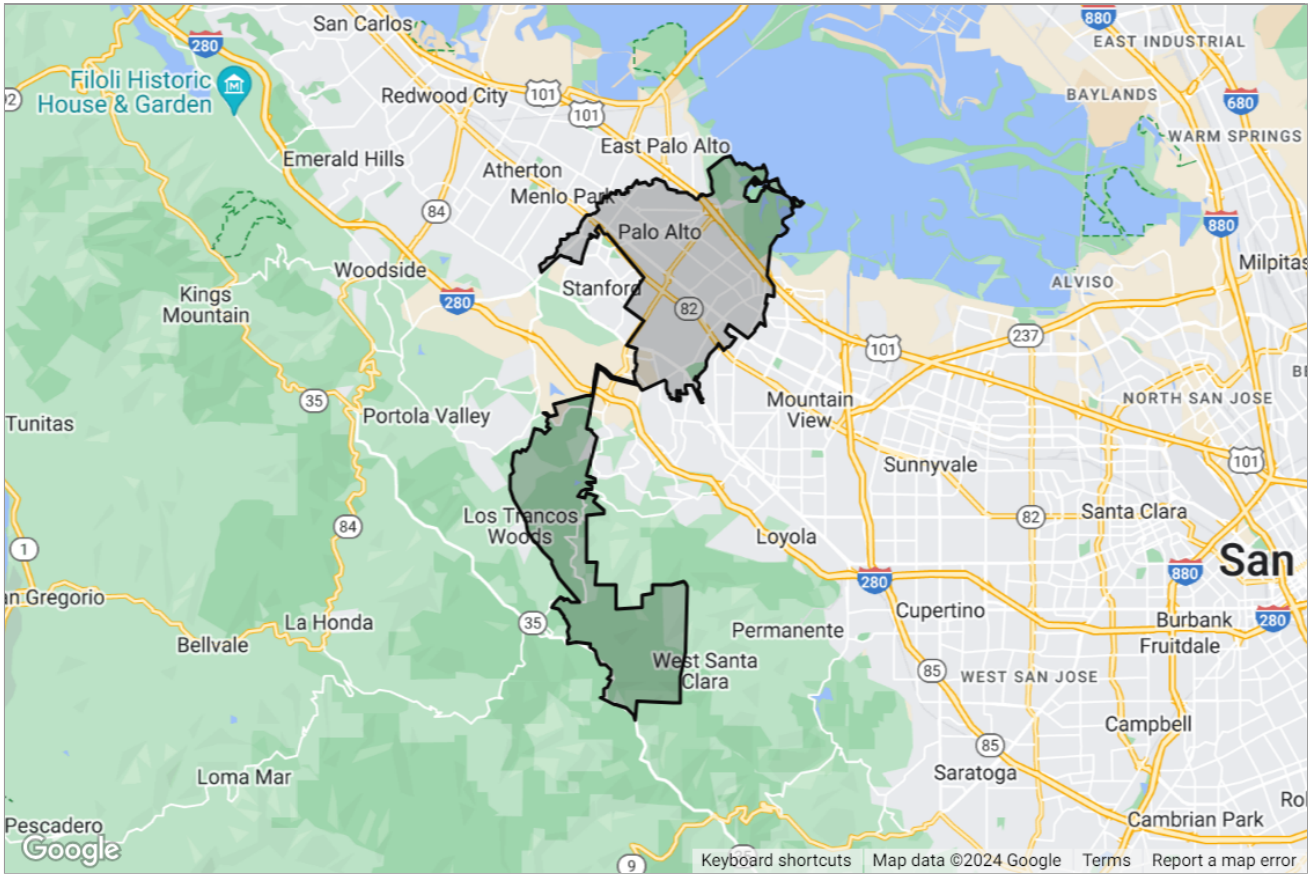


MARKET ACTIVITY REPORT

Palo Alto, California



Presented by

Elaine Liu

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Main: elaine@liu-realestate.com

