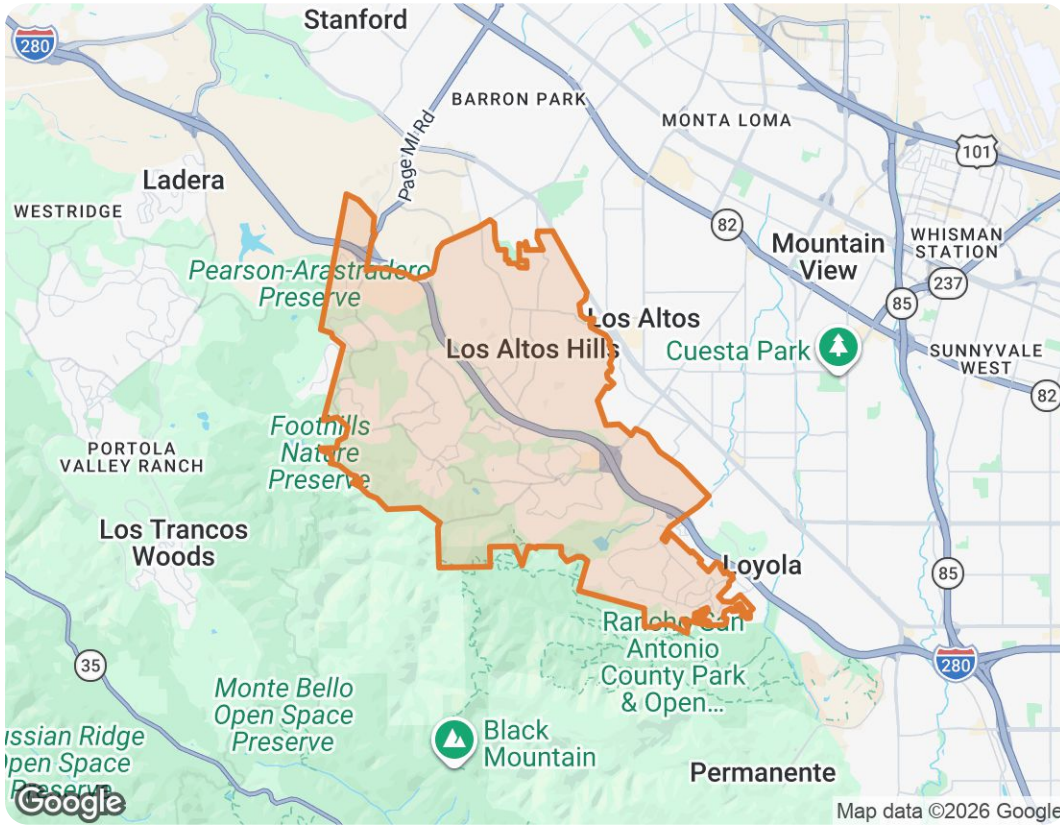


Los Altos Hills, California



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Market Trends

Market Trends for Los Altos Hills, California

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

**Seller's
Market**

Balanced
Market

Buyer's
Market

Key Details

<p>Months of Inventory</p> <p>1.78</p> <p>↓ 11% MoM</p>	<p>Sold to List Price %</p> <p>100.4%</p> <p>↑ 3.35% MoM</p>	<p>Median Days in RPR</p> <p>9</p> <p>↓ 70.97% MoM</p>	<p>Median Sold Price</p> <p>\$6,580,000</p> <p>↑ 33.88% MoM</p>
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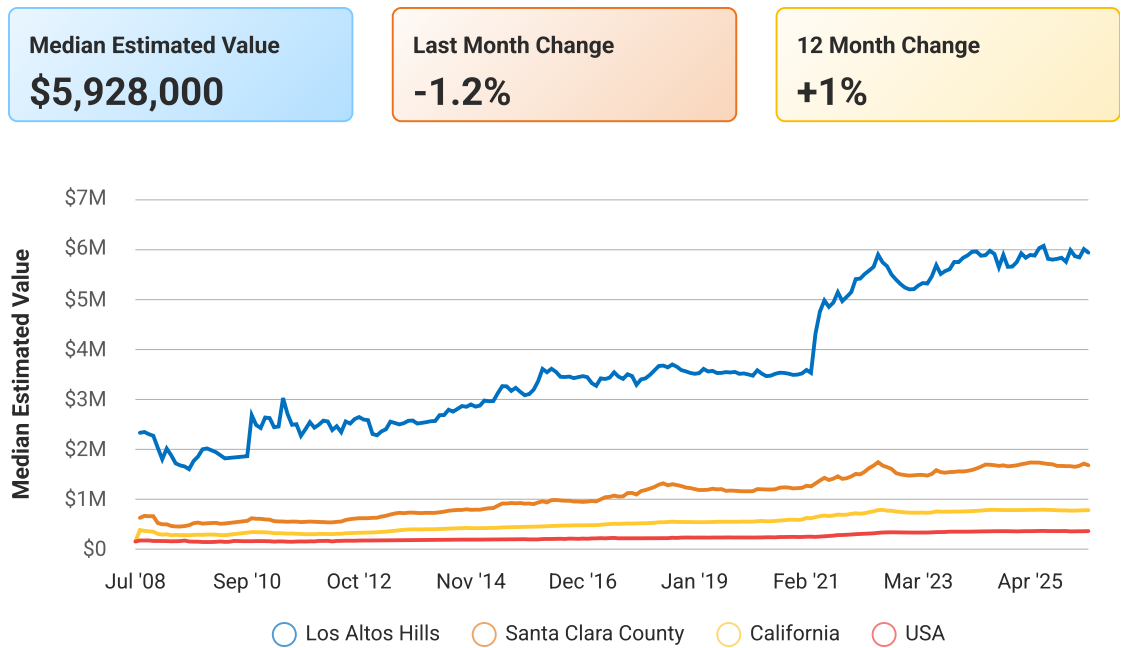
May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Los Altos Hills, California

