



HUGH CORNISH & ASSOCIATES

#1 Coldwell Banker Agent
SF Peninsula
#135 Agent in the United States
RealTrends 2026

OVER \$3.8 BILLION IN SALES

2026 HALF-YEAR REAL ESTATE REVIEW

ATHERTON

MENLO PARK

PORTOLA VALLEY

WOODSIDE

We are proud to present the First Half Review of 2026, a follow-up to the 27th edition of our Annual Real Estate Review. This publication includes a summary of sales statistics for Atherton, Menlo Park, Portola Valley, and Woodside during the first half of the year. It is our hope that this report serves as a valuable resource for local property owners and prospective buyers, providing insight into market trends and residential property values.

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.

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

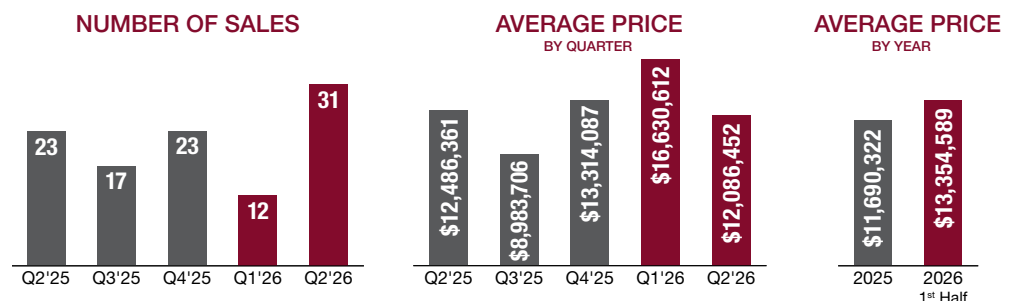
Record-High Average Price; Sales Stronger in Second Quarter

Sales (per the Multiple Listing Service) took off in the second quarter with 31 sales compared to 12 in the first quarter. The high-end of the market was strong with 24 sales, or 56% (8 in the first quarter and 16 in second quarter) that sold for \$10 million or more. This contributed to the average price reaching a new record high of \$13,354,589 – a 14% increase compared to last year. Of the 43 homes that sold in the first half, 18 sold for more than list price. On average, homes sold for 101.7% of list price. There were a total of 65 new listings in the first half compared to 73 in the first half of last year.

Homes sold quickly with 28 sales, or 65%, occurring in less than 3 weeks. There

were only 5 homes that took longer than 3 months to sell. On average, homes took 24 days to sell in the first quarter and 33 days in the second quarter. The median days on market for the first half was only 11.

Currently, there are just 11 homes for sale on the Multiple Listing Service and another 5 that are not being publicly marketed yet. Of these 16 homes, 9 are listed for more than \$10 million; 8 have been on the market for more than 30 days.



MENLO PARK

Record High Prices; Sales Up Sharply in Second Quarter

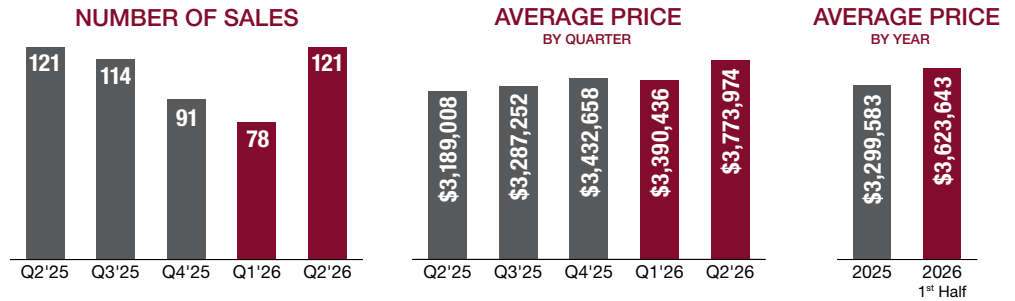
There were 199 single-family and condo/townhome sales during the first half of 2026 compared to 172 in the first half of last year. Sales were much stronger in the second quarter this year with 121 compared to 78 in the first quarter.