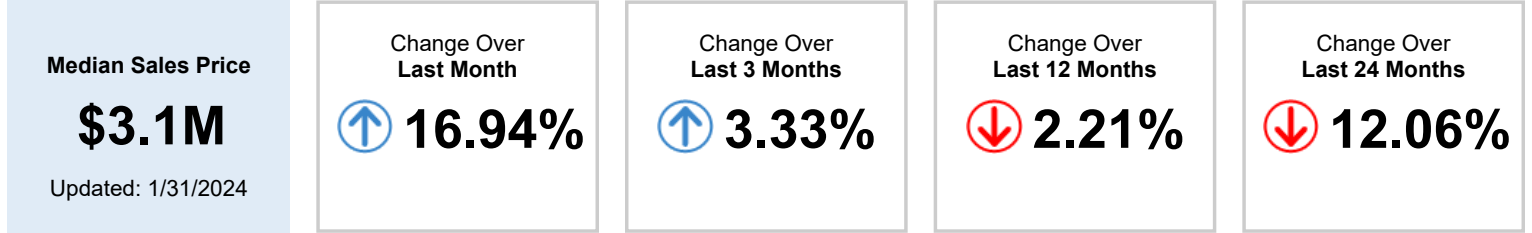
Office: www.liu-realestate.com

Liu Real Estate

Los Altos, CA 94024

Palo Alto, California

Market Snapshot: Sales Price



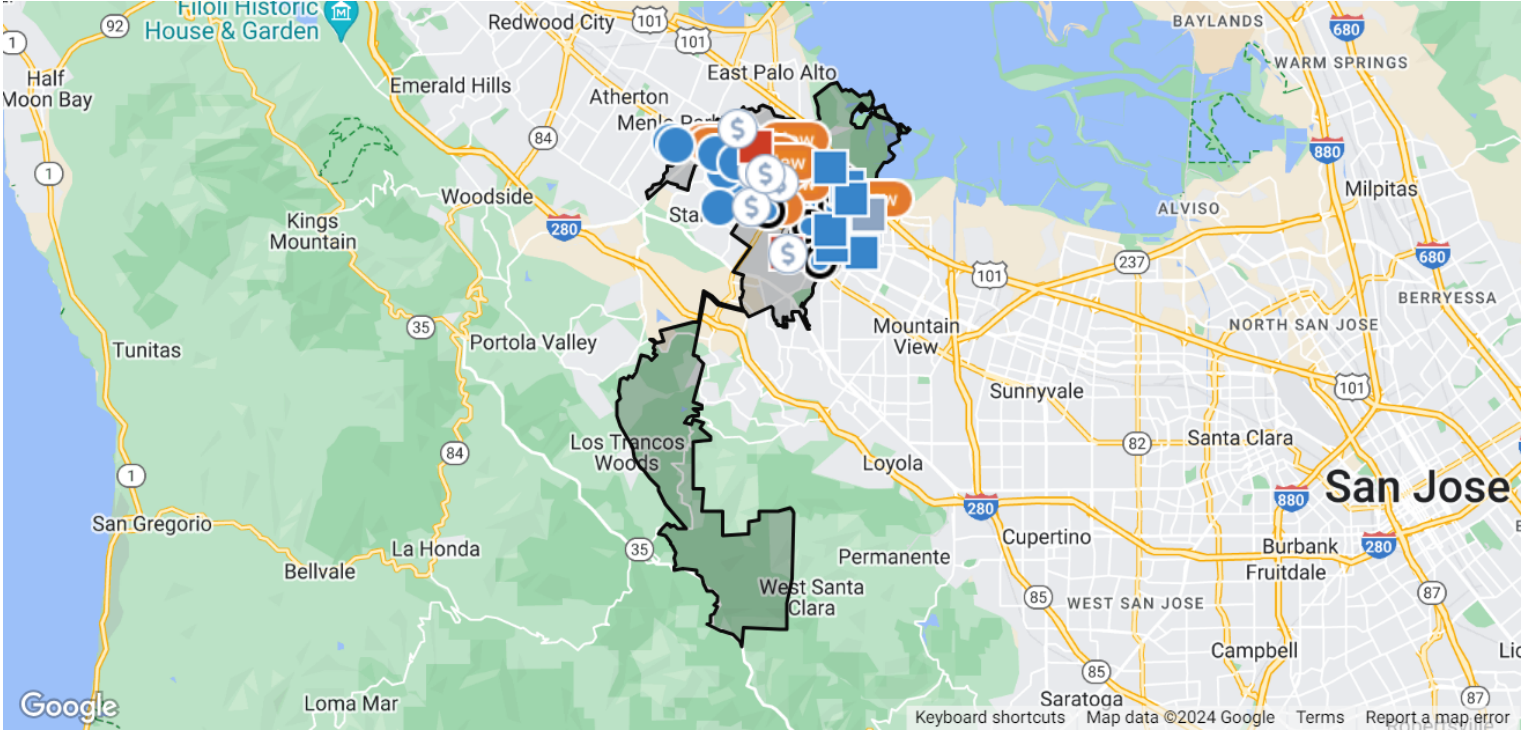
About this data: The Metrics displayed here reflect median sales price for **SFR and Condos** using **MLS listing** data.

Market Snapshot: List Price








About this data: The Metrics displayed here reflect median list price for **SFR and Condos** using **MLS listing** data.