May 2026 Active Listings

Los Altos Hills, California

Single Family + Condo/Townhouse/Apt.

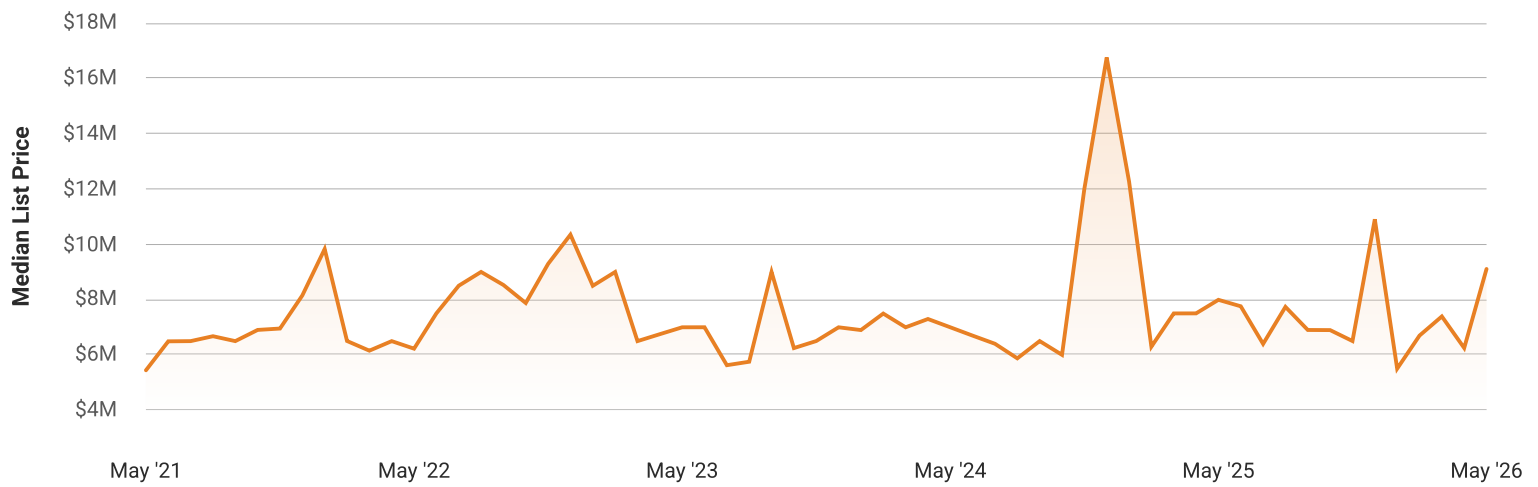
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$9,104,000

↑ 45.7% Month over Month



Los Altos Hills, California

May 2026 Sold Listings

Los Altos Hills, California

Single Family + Condo/Townhouse/Apt.

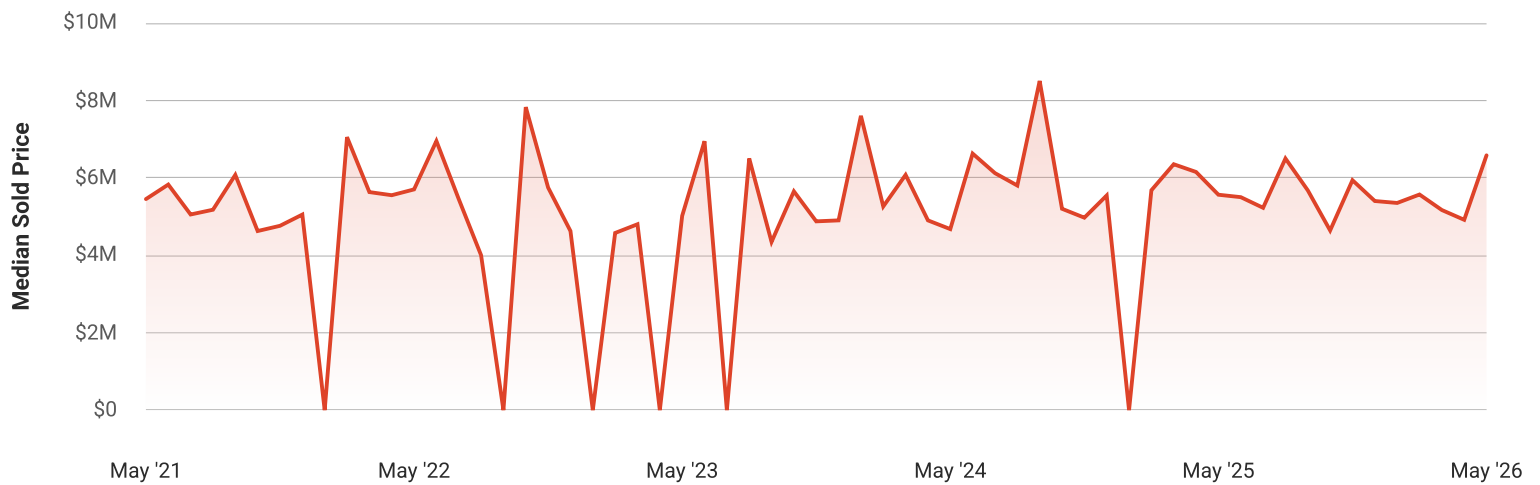
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$6,580,000

