

2025 MOUNTAIN VIEW CONDO/TOWNHOME 3RD QUARTER REAL ESTATE REVIEW



THE TROYER GROUP

Dear Friends and Mountain View Homeowners:

I am pleased to present you with my *Mountain View Condo/Townhome 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 condos and townhomes that were publicly marketed through the Multiple Listing Service (MLS) and does not include any that were sold off-market in private sales.

By quarter this year, sales were the strongest by far in the 2nd and 3rd quarters. However, prices shifted downward each quarter with the highest average price in the 1st quarter. The average price year-to-date as of the end of the 3rd quarter though was a new record high and a 4% increase since last year. This is encouraging following several years of minimal price increases. The number of homes selling over list price increased significantly compared to last year – a clear indication of a strong market. With lower interest rates and record highs in the stock market, condos and townhomes continue to appeal to entry-level buyers as well as move-up and downsizing buyers. **I remain bullish on the Mountain View condo/townhome market.**

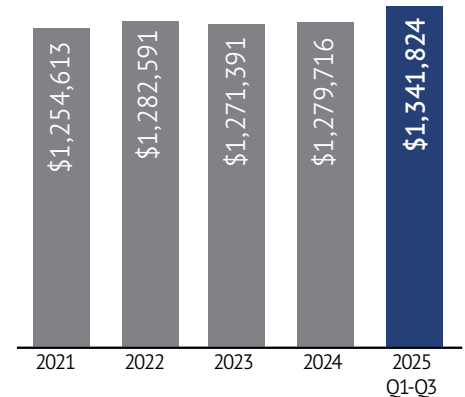
On a personal note, I have sold more homes in Mountain View than any other Realtor and was named the **#14 Large Team in the United States**, per *RealTrends*, June 2025. I attribute my success to a passion for selling homes here for 29 years, an in-depth knowledge of this community, and my incredible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

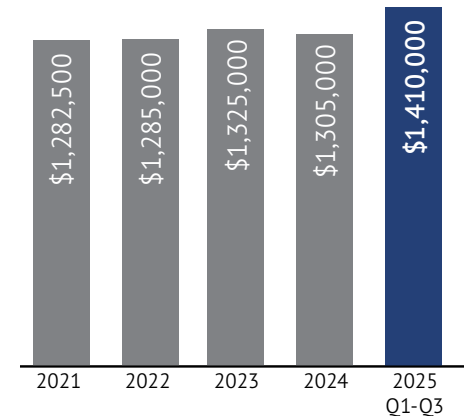
Sincerely,
David Troyer



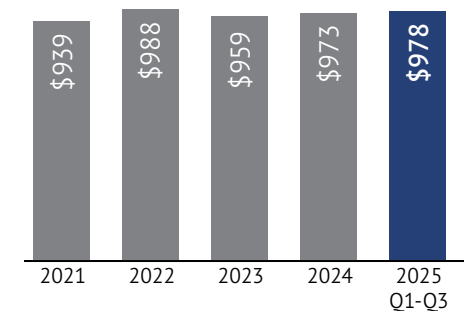
Average Price



Median Price



Price per Sq. Ft.



Price per Sq. Ft. by Bed/Bath Count

Bed/Bath	Average \$/Sq. Ft.	Bed/Bath	Average \$/Sq. Ft.
1/1	\$773	3/2	\$1,040
1/1.5	\$903	3/2.5	\$1,075
2/1	\$823	3/3	\$1,082
2/1.5	\$948	3/3.5	\$1,099
2/2	\$858	4/2.5	\$1,018
2/2.5	\$1,049	4/3	\$1,100
3/1.5	\$862	4/3.5	\$1,026

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RECAP OF 3RD QUARTER 2025

- Q3 average price of \$1,287,488
- Record-high YTD average of \$1,337,085
- 60% sold over list price in Q3
- Q3 sales 51% higher than Q3 last year

NUMBER OF SALES

There were **83 sales of condos/townhomes** reported through the Multiple Listing Service in the 3rd quarter compared to 85 sales in the 2nd quarter and only 43 sales in the 1st quarter.