Market Activity Summary Stats

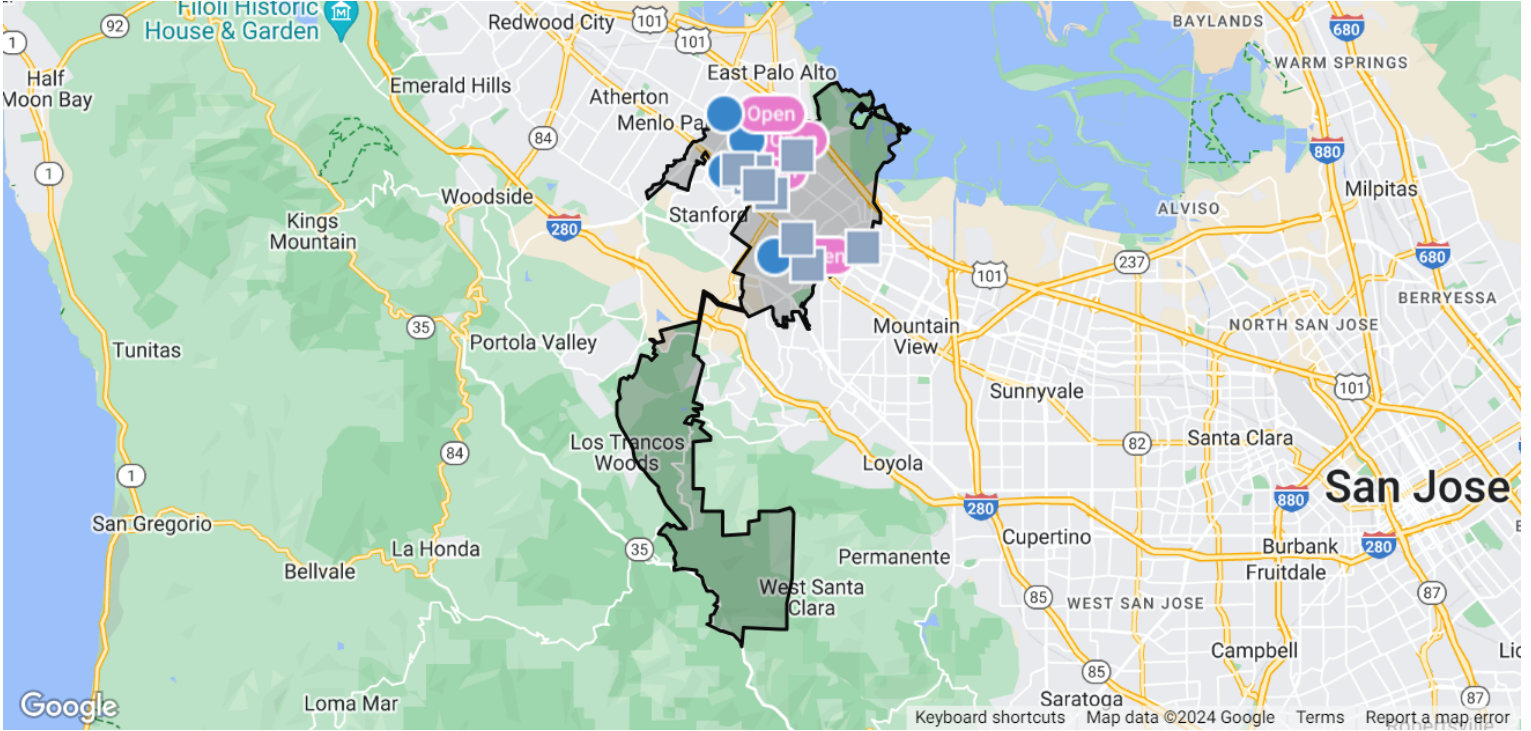


Search Criteria

Location: Palo Alto, California; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed, Price Change, Open House, Expired; **Property Types:** Single Family, Condo/Townhouse/Apt.; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated



	 New Listings	 Pending	 Closed	 Distressed	 Price Changes
Number of Properties	10	10	10	2	6
Low Price / Value	\$1,688,888	\$1,200,000	\$1,268,000	\$2,978,020	\$4,350,000
Median Price / Value	\$4,546,500	\$2,898,500	\$2,347,500	\$3,250,170	\$5,743,500
High Price / Value	\$15,950,000	\$5,499,000	\$5,465,888	\$3,522,320	\$13,900,000
Average Price / Sq. Ft.	\$1,931	\$1,536	\$1,474	\$1,816	\$2,040
Median Price / Sq. Ft.	\$1,662	\$1,608	\$1,433	\$1,816	\$1,778
Average Days in RPR	46	38	41	–	101
Median Days in RPR	15	23	29	–	119
Total Volume	\$60,488,888	\$33,184,000	\$25,511,888	\$6,500,340	\$43,127,000

Market Activity Summary Stats (cont.)