↑ 33.9% Month over Month



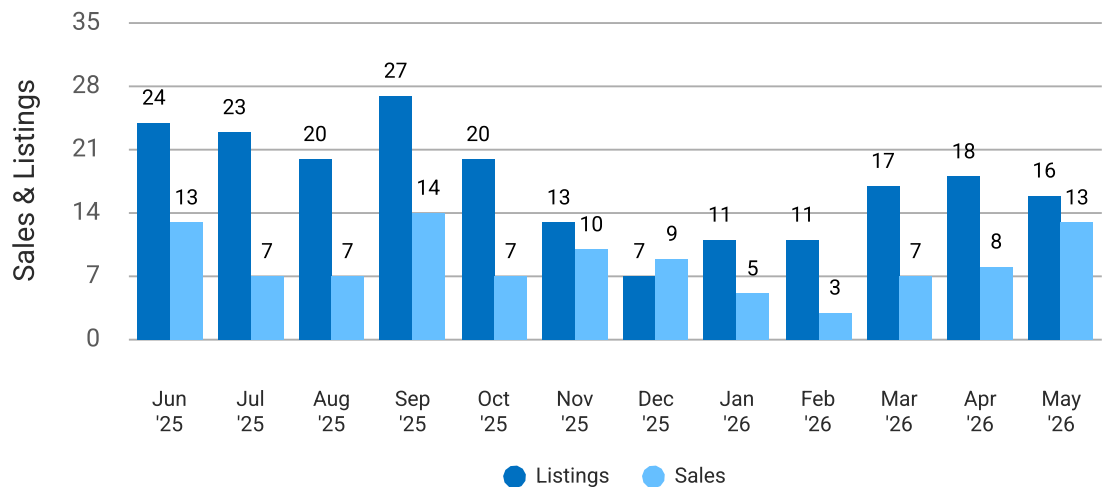
Total Sales and Active Listings in Los Altos Hills, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Los Altos Hills, California

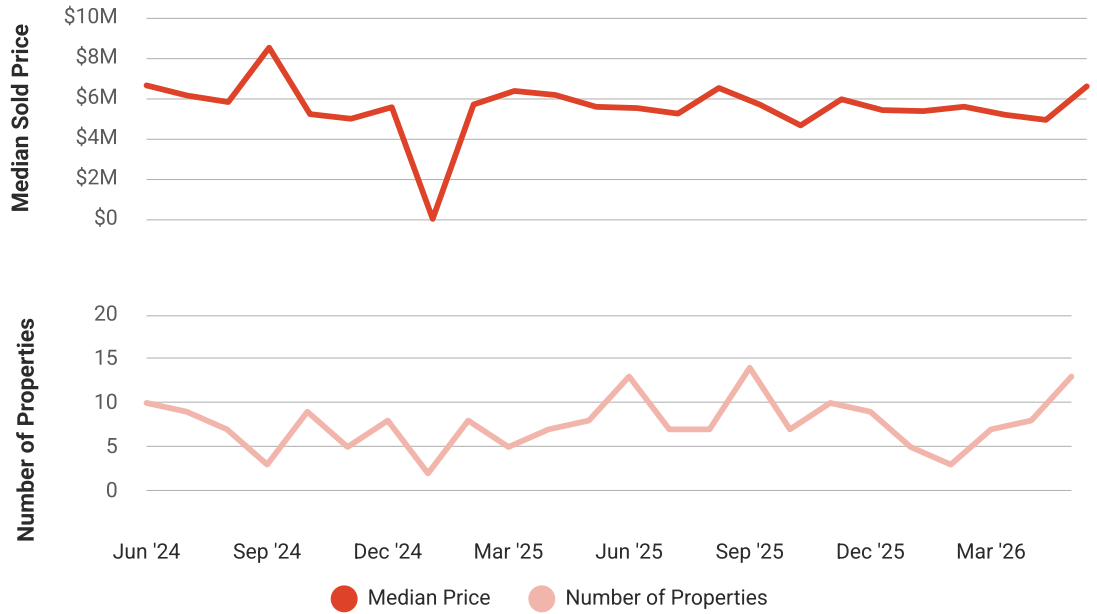
Median Sold Price vs Sold Listings in Los Altos Hills, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



