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 JULY 2026

If you did not receive your copy of the **2026 Half-Year Real Estate Review**, contact me or click here to view the report.

MONTHLY SALES DATA for June 2026

ATHERTON

Number of Homes Sold: 8
Average Sale Price: $12,138,750
Average Days on Market: 28

MENLO PARK

Number of Homes Sold: 32
Average Sale Price: $4,117,289
Average Days on Market: 18

PORTOLA VALLEY

Number of Homes Sold: 10
Average Sale Price: $4,123,750
Average Days on Market: 35

WOODSIDE

Number of Homes Sold: 10
Average Sale Price: $6,285,250
Average Days on Market: 63

MORTGAGE RATES as of 7/20/2026*

CONFORMING LOANS

15-year fixed rate: 5.500%
30-year fixed rate: 6.000%
Conforming rates with loan up to $806,500

JUMBO LOANS

15-year fixed rate: 5.625%
30-year fixed rate: 5.750%
Jumbo rates above $1,249,125

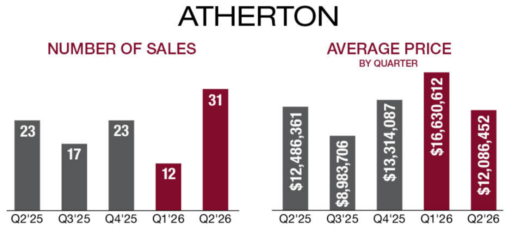
*The above rates are with points as indicated and certain loan to value, credit score and loan amount premiums apply. Contact: Peter Keller, Prosperity Home Mortgage, Mortgage Consultant (NMLS 281019) at Peter.Keller@phmloans.com or 650.248.4190
Please Note: We care about your security and privacy. Please 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.

Sales activity strengthened significantly in the second quarter compared to the first quarter across all four cities covered in this report. Atherton, Menlo Park, and Woodside all reached record-high prices, while Portola Valley experienced a decline due to comparison with last year, when two ultra-high-end sales influenced the average. As anticipated in our annual and first-quarter updates, **inventory has remained limited and has now fallen to the lowest levels we can recall in many years across all four cities**. Demand continues to be strong. Record-high stock market performance and continued confidence in AI companies, particularly here in Silicon Valley, continue to fuel demand for local real estate.

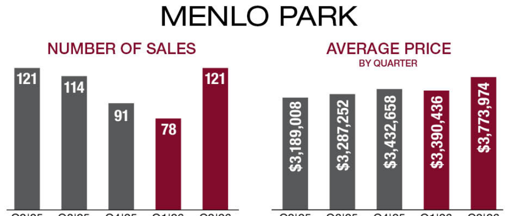
Looking ahead, many in the industry are watching a growing pipeline of anticipated technology IPOs that are anticipated to bring significant new wealth to Silicon Valley. At the same time, continued growth at companies such as SpaceX, along with ongoing expansion across the AI sector, is expected to support demand from highly compensated employees and executives. While the timing and impact of these events cannot be predicted with certainty, they represent positive long-term indicators for our local housing market. Combined with historically low inventory, these factors should continue to provide a solid foundation for home values.

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

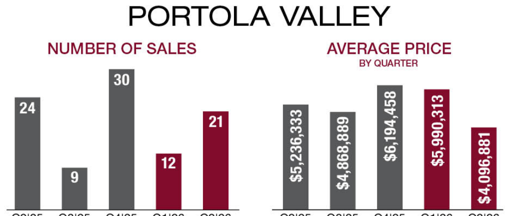
ATHERTON



MENLO PARK



PORTOLA VALLEY



WOODSIDE