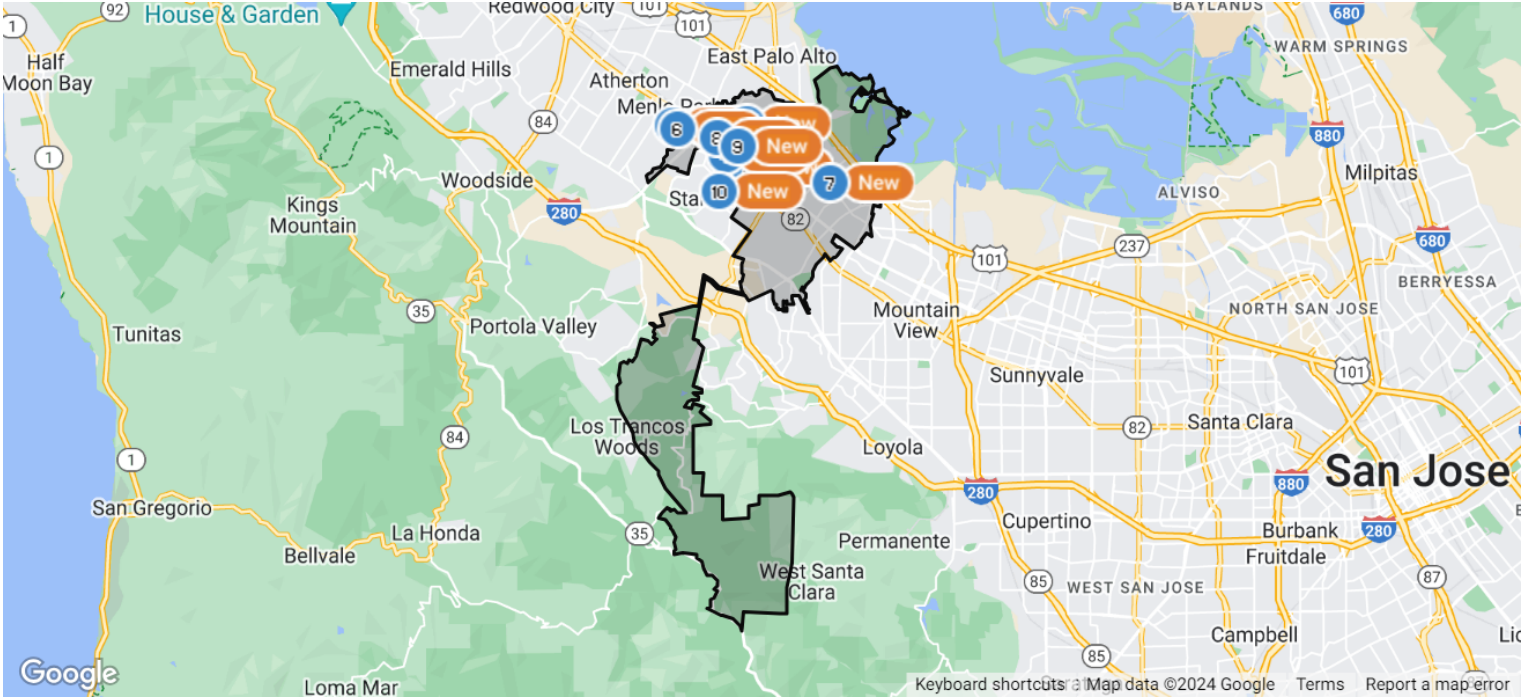


Search Criteria

Location: Palo Alto, California; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed, Price Change, Open House, Expired; **Property Types:** Single Family, Condo/Townhouse/Apt.; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

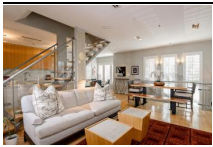
	 Open Houses	 Expired
Number of Properties	4	10
Low Price / Value	\$3,600,000	\$2,985,000
Median Price / Value	\$5,343,000	\$6,242,500
High Price / Value	\$13,900,000	\$13,880,000
Average Price / Sq. Ft.	\$2,544	\$1,947
Median Price / Sq. Ft.	\$2,282	\$1,704
Average Days in RPR	43	151
Median Days in RPR	18	146
Total Volume	\$28,186,000	\$69,324,000

Palo Alto, California



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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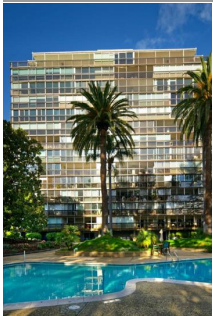


1 ● Active • New, Active: 2/15/2024 MLS ID: 81954366

909 Cowper St Condo/Townhouse/Apt. 3/4 1,700 sq ft 650 1984 2/15/2024 \$2,398,000 \$1,411

In the heart of downtown Palo Alto, this exceptional townhome in a small community of 10, stands as a testament to sophisticated urban living. Merely four blocks from the vibrant energy of University Avenue, this home has been transformed into a contemporary masterpiece that effortlessly lives like a single-family home. The three-level floor plan, connected by glass-lined staircases, unfolds with remarkable flexibility. The entry level hosts a bedroom suite, offering a private retreat complete with laundry, ideal for guests or extended family. The top floor encompasses two additional bedrooms and two baths and is also equipped with laundry facilities. This modern haven embraces an all-electric lifestyle, featuring state-of-the-art appliances seamlessly integrated beneath the sleek quartz countertops. The garage, with EV charging, has ample custom storage an element found throughout the home. Fresh air living awaits on a lovely and spacious front patio or within the community courtyard. Style, convenience, and access to acclaimed schools converge in this fabulous townhome. Excellent Palo Alto schools: Addison Elementary, Greene Middle, Palo Alto High (buyer to confirm)