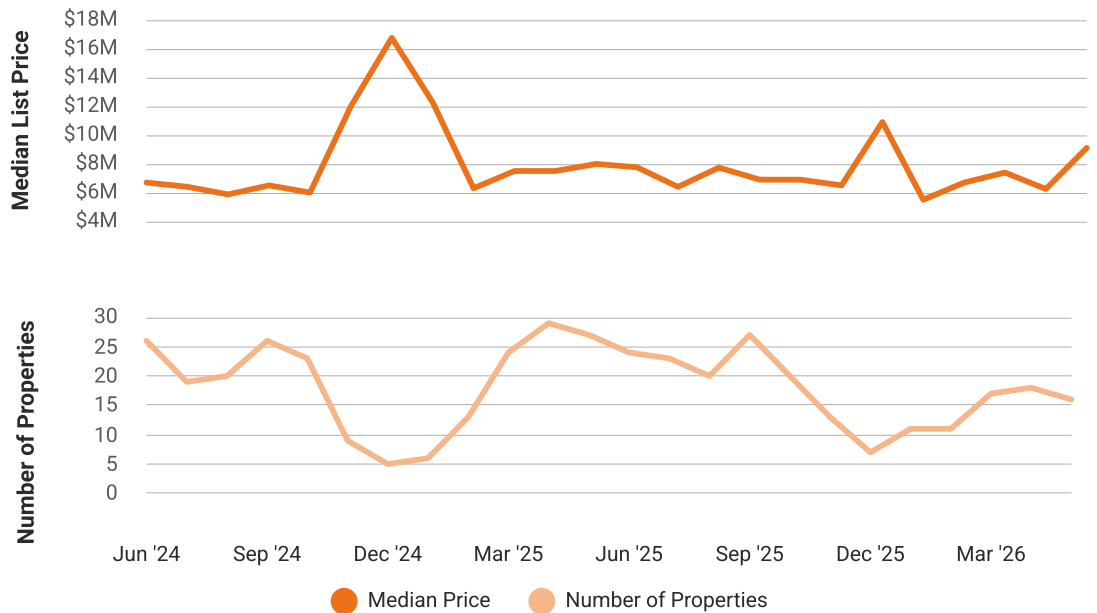
Median List Price vs Active Listings in Los Altos Hills, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$5,928,000	\$5,999,000 -1.18%	\$5,857,000 +1.21%	\$5,869,000 +1.01%	\$5,866,000 +1.06%	\$5,311,000 +11.62%
Median Sold Price Last Updated: 5/31/2026	\$6,580,000	\$4,915,000 +33.88%	\$5,568,000 +18.18%	\$5,562,500 +18.29%	\$4,675,000 +40.75%	\$5,017,500 +31.14%
Median List Price Last Updated: 5/31/2026	\$9,104,000	\$6,246,444 +45.75%	\$6,695,000 +35.98%	\$7,988,000 +13.97%	\$6,995,000 +30.15%	\$6,995,000 +30.15%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

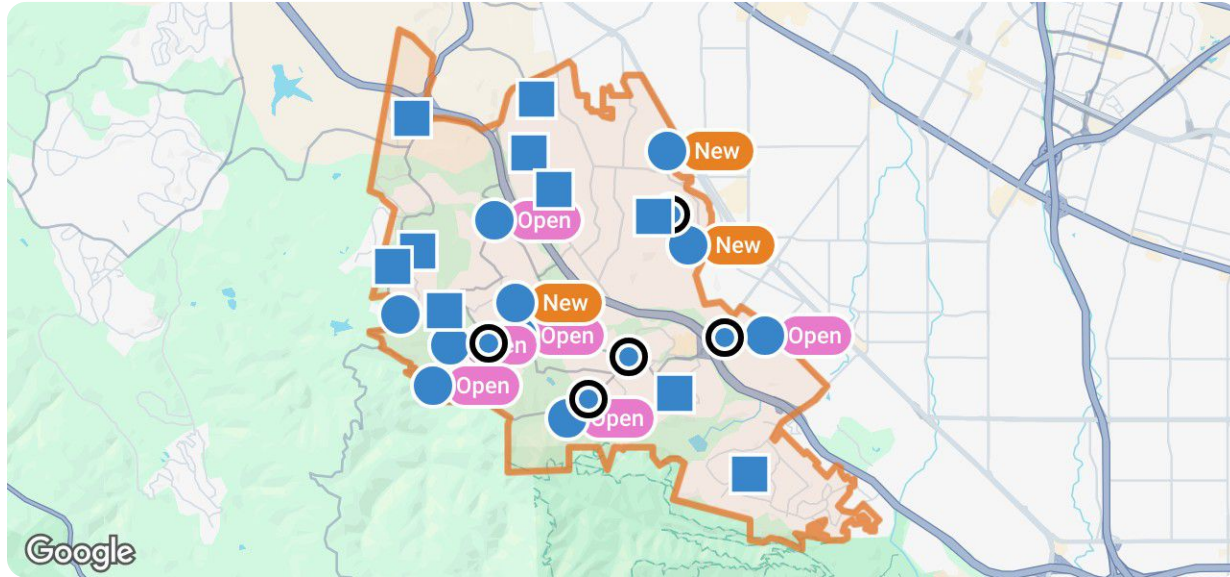
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