In addition to the 83 condo/townhome sales, there were **59 single-family home sales**. If you would like further details on the single-family homes sales this year in Mountain View, 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

With the robust number of sales this year, prices through the 3rd quarter **reached record highs**. Following 5 years of fairly stagnant prices, the **average price year-to-date reached \$1,337,085**, an increase of 4%. The **median price was even higher at \$1,410,000** and a significant 8% increase compared to last year.

Average price by quarter saw a downward trend as the year progressed with \$1,376,602 in the 1st quarter, \$1,365,524 in the 2nd quarter, and \$1,287,488 in the 3rd quarter.

There were 28 homes that sold for less than \$1 million and 31 homes that sold for \$1.5 million or more. 6 homes sold for \$2 million or more (compared to 5 in the 3rd quarter last year).

The **average price per square foot** in the 3rd quarter was \$968, down slightly from all of last year when it was \$974.

60% of the homes sold for more than list price compared to just 49% in the same quarter last year.

LENGTH OF TIME TO SELL

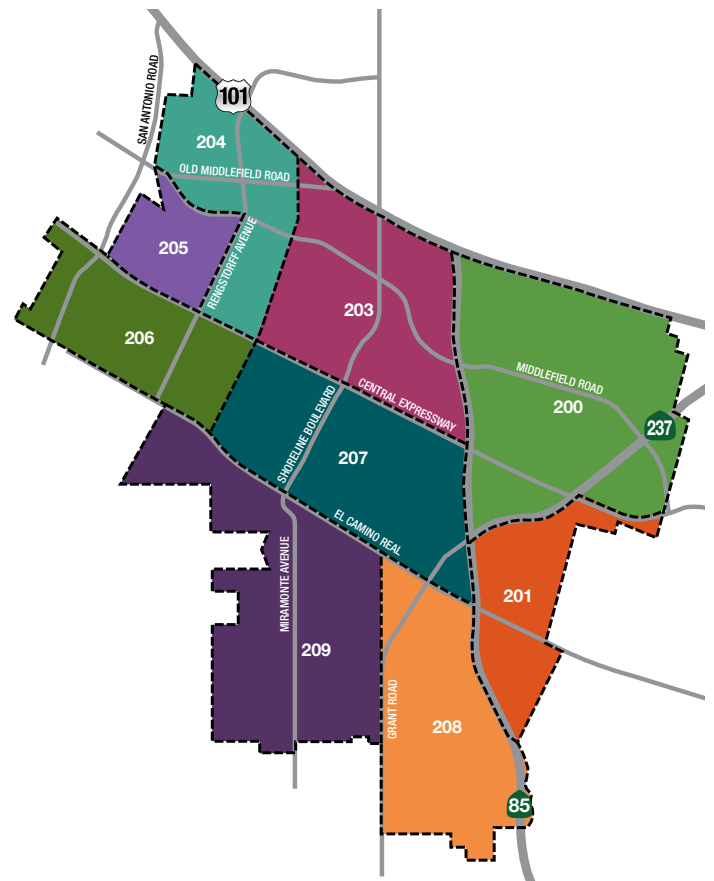
Condos/townhomes sold quickly in the 3rd quarter with 47% selling in less than 2 weeks; 35% took longer than 30 days to sell. The median days on market for condos/townhomes in the 3rd quarter was 18 days.

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 relatively low 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.