Listing Courtesy of Keller Williams Palo Alto



2 ● Active • New, Active: 2/9/2024 MLS ID: 81948515

101 Alma St, Apt 907 Condo/Townhouse/Apt. 3/2 1,565 sq ft 1,307 1960 2/9/2024 \$1,988,000 \$1,270




Facing the resort-style pool and cabanas, the hills, and all things Stanford, the view from this rarely available high-floor converted three-bedroom corner unit is a daily inspiration. The Palo Alto is the premier luxury condominium building on the entire peninsula, with an easy walk to downtown, Stanford, and the CalTrain. The unit boasts glass walls, new flooring, tons of storage, and updated baths. Secure building with a doorman and an array of amenities one only expects to find at a resort. Unit #907

Listing Courtesy of Sotheby's Intl Rlty


New Listings: 10 (cont.)

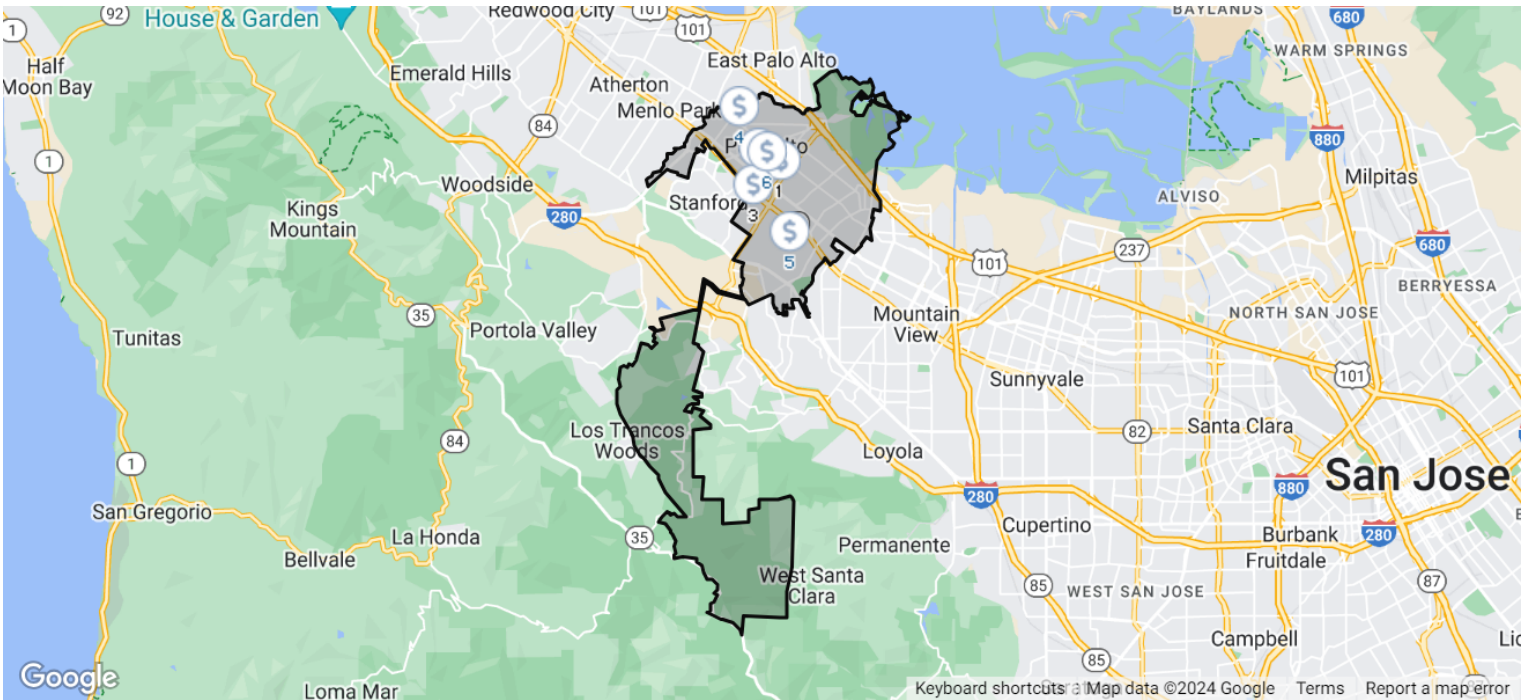
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active • <i>New, Active: 1/4/2024</i> <i>MLS ID: 81950539</i></p> <p>450 N California Ave</p> <p>Honored by induction into the Art Deco Society of California, this rare example of Art Moderne architecture sits back from the street in Old Palo Alto. With its interior renovated in 1990, the home showcases the signature details of its genre: curved and fluted walls, chevron patterns on the front and garage doors, porthole windows, and brilliant light from expanses of glass block. The updated kitchen is masterfully appointed complete with high-end appliances, including a commercial-style gas range, and plenty of space for casual meals as well as an intimate adjoining room for more formal dining. The home has 4 bedrooms, including one on the main level plus an upstairs primary suite with office area, private balcony, and luxe bath. Outside, the extremely private rear yard has ample space for play and entertaining. Acclaimed architecture and a superb location less than a half mile walk from the convenience of Caltrain and a myriad of shops and restaurants. A wonderful place to call home.</p> <p><i>Listing Courtesy of Keller Williams Palo Alto</i></p>	Single Family	4/3	2,800 sq ft	8,440	1937	1/4/2024	\$5,988,000	\$2,139
 <p>4 ● Active • <i>New, Active: 10/12/2023</i> <i>MLS ID: 81944862</i></p> <p>356 Coleridge Ave</p> <p>A very rare opportunity to acquire one of Old Palo Alto's best parcels on Old Palo Alto's best street. This beautiful, stately, oversized lot of roughly 16,500 with incredible street presence of 110ft width differentiates this amazing piece of property from the norm. 5 bedrooms and 3.5 bathrooms with approximately 3,660 square feet on two levels. Move into this charming circa 1912 home with expansive front porch, gleaming hardwood floors and spacious living spaces. Primary suite and 3 other bedrooms upstairs. Detached guest house perfect for guests, in laws or entertaining. This stunning lot is also a perfect candidate to renovate/add on or build new. In the heart of Old Palo Alto, but only blocks to Downtown PA, Stanford, Cal Ave, Caltrain and top-rated local PA schools. This is the piece of property you have been patiently waiting for.</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	5/4	3,660 sq ft	16,499	1912	10/12/2023	\$13,900,000	\$3,798
