



# HUGH CORNISH & ASSOCIATES

## HUGH CORNISH

Over \$3.8 Billion in Sales

#1 Coldwell Banker Agent, San Francisco Peninsula

#11 Coldwell Banker Agent, United States

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

## MARKET UPDATE APRIL 2026

### MONTHLY SALES DATA for March 2026

#### ATHERTON

Number of Homes Sold: 7  
Average Sale Price: \$14,601,050  
Average Days on Market: 10

#### MENLO PARK

Number of Homes Sold: 26  
Average Sale Price: \$4,436,423  
Average Days on Market: 10

#### PORTOLA VALLEY

Number of Homes Sold: 4  
Average Sale Price: \$6,432,938  
Average Days on Market: 121

#### WOODSIDE

Number of Homes Sold: 3  
Average Sale Price: \$6,816,667  
Average Days on Market: 8

### MORTGAGE RATES as of 4/27/2026\*

#### CONFORMING LOANS

15-year fixed rate: 5.375%  
30-year fixed rate: 5.875%  
Conforming rates with loan up to \$806,500

#### JUMBO LOANS

15-year fixed rate: 5.500%  
30-year fixed rate: 5.990%  
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, Prosperity Home Mortgage, Mortgage Consultant (NMLS 281019) at Peter.Keller@phmls.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.

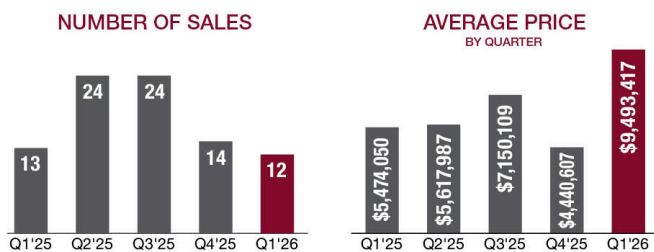
Demand was strong in the first quarter of 2026. The results speak for themselves in the graphs shown below. While **Portola Valley and Menlo Park** average prices were down slightly compared to the previous quarter, the **results compared to 2025 in all cities were very strong**. Atherton and Woodside were especially strong due the volume of high-end sales: 8 sales for more than \$14 million in **Atherton** and 5 sales in **Woodside** for more than \$10 million, including the highest price home, which we represented at \$27.85 million. Here are the stats (for more details [click here](#)):

- Woodside average price up 62%
- Atherton average price up 42%
- Portola Valley average price up 7%
- Menlo Park average price up 3%

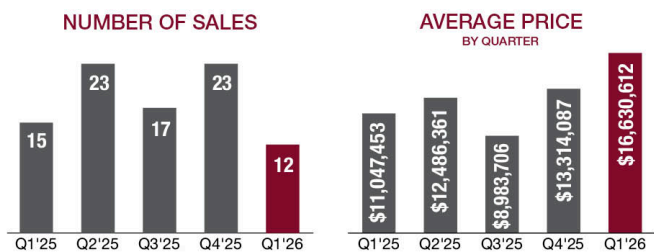
Although there continues to be some uncertainty in the market this year, the stock market highs have continued to fuel demand for real estate in our area. **We remain optimistic on home values here.**

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

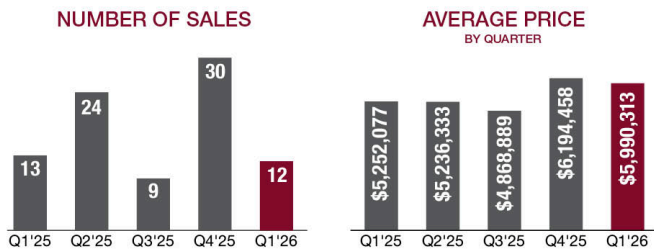
### WOODSIDE



### ATHERTON



### PORTOLA VALLEY



### MENLO PARK

