



HUGH CORNISH & ASSOCIATES

#1 Coldwell Banker Agent SF Peninsula
 #111 Individual Agent in the US
 per *RealTrends*, 2025

OVER \$3.8 BILLION IN SALES

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2026 1ST QUARTER REAL ESTATE REVIEW WOODSIDE

We are proud to present the 1st Quarter Review of 2026 for Woodside, a follow up to our 27th edition of our Annual Real Estate Review. The number of sales in the first quarter was fewer than in the past 4 quarters but the high-end of the market was incredibly strong, which pushed the average price to dramatic record highs. **We are honored to have represented the most expensive sale in the first quarter at \$27,850,000.**

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. We remain optimistic on Woodside home values. 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 Woodside home. We look forward to speaking with you any time.

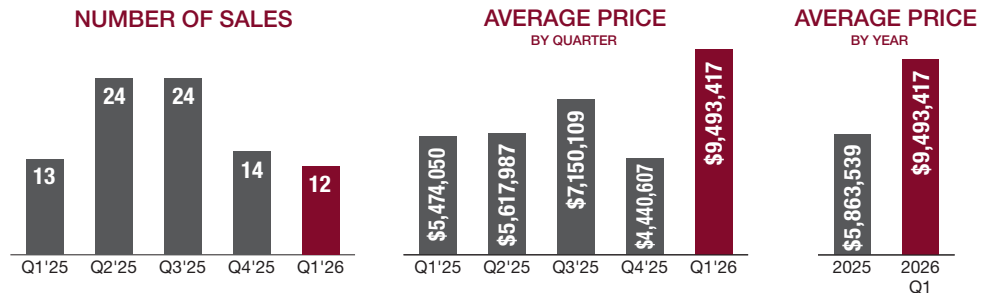
Dramatic Record High Prices in Q1 Due to Strong High-End Sales

There were **12 sales in the first quarter** (per the Multiple Listing Service) compared to 13 in the first quarter of last year. In the highest end of the market, there were 5 sales for more than \$10 million, **including the highest price home, which we represented at \$27.85 million.** This contributed to the average price reaching a **record high of \$9,493,417** – a 62% increase compared to last year. The median price in the first quarter was \$4,975,000 as there were 5 homes that sold for \$3.5 million or less.

Of the 12 homes that sold in the first quarter, **4 were for more than list price.** On average,

homes sold for 100.5% of list price. Homes sold faster than in the previous 4 quarters with an **average days on market of 42**; 5 sold in 2 weeks or less. This is also less time on the market than it was in 2025 when the average days were 46.

There are 33 homes currently for sale on the Multiple Listing Service and 4 homes not being publicly marketed. The homes range from \$1,098,000 to \$68,000,000 and only 15 have been on the market for less than 30 days.



January – March 2026 Sales

100 Canada Rd.....\$27,850,000	222 Albion Ave.....\$10,500,000	112 Jane Dr.....\$3,325,000
6 Cedar Ln.....\$23,500,000	51 Cragmont Way.....\$5,750,000	103 Harkins Rd.....\$2,525,000
3490 Tripp Rd.....\$16,250,000	135 Harcross Rd.....\$4,200,000	13890 Skyline Blvd.....\$2,425,000
151 Eleanor Dr.....\$11,706,000	129 Hillside Dr.....\$3,500,000	168 Sunrise Dr.....\$2,390,000