The average price reached a record high in the first half at \$3,623,643, which was 10% higher than last year. Prices were even higher in the second quarter, with an average of \$3,773,974.

Of the 199 homes sold, 95, or 54%, sold for more than list price, a clear indication of demand. There were 41 sales between \$5 million and \$13.5 million. There were 9 sales for less than \$1 million and 47 sales for less than \$2 million.

Inventory of homes for sale was even with this time last year with 281 new listings in the first half compared to 282 in the same period last year. This is still much lower than during the pandemic when there were 390 new listings in the first half of 2021. Homes sold quickly; in fact, 67% of the homes sold in 2 weeks or less. There were just 33 homes that were on the market for 30 days or more.

Currently there are just 38 homes for sale and another 7 not being publicly marketed. Prices for single-family homes range from \$1,350,000 to \$9,950,000. There are 28 condo/townhomes for sale from \$738,000 to \$2,849,000.



PORTOLA VALLEY

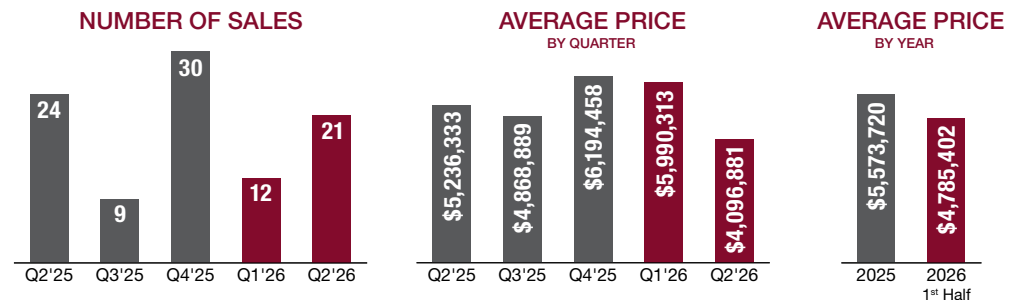
Average Price Down; Sales Strongest in Second Quarter

Sales (per the Multiple Listing Service) took off in the second quarter with 21 sales compared to 12 in the first quarter. The high-end of the market was strong with 7 sales (5 in the first quarter and 2 in second quarter) that sold for \$7 million or more. The average price was \$4,785,402, which was 14% lower than last year. However, it is important to note that there was a \$25 million sale and a \$56 million sale in 2025, which resulted in a much higher average price.

Of the 33 homes that sold in the first half, 10 sold for more than list price. On average, homes sold for 98.4% of list price. There were just 50 new listings in the first half compared to 74 in the first half of last year.

Homes sold quickly with 16 sales, or 48%, occurring in less than 3 weeks. There were only 6 homes that took longer than 3 months to sell. On average, homes took 61 days to sell but the median days on market for the first half was only 25.

There are just 14 homes currently for sale on the Multiple Listing Service and 5 homes not being publicly marketed. The homes range from \$1,749,000 to \$15,495,000.



WOODSIDE

Record High Average Price; High End Very Strong

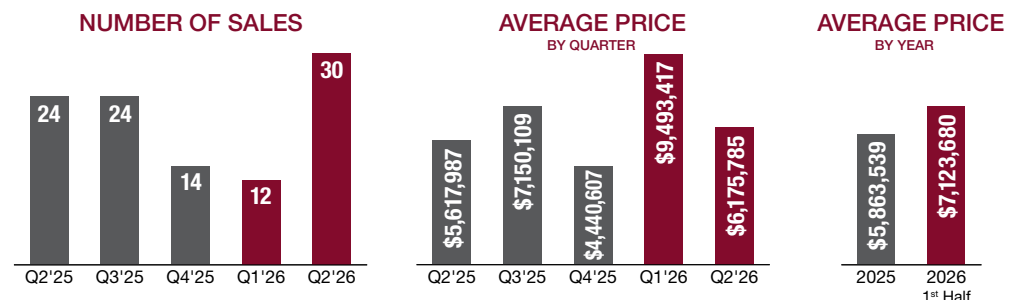
There were 42 sales during the first half of 2026 compared to 36 in the first half of last year. Sales were much stronger in the second quarter this year with 30 compared to 12 in the first quarter.

