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 per *RealTrends*, 2025

OVER \$3.8 BILLION IN SALES

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 1706 El Camino Real
 Menlo Park, CA 94025

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2026 1ST QUARTER REAL ESTATE REVIEW ATHERTON

We are proud to present the 1st Quarter Review of 2026 for Atherton, a follow up to our 27th edition of our Annual Real Estate Review. As reported to you then, sales activity was notably stronger in 2025 than we expected. That continued into the first quarter. Inventory remained relatively limited, yet demand continued to be strong, reflected in the number of homes that sold over list price and the pace at which they went into contract. Although there continues to be some uncertainty in the market this year, the stock market highs have continued to fuel 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 Atherton home. We look forward to speaking with you any time.

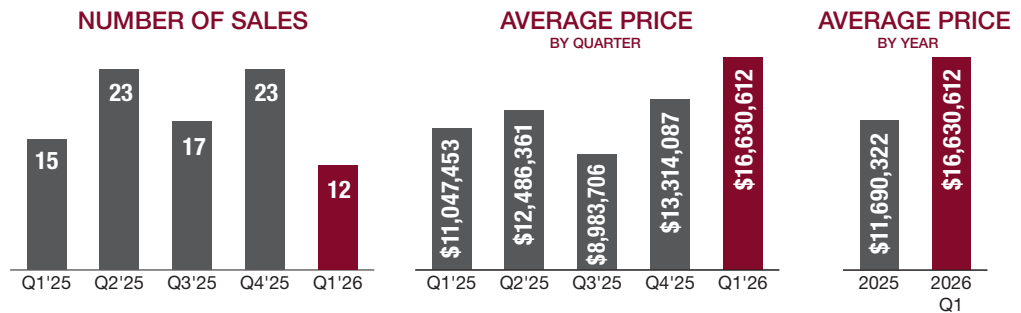
Record-High Prices in Q1

There were 12 sales in the first quarter compared to 15 in the first quarter of last year. The average price of a home in Atherton (per the Multiple Listing Service) was the highest on record at \$16,630,612. This is a significant **42% increase compared to all of last year**.

Contributing to the higher average price were **8 sales, or 67%, for more than \$14 million** and as high as \$32.5 million (again, this is only sales reported on the MLS). In comparison, in the first quarter of last year, only 4 homes sold for more than \$14 million. The average days on market in the first quarter was 24, compared to 36 in the first quarter of last year. The median days on market was just 8.5.

A number of homes sold over list price – 7 of the 12 sales in the first quarter, or 58%, and 3 additional homes sold at list price. The two most expensive sales were each for more than list price. On average this year, homes sold for 102.4% of list price.

Currently, there are **just 15 homes for sale** on the Multiple Listing Service (and another 6 that are being privately marketed). Of all the homes, 16 are listed for more than \$10 million and 12 have been on the market for more than 30 days



January – March 2026 Sales

190 Almendral Ave.....\$32,500,000	291 Atherton Ave\$22,200,000	212 Oak Grove Ave\$7,400,000
273 Austin Ave.....\$28,250,000	331 Stevick Dr.....\$16,000,000	85 Rittenhouse Ave.....\$5,600,000
54 Barry Ln.....\$27,500,000	55 Irving Ave.....\$15,418,460	90 Walnut Ave.....\$3,410,000
35 Barry Ln.....\$23,988,888	24 Catalpa Dr\$14,800,000	80 Watkins Ave\$2,500,000

Home sales per the MLS