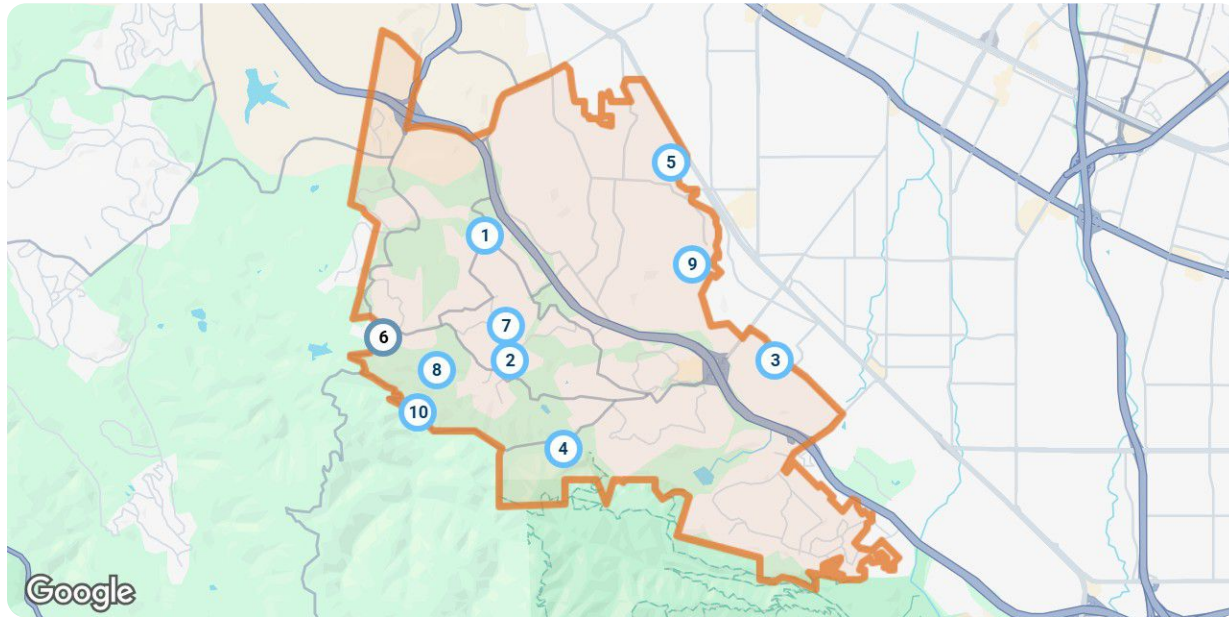
- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	5	10
Lowest Listing Price / Est.Value	\$4,200,000	\$4,495,000	\$3,998,000
Median Listing Price / Est.Value	\$8,124,000	\$5,298,000	\$6,250,000
Highest Listing Price / Est.Value	\$36,999,000	\$6,899,000	\$10,788,000
Average Price / sqft	\$1,906	\$1,424	\$1,613
Median Price / sqft	\$1,826	\$1,412	\$1,637
Average Days in RPR	22	39	23
Median Days in RPR	23	36	9
Total Volume	\$114,676,000	\$27,082,000	\$66,396,888
Source	Listings	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

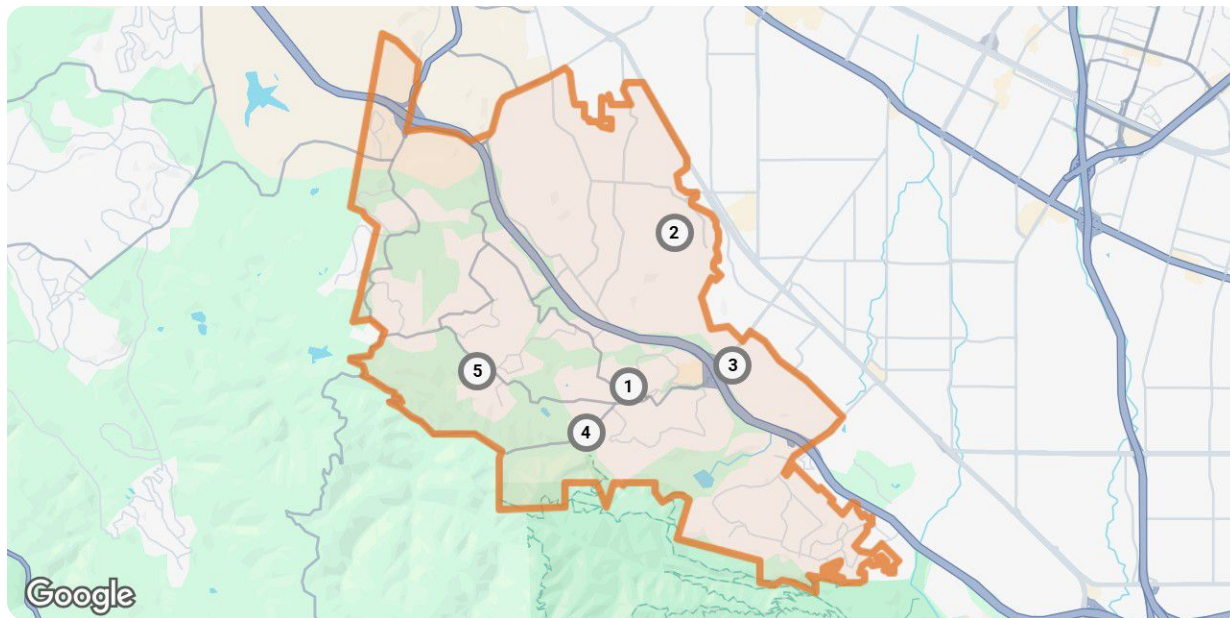
- Active For Sale
- Active Under Contract