 <p>5 ● Active • <i>New, Active: 2/14/2024</i> <i>MLS ID: 81954226</i></p> <p>26 Erstwild Ct</p> <p>Situated on a quiet cul-de-sac in prime Green Gables lies this remodeled ranch home with 3 bedrooms & 2 baths in nearly 2,000 sq. ft. all sitting on a freshly landscaped 6,865 sq. ft. lot. Large gathering spaces include the expansive family room with built-in cabinetry, fireplace & wall of windows, as well as the formal living room with skylight. The spacious kitchen features a custom island with built-in dining table, plentiful cabinet space, undercabinet lighting, new cooktop & 4 pantry closets. At the rear is the primary suite with en-suite bath & door to the backyard. 2 more bedrooms, a hall bath & indoor laundry round out the home. The 2-car garage is newly finished with recessed lighting, epoxy floor & outlet for electric car charging. Children attend top-performing Duveneck Elementary, Greene Middle & Palo Alto High. Close to Rinconada pool, tennis courts, library, community center, theater, garden & more. Mere minutes to 101, Stanford & University Ave., this home is perfectly situated to enjoy the Palo Alto lifestyle.</p> <p><i>Listing Courtesy of Keller Williams Palo Alto</i></p>	Single Family	3/2	1,949 sq ft	6,865	1950	2/14/2024	\$3,698,000	\$1,897
 <p>6 ● Active • <i>New, Active: 2/10/2024</i> <i>MLS ID: 81953915</i></p> <p>171 Everett Ave</p> <p>University Avenue is just steps away from this stylish 4-bedroom, 3.5-bathroom home in downtown Palo Alto. Custom-built in 2010 by Barton Architects, this home offers modern architectural lines with over 2,400 sf of space centered around a 2-story atrium. The open main level flows seamlessly from the expansive living room/dining room to the updated kitchen with appliances from Miele and Café 1/2, while the lower level offers great flexible-use space. Comfortable bedrooms are arranged on both levels, highlighted by the large downstairs suite with a step-in shower as well as the main-level primary bedroom with a Jacuzzi tub. Plus, this home offers a delightful backyard area with a deck and synthetic lawn, energy-efficient features such as solar panels, and off-street parking. Find yourself just 2 blocks from University Avenue, 1/2-mile from Caltrain, close to parks, and minutes from the Stanford Shopping Center while also enjoying convenient access to Stanford University and US 101.</p> <p><i>Listing Courtesy of Deleon Realty</i></p>	Single Family	4/4	2,446 sq ft	2,813	2010	2/10/2024	\$3,488,000	\$1,426