The high-end of the market was strong with 9 sales, or 21% (5 in the first quarter and 4 in second quarter) that sold for more than \$10 million. This contributed to the average price reaching a record high of \$7,123,680 – a 21% increase compared to last year and the first time exceeding \$7 million.

Of the 42 homes sold, 13, or 31%, sold for more than list price. On average, homes sold for 98.3% of list price. Homes sold quickly in Woodside with just 22, or 52%,

selling in 3 weeks or less. On average, homes sold in 55 days compared to 57 days in the first half of last year. This is due to 7 homes that took longer than 100 days to sell.

There are just 22 homes currently for sale on the Multiple Listing Service and another 5 that are not being publicly marketed yet. Prices range from \$998,000 to \$68 million. Of these 27 homes, 21 have been on the market for more than 30 days.



April – June 2026 Sales

ATHERTON

2 Somerset Ln	\$28,000,000
77 Flood Cir	\$27,750,000
241 Polhemus Ave	\$22,750,000
98 Flood Circle	\$22,000,000
167 Almendral Ave	\$21,900,000
60 Ralston Rd	\$21,200,000
89 Douglass Way	\$18,000,000
74 Lilac Dr	\$15,500,000
450 Walsh Rd	\$15,500,000
93 Broadacres Rd	\$15,300,000
53 McCormick Ln	\$13,132,000
187 James Ave	\$12,760,000
393 Atherton Ave	\$11,200,000
58 Deodora Dr	\$10,950,000
269 Selby Ln	\$10,500,000
2 Callado Way	\$10,000,000
91 James Ave	\$9,760,000
243 Selby Ln	\$9,500,000
41 Ridge View Dr	\$9,250,000
1 Larch Dr	\$8,600,000
5 Ridge View Dr	\$8,050,000
98 Fredrick Dr	\$7,800,000
172 Toyon Rd	\$7,527,000
90 Holbrook Ln	\$7,000,000
65 Fairfax Ave	\$5,650,000
17 Almendral Ave	\$5,450,000
15 Lloyd Dr	\$4,500,000
250 Selby Ln	\$4,000,000
284 Selby Ln	\$3,851,000
113 Middlefield Rd	\$3,800,000
57 Wilburn Ave	\$3,500,000

MENLO PARK

1650 Oak Ave	\$13,500,000
2171 Clayton Dr	\$13,100,000
2319 Warner Range Ave	\$11,750,000
1147 Windsor Way	\$11,125,000
1335 N Lemon Ave	\$9,495,000
2316 Loma Prieta Ln	\$8,950,000
1330 University Dr 92	\$7,600,000
350 August Cir	\$7,218,000
745 Windsor Dr	\$7,156,000
1100 Hobart St	\$7,025,000
253 Princeton Rd	\$6,750,000
202 Felton Dr	\$6,750,000
1045 College Ave	\$6,678,000
1225 San Mateo Dr	\$6,400,000
345 Vine St	\$6,320,000
1940 Camino A Los Cerros	\$6,300,000
736 Cotton St	\$6,200,000
1800 Oakdell Dr	\$5,895,000
752 College Ave	\$5,800,000
1110 Trinity Dr	\$5,550,000
660 Menlo Oaks Dr	\$5,533,078
1030 Deanna Dr	\$5,300,000
1785 Holly Ave	\$5,300,000
830 Monte Rosa Dr	\$5,250,000
208 Stanford Ave	\$5,200,000
702 Nash Ave	\$5,125,000
2066 Sterling Ave	\$5,074,151
2136 Clayton Dr	\$4,905,000
675 Evergreen St	\$4,900,000
1345 Delfino Way	\$4,900,000
1205 Woodland Ave	\$4,890,000
20 Trudy Ln	\$4,800,000
1341 Sherman Ave	\$4,800,000
776 Cambridge Ave	\$4,640,000
2130 Mills Ave	\$4,525,000
927 Continental Dr	\$4,500,000