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>27500 Elena Rd Los Altos Hills, CA 94022 MLS ID: 82049776 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	4/3	2,749	0.9 acres	1978	6/4/2026 5 days	\$4,850,000 \$1,764/sq ft
2	 <p>26990 Taaffe Rd Los Altos Hills, CA 94022 MLS ID: 82046169 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/5	5,015	1.25 acres	1999	6/4/2026 5 days	\$9,998,000 \$1,994/sq ft
3	 <p>12681 Miraloma Way Los Altos Hills, CA 94024 MLS ID: 82048809 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	4/5	4,180	1 acre	1997	5/27/2026 13 days	\$9,958,000 \$2,382/sq ft
4	 <p>11881 Francemont Dr Los Altos Hills, CA 94022 MLS ID: 82048127 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	6/6	4,890	1.62 acres	1995	5/21/2026 19 days	\$7,998,000 \$1,636/sq ft
5	 <p>14220 Wild Plum Ln Los Altos Hills, CA 94022 MLS ID: 82048101 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/4	4,955	1.11 acres	1982	5/21/2026 19 days	\$8,250,000 \$1,665/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>27600 Altamont Rd Los Altos Hills, CA 94022 MLS ID: 82034148 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/3	3,300	1.1 acres	1979	4/21/2026 49 days	\$4,200,000 \$1,273/sq ft
7	 <p>27500 La Vida Real Los Altos Hills, CA 94022 MLS ID: 82047223 ● Active / For Sale</p> <p><i>Listing Courtesy of Deleon Realty</i></p>	Single Family	5/12	20,982	8.03 acres	2010	5/14/2026 26 days	\$36,999,000 \$1,763/sq ft
8	 <p>27690 Central Dr Los Altos Hills, CA 94022 MLS ID: 82047108 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	3/3	2,649	2.81 acres	2000	5/13/2026 27 days	\$4,998,000 \$1,887/sq ft
9	 <p>25501 Chapin Rd Los Altos Hills, CA 94022 MLS ID: 82039040 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	8/9	8,209	1.16 acres	2016	5/13/2026 27 days	\$22,000,000 \$2,680/sq ft
10	 <p>27201 Moody Rd Los Altos Hills, CA 94022 MLS ID: 82040620 ● Active / For Sale</p> <p><i>Listing Courtesy of Sotheby's Intl Rlty</i></p>	Single Family	3/4	2,691	1.8 acres	1978	5/12/2026 28 days	\$5,425,000 \$2,016/sq ft