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	7 ● Active	*New, Active: 1/31/2024 MLS ID: 81952914						
3723 Heron Way	Condo/Townhouse/Apt.	3/3	1,218 sq ft	1,219	2008	1/31/2024	\$1,688,888	\$1,387
<p>Luxury green living in one of Palo Alto's most desirable neighborhoods! This exceptional home combines vibrant city life with access to prestigious schools like Stanford & Gunn High, and perfectly situated near major tech giants such as Google and Facebook/Meta. Boasting a GreenPoint-rated status, the home features eco-friendly amenities: a tankless water heater, two-zone cooling/heating, and roof-mounted solar panels. Step inside to discover an interior elegance with hardwood floors, soaring ceilings, and ample natural light, seamlessly flowing into a gourmet kitchen equipped with top-of-the-line Bosch stainless-steel appliances. Retreat to the tranquil private balcony in the primary suite, offering verdant views framed floor-to-ceiling windows. Stacked new washer/dryer, interior sprinkler system, an attached 2-car garage. and utilities about \$150/month, Neighborhood offers beautifully landscaped common areas, ample guest parking, meticulous exteriors and grounds, and community surveillance for added security. Built to Green Building Standards, and surrounded by parks, libraries, lakes, dining, shopping, and the Baylands Nature Preserve, this residence epitomizes modern luxury living with upscale comfort and unparalleled convenience in the heart of Silicon Valley.</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>								
	8 ● Active	*New, Active: 10/31/2023 MLS ID: 81923705						
535 Kingsley Ave	Single Family	5/4	5,353 sq ft	15,118	2004	10/31/2023	\$15,950,000	\$2,980
<p>Authentic Victorian architecture from the 1890s, this Professorville home was built in 2004. Rare opportunity to own a newer home in Professorville. This home exudes a vintage ambiance from the outside, w/ wavy shingled front facade, ex-lg covered front porch & slate tile roof in a Necco wafer pattern. Reclaimed S.F. cobblestone with grass median strip recalls the earlier era & magnificent live oaks. Exceptionally bright and flowing over 3 levels w/ central staircase & elevator. Rich hue of cherry wood, on floors, moldings, columns, & Victorian spindles, with contrasting maple on wainscot and cabinetry. Formal living & dining rms & office, kitchen and family rm w/ built-in casual dining area in main level. 5 bdrms w/ 4 on the upper level, incl primary suite w/ infinity tub & steam shower. Recreation area & guest suite w/ bdrm & bth in lower level open to private patio w/ stairs to the rear yard. Guest bdrm & half-bath above the garage. Few blocks away from vibrant downtown PA.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	9 ● Active	*New, Active: 2/8/2024 MLS ID: 81953698						
1732 Middlefield Rd	Single Family	5/4	3,145 sq ft	11,669	1984	2/8/2024	\$5,995,000	\$1,906
<p>First time on the market! This exceptional contemporary property enjoys a private gated retreat-like setting that feels miles away despite its central Palo Alto location. The main living / dining great room is defined by sleek clean lines, high ceilings, floor to ceiling glass and impressively oversized skylights. Natural slate tile flooring throughout the first level of the home extends seamlessly to the rear and side patios. The gourmet chefs kitchen with top of the line stainless steel appliances and bar stool seating opens to the inviting family room. Rounding out the first floor is a cozy office and full bath. Arranged on the upper level are five bedrooms, including the luxurious primary suite with a fireplace, a guest / bedroom suite and three additional bedrooms sharing a beautifully remodeled hall bath, plus the convenience of an upper level laundry room. The expansive outdoor patio, ideal for entertaining, offers a fireplace with seating built-in, an eating area off the kitchen, a waterfall and a decked area with a hot tub. Ideally situated just a short distance from the Community Center, downtown Palo Alto, top rated K-12 public schools, California Avenue and Stanford University, this home makes it easy to enjoy all that Palo Alto has to offer!</p> <p><i>Listing Courtesy of Compass</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 10 ● Active • <i>New, Active: 10/24/2023</i> <i>MLS ID: 81946024</i> 545-555 Oxford Ave	Single Family	8/8	4,908 sq ft	5,865	2019	10/24/2023	\$5,395,000	\$1,099
<p>Like new high-end construction, recently completed in 2019, in highly sought after College Terrace. Property consists of two large 4 bedroom, 3.5 bath residences. 545 Oxford includes 4 bedrooms & 3.5 baths with 2,486SF. 555 Oxford includes 4 bedrooms & 3.5 baths with 2,422 SF. Both residences benefits from 3 levels of luxurious living spaces, a chefs kitchen that flows into family room, large primary suite with walk in closet, lower level with two bedrooms, a bathroom, and a large media/rec room. Beautiful private outdoor yards/patios. Attached one car garages. Steps to California Avenue, shopping district, Stanford University. Amazing and differentiating opportunity to live in one of the residences and rent the other out. Additionally perfect for extended family use. Palo Alto schools.</p> <p style="text-align: right;"><i>Listing Courtesy of Compass</i></p>								



Price Changes: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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1 Active • New, Active: 1/4/2024 *MLS ID: 81950539*

450 N California Ave Single Family 4/3 2,800 sq ft 1/4/2024 \$5,988,000 \$5,988,000 1/4/2024 -

Honored by induction into the Art Deco Society of California, this rare example of Art Moderne architecture sits back from the street in Old Palo Alto. With its interior renovated in 1990, the home showcases the signature details of its genre: curved and fluted walls, chevron patterns on the front and garage doors, porthole windows, and brilliant light from expanses of glass block. The updated kitchen is masterfully appointed complete with high-end appliances, including a commercial-style gas range, and plenty of space for casual meals as well as an intimate adjoining room for more formal dining. The home has 4 bedrooms, including one on the main level plus an upstairs primary suite with office area, private balcony, and luxe bath. Outside, the extremely private rear yard has ample space for play and entertaining. Acclaimed architecture and a superb location less than a half mile walk from the convenience of Caltrain and a myriad of shops and restaurants. A wonderful place to call home.

