VIEW 3RD QUARTER REAL ESTATE REVIEW

David Troyer • Intero
496 First Street, Suite 100 • Los Altos, CA 94022

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

©2025 Intero, a Berkshire Hathaway Affiliate and wholly owned subsidiary of HomeServices of America, Inc. All rights reserved. The logo is a registered trademark of Intero Real Estate Services, Inc. If your home is currently listed for sale, this is not intended as a solicitation of that listing. Information in this report is deemed reliable, but not guaranteed. ©Marketing Designs, Inc. 650.802.0888 marketingdesigns.net



DAVID TROYER

**#1 MOUNTAIN VIEW REALTOR
2024**

\$4.4B+ IN SALES

Your home is where our heart is



2025 MOUNTAIN VIEW 3RD QUARTER REVIEW

58% Sold Over List Price

73% Sold in 2 Weeks or Less

Average Price Up 3% YTD

More Mountain View home sellers choose David Troyer. Here's why:

- A single agent simply cannot provide the level of service that The Troyer Group does – you need a specialist to assist with every step of the home sale process
- Value-added services like staging, property inspection, home inspection, and pest inspection are all paid for by David Troyer
- Detailed and budget-conscious home preparation is entirely managed by in-house Project Managers (page after page of Troyer Transformations at davidtroyer.com speak for themselves)
- The most extensive and expensive (paid for by David Troyer) marketing program in the industry with a full-time Marketing Manager and professional advertising agency on retainer
- Full-time, on-staff, local employees assist David every step of the sale, freeing up David's time to spend directly with clients
- For over 29 years, David has specialized in Mountain View home sales and for the past 26 years he has been the real estate agent of choice
- And the #1 reason home sellers choose David... because no one has sold more Mountain View homes than David Troyer

Selling a home can be stressful.

Be sure to contact David Troyer.

You have nothing to lose.

650.440.5076 | davidtroyer.com

DAVID TROYER Lic. #01234450

650.440.5076 | DAVID@DAVIDTROYER.COM

INTERO
A Berkshire Hathaway Affiliate



DAVIDTROYER.COM

FOLLOW US!