950 Olive	\$4,500,000
425 Claremont Way	\$4,500,000
440 Gilbert Ave	\$4,437,000
15 Montana Ln	\$4,400,000
415 Oak Ct	\$4,300,000
425 Concord Dr	\$4,175,000
1200 Woodland Ave	\$4,025,000
2008 Camino De Los Robles	\$4,000,000
1305 Santa Cruz Ave	\$3,995,000
224 Lexington Dr	\$3,908,000
204 Princeton Rd	\$3,850,000
2067 Santa Cruz Ave	\$3,825,000
25 Sharon Ct	\$3,762,000
333 Leland Ave	\$3,725,000
488 Oak Ct	\$3,700,000
318 Oakwood Pl	\$3,700,000
14 Susan Gale Ct	\$3,600,000
243 Robin Way	\$3,600,000
220 Oak Ct	\$3,525,000
287 Santa Margarita Ave	\$3,501,000
433 Concord Dr	\$3,460,000
723 Gilbert Ave	\$3,400,000
1527 Laurel Pl	\$3,350,000
111 Elm St	\$3,285,000
608 San Benito Ave	\$3,150,000
618 17 th Ave	\$3,120,000
760 Partridge Ave	\$2,998,000
2125 Harkins Ave	\$2,934,750
1033 Oakland Ave	\$2,925,000
2030 Sand Hill Rd	\$2,900,000
624 Partridge	\$2,899,500
1330 Johnson St	\$2,860,000
210 Morgan Ln	\$2,810,000
10 Mansion Ct 713	\$2,700,000
1350 Trinity Dr	\$2,698,000
138 Stone Pine Ln	\$2,600,000
2036 Barney Ave	\$2,550,000
931 Peggy Ln	\$2,508,000
217 Mckendry Dr	\$2,505,000
1015 Mallet Ct	\$2,500,000
206 Sand Hill Cir	\$2,500,000
206 Sand Hill Cir	\$2,500,000
1331 Hoover St	\$2,450,000
2442 Sharon Oaks Dr	\$2,442,000
627 17 th Ave	\$2,410,000
740 Roble Ave	\$2,325,000
803 16 th Ave	\$2,250,000
2429 Sharon Oaks Dr	\$2,250,000
2466 Sharon Oaks Dr	\$2,230,000
2513 Alpine Rd	\$2,225,000
754 15 th Ave	\$2,200,000
300 Sand Hill Cir 301	\$2,180,000
410 Encinal Ave	\$2,180,000
26 Bishop Lane	\$2,151,000
470 Sand Hill Cir	\$2,100,000
212 Gilbert Ave	\$2,100,000
1333 Hoover St	\$2,035,000
948 Altschul Ave	\$2,000,000
804 18 th Ave	\$1,998,000
612 Partridge Ave	\$1,988,000
1423 San Antonio St	\$1,980,000
1317 Laurel St	\$1,975,000
655 Roble Ave	\$1,900,000
510 Sandlewood St	\$1,888,888
1017 Henderson Ave	\$1,837,000
7 Artisan Way	\$1,800,000
1224 Sharon Park Dr	\$1,775,000
1155 Merrill St 101	\$1,715,000
12 Athlone Way	\$1,642,000

1326 Hoover St 2	\$1,600,000
166 Sand Hill Cir	\$1,567,500
1150 Sevier Ave	\$1,500,000
1125 Carlton Ave	\$1,475,000
551 Newbridge St	\$1,450,000
601 Palmer Ln	\$1,420,000
365 Cherry Ave	\$1,349,000
1117 Madera Ave	\$1,230,000
2160 Santa Cruz Ave 22	\$1,110,000
610 Gilbert Ave 32	\$1,015,000
675 Sharon Park Dr 144	\$988,000
2140 Santa Cruz Ave C209	\$965,000
2140 Santa Cruz Ave D105	\$910,000
2140 Santa Cruz Ave A201	\$905,000
675 Sharon Park Dr 245	\$899,000
610 Gilbert Ave 25	\$855,000

