



# HUGH CORNISH & ASSOCIATES

## HUGH CORNISH

Over \$3.8 Billion in Sales

#1 Coldwell Banker Agent, San Francisco Peninsula

#6 Coldwell Banker Agent, United States

#135 Agent in the United States, *RealTrends* 2026

## MARKET UPDATE JUNE 2026

### MONTHLY SALES DATA

#### for May 2026

##### ATHERTON

Number of Homes Sold: 13

Average Sale Price: \$13,282,923

Average Days on Market: 29

##### MENLO PARK

Number of Homes Sold: 30

Average Sale Price: \$4,458,863

Average Days on Market: 22

##### PORTOLA VALLEY

Number of Homes Sold: 5

Average Sale Price: \$4,398,400

Average Days on Market: 29

##### WOODSIDE

Number of Homes Sold: 8

Average Sale Price: \$4,810,132

Average Days on Market: 32

### MORTGAGE RATES

#### as of 6/19/2026\*

### CONFORMING LOANS

15-year fixed rate: **5.625%**

30-year fixed rate: **6.375%**

Conforming rates with loan up to \$806,500

### JUMBO LOANS

15-year fixed rate: **5.625%**

30-year fixed rate: **6.125%**

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@pnmloans.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.

In recent summers, the market seems to settle into its own rhythm, and this year is no exception. Once school lets out and vacation season begins, activity often becomes a little more unpredictable. Some homes are generating multiple offers within days, while others are taking longer to sell and, in some cases, requiring price adjustments. At the same time, we've continued to see impressive sales at the highest end of the market, proving that motivated buyers are still out there.

The biggest takeaway is that there isn't a single market right now. Conditions can vary dramatically from one neighborhood to the next, and even from one street to another. Buyers are being thoughtful, and the homes that are priced well and presented beautifully continue to stand out. If a move is on your horizon, let's talk about what the market looks like specifically for your home. A tailored strategy, thoughtful preparation, and accurate pricing are making all the difference in today's market.

The latest market update, for homes closed in May, is shown on the left. Here's how the average price compares to all of last year:

**Atherton:** +14%

**Menlo Park:** +10%

**Portola Valley:** -9%

**Woodside:** +24%

As always, it is best to review market data in detail with us as it pertains to your particular home.

On a personal note, we would like to share with you that this month I was ranked by RealTrends as **#135 Realtor in the entire country** (that's out of 1.6 million Realtors!), **#6 for Coldwell Banker in the US** and I continue to be the **#1 Coldwell Banker agent on the SF Peninsula**. This honor reflects our dedication to providing exceptional service and the trust that our clients have placed in us. If you know anyone who could use our services, we so appreciate your referrals. Thank you for your continued trust and support.