Pending

Source: Listings



Legend

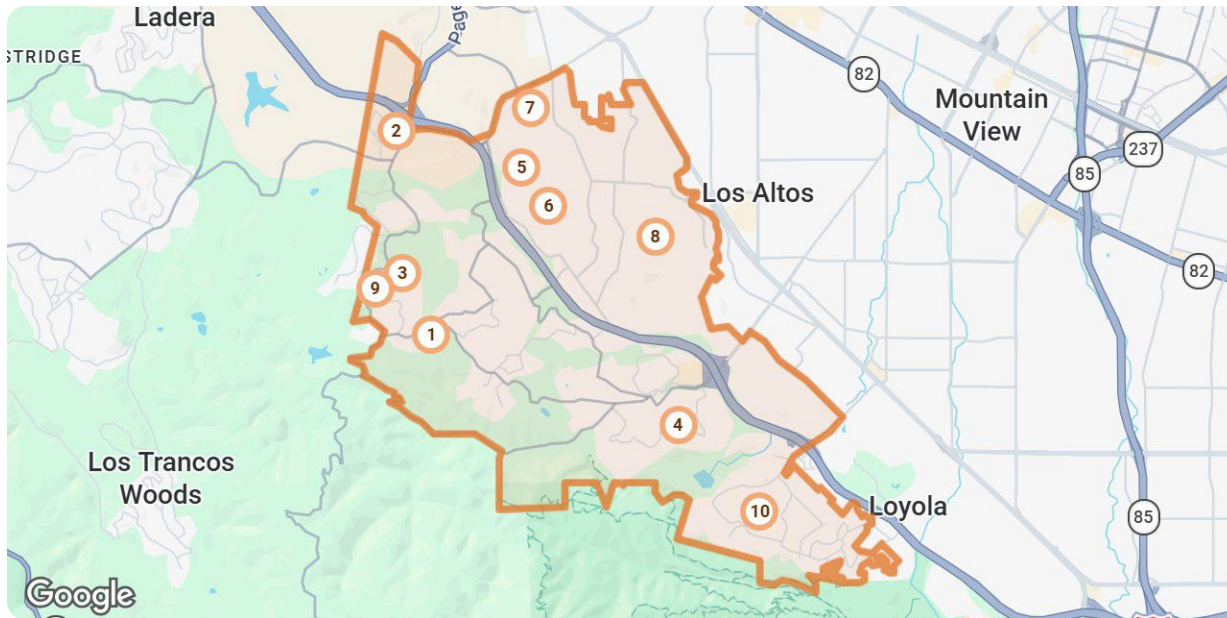
● Pending



Pending: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>12390 Gigli Ct Los Altos Hills, CA 94022 MLS ID: 82042057 ● Pending / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	5/4	3,900	2.73 acres / 1989	4/8/2026	\$5,595,000 / \$1,435/sq ft	6/8/2026 / 61 days
2	 <p>25440 Crescent Ln Los Altos Hills, CA 94022 MLS ID: 82048516 ● Pending / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	3/3	2,837	1.04 acres / 1955	5/26/2026	\$4,495,000 / \$1,584/sq ft	6/3/2026 / 8 days
3	 <p>26854 Robleda Ct Los Altos Hills, CA 94022 MLS ID: 82047842 ● Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/3	3,594	1.03 acres / 1973	5/19/2026	\$4,795,000 / \$1,334/sq ft	5/28/2026 / 9 days
4	 <p>12800 Clausen Ct Los Altos Hills, CA 94022 MLS ID: 41124245 ● Pending / For Sale</p> <p><i>Listing Courtesy of Y Realty</i></p>	Single Family	5/6	5,088	1.21 acres / 1995	3/8/2026	\$6,899,000 / \$1,356/sq ft	5/27/2026 / 80 days
5	 <p>25550 Moody Rd Los Altos Hills, CA 94022 MLS ID: 82041949 ● Pending / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/5	3,752	1.01 acres / 2005	4/7/2026	\$5,298,000 / \$1,412/sq ft	5/13/2026 / 36 days