Inventory has increased with **45 condos/townhomes actively for sale**, yet buyer demand prevails. This 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 CONDO/TOWNHOME SUMMARY BY AREA JAN – SEPTEMBER 2025

Area Number	Area	# of Sales	High \$	Low \$	Median \$	Average \$	Median Days
200	Whisman	49	\$2,080,000	\$480,000	\$1,470,000	\$1,337,367	14
201	Sylvan Dale	6	\$1,170,000	\$570,000	\$847,500	\$855,833	20
203	North Shoreline	32	\$2,260,000	\$550,000	\$1,317,500	\$1,265,278	12
204	Rengstorff	46	\$2,161,000	\$665,000	\$1,540,000	\$1,524,150	15
205	Thompson	2	\$2,100,000	\$1,776,000	\$1,938,000	\$1,938,000	19
206	San Antonio	48	\$2,249,460	\$465,000	\$1,050,000	\$1,200,917	14
207	Downtown	17	\$2,100,000	\$888,000	\$1,435,000	\$1,436,241	13
208	Grant/Waverly Park	--	--	--	--	--	--
209	Miramonte	11	\$2,225,000	\$650,000	\$1,600,000	\$1,356,636	15
All of Mountain View		211	\$2,260,000	\$465,000	\$1,410,000	\$1,337,085	13

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

Sales were strong here with 18 homes sold, 9 of which sold over list price. There have been 49 sales this year, the most in any area of Mountain View. 24 of these sales were for \$1.5 million or more. The average price in the 3rd quarter was \$1,171,778. Year-to-date through the 3rd quarter the average was \$1,337,367, which was 1% lower than last year.

201 SYLVAN DALE

There were no sales in the 3rd quarter and there have only been 6 this year, 4 of which were for less than \$900,000. Consequently, the average price year-to-date through the 3rd quarter was \$855,833, which was 27% lower than all of last year.

203 NORTH SHORELINE

This popular area had 17 sales in the 3rd quarter and 10 of those were for more than list price. The average price was \$1,256,076. Year-to-date through the 3rd quarter there have been 32 sales with an average price of \$1,265,278. This was 11% higher than last year's average price.

204 RENGSTORFF

This area had 18 sales in the 3rd quarter, and 11 of those sold over list price. There were 3 sales for more than \$2 million and 2 sales for less than \$1 million. The average price in the 3rd quarter was \$1,506,679. Year-to-date, the average price for the 46 sales of \$1,524,150 was 4% lower than last year.

205 THOMPSON

This area has just a few townhome complexes, and there were no sales in the 3rd quarter. There have been 2 sales this year with an average price of \$1,938,000. This is 1% higher than it was in all of 2024.

206 SAN ANTONIO

This area had strong sales with 16 in the 3rd quarter and 10 of those were for more than list price. One sale was for \$2 million and 9 were for less than \$1 million. The average price in the 3rd quarter was \$1,088,187; year-to-date the average was \$1,200,917, putting it a significant 15% higher than last year.

207 DOWNTOWN

There were 8 sales in the 3rd quarter, 4 that sold over list price. Year-to-date through the 3rd quarter there have been 17 sales, 11 of which have sold over list price. The average 3rd quarter price was \$1,533,250. The year-to-date average was \$1,436,241, which was 8% higher than all of last year.

208 GRANT/WAVERLY PARK

There have been no condo/townhome sales in this area since 2023. There was just 1 sale in each of 2020, 2021, and 2022; in 2023 there were 3 sales. Average prices have ranged from \$1.6 million to \$1.9 million.

209 MIRAMONTE

There were 6 sales in the 3rd quarter, all but one of which (the lowest price) sold for more than list price. The average price in the 3rd quarter was \$1,269,833. There have been 11 sales year-to-date and the average price was \$1,356,636. This was 6% higher than it was last year when there were 9 sales.

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DAVID TROYER

**#1 MOUNTAIN VIEW REALTOR
2024**

\$4.4B+ IN SALES

Your home is where our heart is



2025 MOUNTAIN VIEW CONDO/TOWNHOME
3RD QUARTER REVIEW

Record High Prices

60% Sold Over List Price

Sales up 51% Quarter Over Quarter

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
- 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.

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