



HUGH CORNISH & ASSOCIATES

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Over \$3.5 Billion in Sales

#1 Coldwell Banker Agent, San Francisco Peninsula

#11 Coldwell Banker Agent, United States

#98 Agent in the United States, *RealTrends* 2024

MARKET UPDATE MAY 2025

MONTHLY SALES DATA for April 2025

ATHERTON

Number of Homes Sold: 9
Average Sale Price: \$11,583,107
Average Days on Market: 32

MENLO PARK

Number of Homes Sold: 33
Average Sale Price: \$3,510,432
Average Days on Market: 21

PORTOLA VALLEY

Number of Homes Sold: 12
Average Sale Price: \$5,587,500
Average Days on Market: 35

WOODSIDE

Number of Homes Sold: 10
Average Sale Price: \$3,430,369
Average Days on Market: 77

MORTGAGE RATES as of 5/28/2025*

CONFORMING LOANS

15-year fixed rate: **5.500%** (APR 5.765%)
30-year fixed rate: **6.250%** (APR 6.525%)
Conforming rates with loan up to \$806,550

JUMBO LOANS

15-year fixed rate: **5.875%** (APR 5.947%)
30-year fixed rate: **6.375%** (APR 6.545%)
Jumbo rates above \$1,209,750

*The above rates are with points as indicated and certain loan to value, credit score and loan amount premiums apply. Contact: Peter Keller, Reliance Financial, Senior Mortgage Advisor (NMLS# 281019) at PeterK@rellin.com or 650.248.4190
Please Note: We care about your security and privacy. Please don't include identifying information like account numbers, birth dates and social security numbers in emails to us. Call us instead for secure email options or send the information by fax or regular US mail.

When comparing the year-to-date real estate trends (as of May 26 in each year) in the four cities we specialize in, a common pattern emerges: prices have gone up.

City		2023 YTD	2024 YTD	2025 YTD
Atherton	# Sales	26	27	29
	Median \$	\$10,125,000	\$7,100,000	\$8,888,888
Menlo Park	# Sales	95	113	93
	Median \$	\$3,600,000	\$3,030,000	\$3,400,000
Portola Valley	# Sales	15	32	28
	Median \$	\$3,700,000	\$3,887,500	\$4,200,000
Woodside	# Sales	23	33	33
	Median \$	\$3,800,000	\$4,250,000	\$4,410,000

It is hard to say right now, in this shifting economy, if that will be a continuing trend. Here are some very recent takes on the market in terms of overall sales in our area:

- Lawrence Yun, Chief Economist at the National Association of Realtors, projects a 9% increase in existing home sales nationwide in 2025, with the Silicon Valley region expected to outperform this average due to its robust job market and economic activity.
- Elliot Eisenberg, an economist known for his insights on housing trends, anticipates that the Bay Area will surpass national growth rates in 2025, attributing this to strong income levels and significant investments in the technology sector.
- Dave Walsh, former president of the California Association of Realtors, forecasts a 15% growth in closed sales for Silicon Valley in 2025, highlighting the region's unique market dynamics influenced by the stock market and technological advancements.

While mortgage rates remain elevated, they are expected to gradually decrease by the end of 2025, providing some relief to homebuyers. However, factors such as potential tariffs and economic policies could influence inflation and interest rates, introducing some uncertainty into the market.

One thing is clear: there are buyers in the market. It is a changing market though and now more than ever it is essential that you obtain excellent advice on your particular situation. We can advise you on this. Please contact us for a thorough market analysis to position your home in this market.

COMING SOON

Remodeled End Unit Luxury
with Golf Course Views



Sand Hill Circle
MENLO PARK
OFFERED AT \$2,695,000

[Learn more >](#)

JUST LISTED

A Brilliant Designer
Transformation on 1+ Acres



275 Eleanor Drive
WOODSIDE
OFFERED AT \$6,995,000

[Learn more >](#)

JUST LISTED

Mountain Meadow –
A Landmark Legacy



100 Canada Road
WOODSIDE
OFFERED AT \$29,500,000

[Learn more >](#)

Co-listed with Erika Demma

FOR SALE

Spectacular Views Overlooking
San Francisco Bay and Atherton



1205 Trinity Drive
MENLO PARK
OFFERED AT \$9,250,000

[Learn more >](#)

FOR SALE

The Essence of Woodside
Country Living



3570 Tripp Road
WOODSIDE
OFFERED AT \$4,495,000

[Learn more >](#)

FOR SALE

Private Retreat with Pool
Minutes to Town Center



35 Neuman Lane
WOODSIDE
OFFERED AT \$5,895,000

[Learn more >](#)

FOR SALE

Well-Appointed in Central
Portola Valley with Pool on 2+ Acres



300 Cervantes Road
PORTOLA VALLEY
OFFERED AT \$4,495,000

[Learn more >](#)

FOR SALE

Exquisite Villa with
Resort Amenities on 2.5 Acres



250 Atherton Avenue
ATHERTON
OFFERED AT \$32,000,000

[Learn more >](#)

FOR LEASE

Country Living on
Exquisite 3-Acre Estate



4175 Woodside Road
WOODSIDE
FOR LEASE: \$29,000/month

[Learn more >](#)

PENDING

Timeless Monterey Colonial
with Endless Potential



55 Serrano Drive
ATHERTON
OFFERED AT \$7,995,000

[Learn more >](#)

SOLD

Refined Renovation with
Sweeping Views



83 Tum Suden Way
WOODSIDE
OFFERED AT \$4,995,000

[Learn more >](#)

SOLD

Portola Valley's Exquisite 2.8-Acre
Sanctuary with Unobstructed Views



6 Arastradero Road
PORTOLA VALLEY
OFFERED AT \$7,495,000

[Learn more >](#)

SOLD

Stunning Bay Views & Luxury Living
Bordering Open Space



1144 Los Trancos Road
PORTOLA VALLEY
OFFERED AT \$2,995,000

[Learn more >](#)

SOLD

A Private Oasis
with Timeless Appeal



87 Fair Oaks Lane
ATHERTON
OFFERED AT \$5,850,000

[Learn more >](#)

SOLD

Timeless Monterey Colonial
on Over One Acre



22 Oakwood Boulevard
ATHERTON
OFFERED AT \$5,495,000

[Learn more >](#)