Closed











Source: Public Records and Listings



Legend

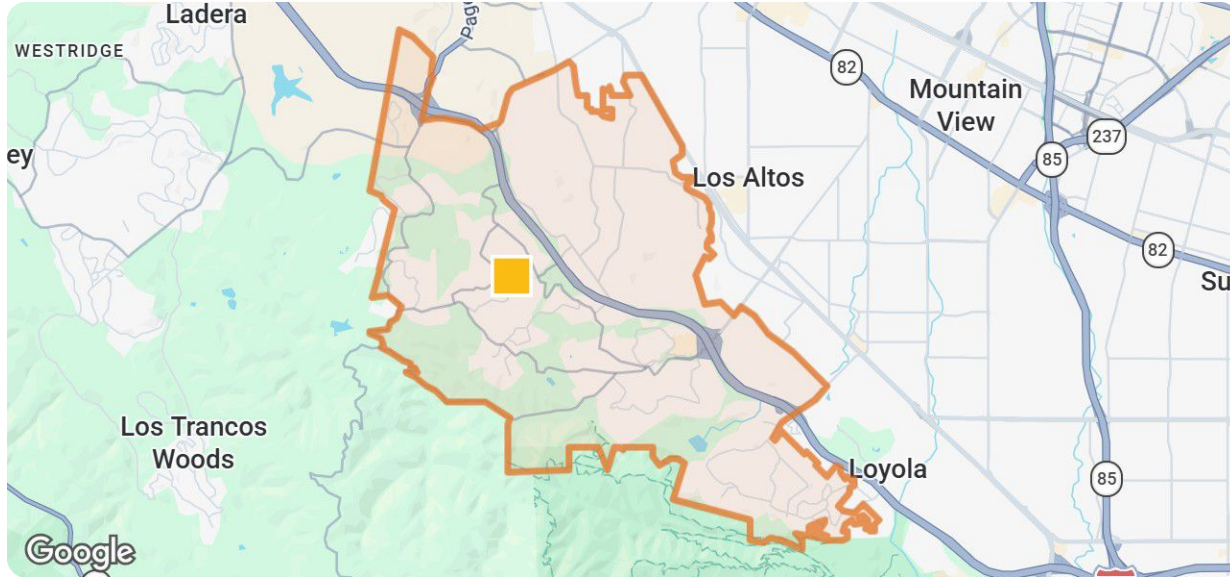
● Closed



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>27000 Appaloosa Way Los Altos Hills, CA 94022 MLS ID: 82044798 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	5/3	3,599	1.03 acres / 1970	6/8/2026 / 8 days	\$5,462,000 / \$1,518/sq ft	↑ 7.14%
2	 <p>27240 Altamont Rd Los Altos Hills, CA 94022 MLS ID: 82044632 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	3/3	2,832	1.15 acres / 1969	6/4/2026 / 9 days	\$4,085,000 / \$1,442/sq ft	↑ 6.8%
3	 <p>14278 Amherst Ct Los Altos Hills, CA 94022 MLS ID: 82040341 Closed / For Sale</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/3	2,474	1.34 acres / 1964	6/1/2026 / 42 days	\$3,998,000 / \$1,616/sq ft	↓ 9.03%
4	 <p>28500 Matadero Creek Ln Los Altos Hills, CA 94022 MLS ID: 82049357 Closed / For Sale</p> <p><i>Courtesy of Deleon Realty</i></p>	Single Family	6/9	8,270	4.4 acres / 1999	6/1/2026 / - days	\$9,088,888 / \$1,099/sq ft	-
5	 <p>24855 Prospect Ave Los Altos Hills, CA 94022 MLS ID: 82041407 Closed / For Sale</p> <p><i>Courtesy of Infinite Investment Realty Corporation</i></p>	Single Family	4/3	3,157	1 acre / 1967	6/1/2026 / 34 days	\$5,950,000 / \$1,885/sq ft	↓ 8.38%
6	 <p>13057 La Cresta Dr Los Altos Hills, CA 94022 MLS ID: 82046044 Closed / For Sale</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	4/4	3,598	1.08 acres / 1963	5/29/2026 / 7 days	\$6,580,000 / \$1,829/sq ft	↑ 1.31%
7	 <p>12728 La Cresta Dr Los Altos Hills, CA 94022 MLS ID: 82046828 Closed / For Sale</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	4/5	6,508	1 acre / 2003	5/28/2026 / 9 days	\$10,788,000 / \$1,658/sq ft	↑ 15.6%
8	 <p>26805 Palo Hills Dr Los Altos Hills, CA 94022 MLS ID: 82043955 Closed / For Sale</p> <p><i>Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	4/4	3,768	1.07 acres / 1964	5/26/2026 / 4 days	\$8,595,000 / \$2,281/sq ft	-
9	 <p>26950 Orchard Hill Ln Los Altos Hills, CA 94022 MLS ID: 82044015 Closed / For Sale</p> <p><i>Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	4/4	3,592	1 acre / 2003	5/20/2026 / 5 days	\$6,550,000 / \$1,823/sq ft	↑ 0.8%
10	 <p>27994 Via Ventana Way Los Altos Hills, CA 94022 MLS ID: 82033325 Closed / For Sale</p> <p><i>Courtesy of Realty One Group Infinity</i></p>	Single Family	4/4	5,412	2.24 acres / 1997	5/18/2026 / 86 days	\$5,300,000 / \$979/sq ft	↓ 3.64%

Summary

For Lease Activity in the Last 3 Months



Legend

■ Recently Leased

	Closed
Number of Properties	1
Lowest Listing Price / Est.Value	\$14,000
Median Listing Price / Est.Value	\$14,000
Highest Listing Price / Est.Value	\$14,000
Average Price / sqft	\$4
Median Price / sqft	\$4
Average Days in RPR	75
Median Days in RPR	75
Total Volume	\$14,000

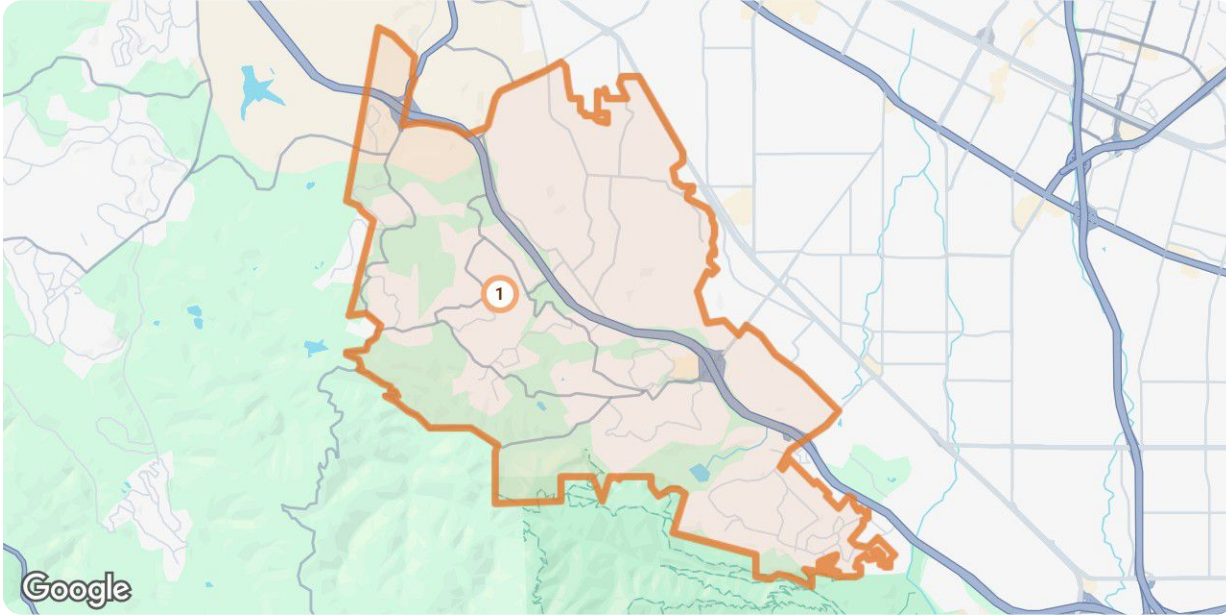
Source

Public Records & Listings

Market Activity Breakdown

Closed


Source: Public Records and Listings



Legend

● Closed

Closed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
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	27696 Vogue Ct Los Altos Hills, CA 94022 MLS ID: 82028118	Single Family	5/3	3,702	1 acre 1964	4/1/2026 75 days	- \$4/sq ft	-
	Closed / For Lease							

Courtesy of Clutch Property

Los Altos Hills, California

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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