



HUGH CORNISH & ASSOCIATES

HUGH CORNISH

Over \$3.5 Billion in Sales

#1 Coldwell Banker Agent, San Francisco Peninsula

#7 Coldwell Banker Agent, United States

#111 Agent in the United States, *RealTrends* 2025

MARKET UPDATE JUNE 2025



[Click here](#) for an early preview of my **2025 Half-Year Real Estate Review**

MONTHLY SALES DATA for June 2025

ATHERTON

Number of Homes Sold: 8
Average Sale Price: \$16,118,305
Average Days on Market: 30

MENLO PARK

Number of Homes Sold: 32
Average Sale Price: \$3,341,766
Average Days on Market: 19

PORTOLA VALLEY

Number of Homes Sold: 8
Average Sale Price: \$3,999,625
Average Days on Market: 41

WOODSIDE

Number of Homes Sold: 3
Average Sale Price: \$9,541,667
Average Days on Market: 46

MORTGAGE RATES as of 7/22/2025*

CONFORMING LOANS

15-year fixed rate: **5.125%** (APR 5.315%)
30-year fixed rate: **6.000%** (APR 6.297%)
Conforming rates with loan up to \$806,550

JUMBO LOANS

15-year fixed rate: **5.750%** (APR 5.987%)
30-year fixed rate: **6.000%** (APR 6.099%)
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@relfin.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.

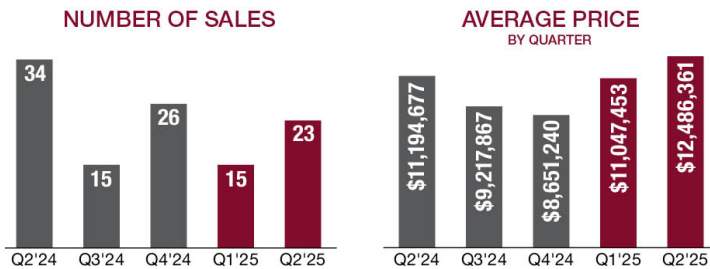
2025 HALF-YEAR REVIEW

Sales activity was notably stronger in the second quarter compared to the first across all four cities highlighted in this report. Atherton posted the highest price gains, while the other three cities experienced only slight adjustments with minor increases or decreases compared to last year. As anticipated in our annual and first-quarter updates, inventory has remained relatively limited, yet demand continues to be strong, reflected in the number of homes selling over list price and the pace at which they are going under contract. Although the financial markets faced some uncertainty early in the second quarter, the stock market ultimately reached record highs, fueling continued demand for real estate in our area.

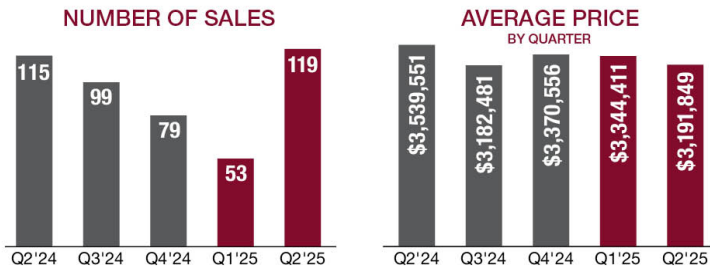
As always, do not hesitate to call us to discuss a strategy for selling your home in today's market. We remain committed to **presentation, marketing, and pricing** as the three most important factors in **selling your home**. We look forward to speaking with you.

Please [click here](#) to see the market details in my **2025 Half-Year Real Estate Review**.

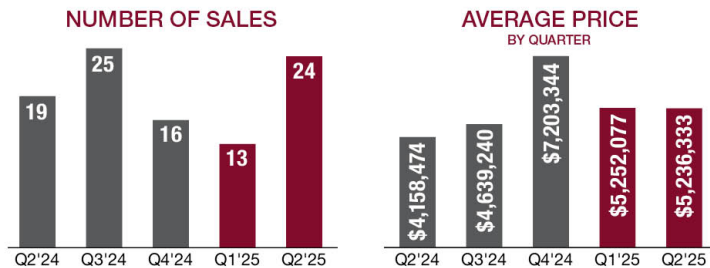
ATHERTON



MENLO PARK



PORTOLA VALLEY



WOODSIDE