PORTOLA VALLEY

56 Hillbrook Dr	\$9,495,000
120 Deer Meadow Ln	\$8,400,000
747 Westridge Dr	\$5,950,000
340 Willowbrook Dr	\$5,900,000
50 Bear Gulch Dr	\$5,712,500
8 Hawkview St	\$5,005,000
25 Cordova Ct	\$4,625,000
90 Hayfields Rd	\$3,945,000
285 Golden Oak Dr	\$3,800,000
60 Linaria Way	\$3,750,000
5 Sandstone St	\$3,600,000
332 Canyon Dr	\$3,500,000
21 Valley Oak St	\$3,262,000
130 Erica Way	\$3,080,000
221 W Floresta Way	\$3,050,000
377 Wayside Rd	\$2,850,000
16 Tynan Way	\$2,700,000
108 Santa Maria Ave	\$2,250,000
208 Canyon Dr	\$1,760,000
9 Russell Ave	\$1,750,000
244 Bonita Rd	\$1,650,000

WOODSIDE

211 Winding Way	\$23,000,000
180 Romero Rd	\$16,000,000
153 Marva Oaks Dr	\$14,802,500
490 Las Pulgas Dr	\$12,750,000
3215 Woodside Rd	\$8,900,000
150 Brookwood Rd	\$8,700,000
16351 Skyline Blvd	\$8,000,000
333 Raymundo Dr	\$7,500,000
330 Ridgeway Rd	\$6,561,058
3362 Woodside Rd	\$6,500,000
391 Mountain Home Rd	\$5,800,000
200 Todo El Mundo	\$5,450,000
35 Neuman Ln	\$5,350,000
265 Greer Rd	\$5,255,000
140 Northridge	\$5,080,000
175 Alta Mesa Rd	\$4,500,000
180 Phillip Rd	\$4,300,000
1439 Portola Rd	\$4,260,000
80 Skywood Way	\$4,000,000
573 Patrol Rd	\$3,650,000
665 W Glen Way	\$3,600,000
17001 Skyline	\$3,150,000
240 Glenwood Ave	\$2,925,000
16501 Skyline Blvd	\$2,900,000
13370 Skyline Blvd	\$2,750,000
320 Grandview Dr	\$2,715,000
6 Megans Ln	\$2,275,000
45 Ranch Rd	\$2,050,000
47 Forest View Rd	\$1,750,000
121 La Honda Rd	\$800,000

2026 HALF-YEAR REAL ESTATE REVIEW

ATHERTON

MENLO PARK

PORTOLA VALLEY

WOODSIDE

RECENT ACTIVITY by Hugh Cornish & Associates

FOR SALE



147 Mapache Drive, PORTOLA VALLEY
Offered at \$5,495,000

FOR SALE



3270 Woodside Road, WOODSIDE
Offered at \$3,825,000

FOR SALE



103 Toyon Court, WOODSIDE
Offered at \$5,495,000

FOR SALE



63 Ridgecourt, WOODSIDE
Offered at \$3,695,000

FOR SALE



1 Redberry Ridge, PORTOLA VALLEY
Offered at \$7,995,000

OFF-MARKET



WOODSIDE
Call for price & details

OFF-MARKET



MENLO PARK
Call for price & details

PENDING OFF-MARKET



ATHERTON
Call for price & details

PENDING OFF-MARKET



ATHERTON
Call for price & details

SOLD



35 Neuman Lane, WOODSIDE
Offered at \$5,495,000

SOLD



747 Westridge Drive, PORTOLA VALLEY
Offered at \$5,495,000

SOLD



10 Mansion Court #713, MENLO PARK
Offered at \$2,750,000

SOLD



25 Cordova Court, PORTOLA VALLEY
Offered at \$4,250,000

SOLD OFF-MARKET



Cañada Road, WOODSIDE
Call for price & details

SOLD



1110 Trinity Drive, MENLO PARK
Offered at \$5,495,000

SOLD



1390 Westridge Drive, PORTOLA VALLEY
Offered at \$8,500,000



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