Listing Courtesy of Keller Williams Palo Alto






2 Active • New, Active: 10/12/2023 *MLS ID: 81944862*

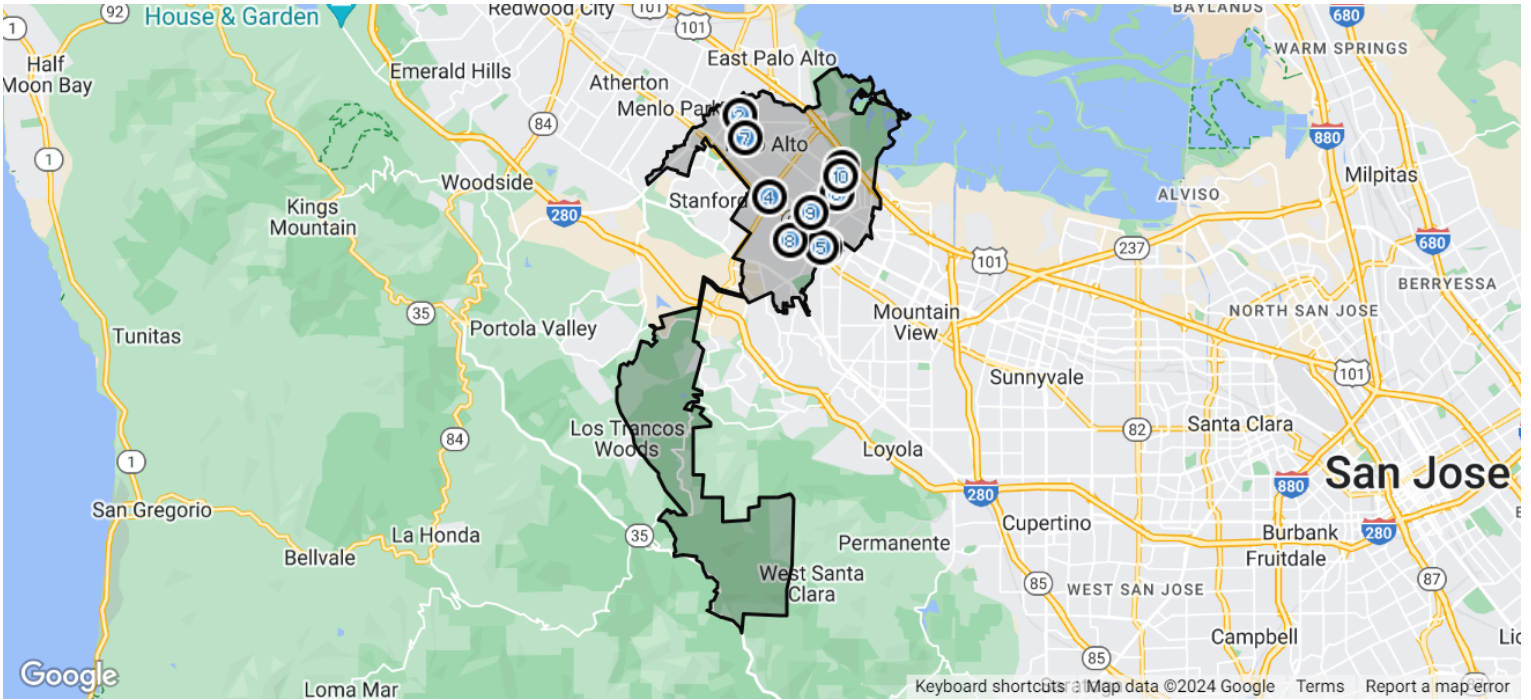
356 Coleridge Ave Single Family 5/4 3,660 sq ft 10/12/2023 \$15,000,000 \$13,900,000 11/22/2023 -7.33%

A very rare opportunity to acquire one of Old Palo Alto's best parcels on Old Palo Alto's best street. This beautiful, stately, oversized lot of roughly 16,500 with incredible street presence of 110ft width differentiates this amazing piece of property from the norm. 5 bedrooms and 3.5 bathrooms with approximately 3,660 square feet on two levels. Move into this charming circa 1912 home with expansive front porch, gleaming hardwood floors and spacious living spaces. Primary suite and 3 other bedrooms upstairs. Detached guest house perfect for guests, in laws or entertaining. This stunning lot is also a perfect candidate to renovate/add on or build new. In the heart of Old Palo Alto, but only blocks to Downtown PA, Stanford, Cal Ave, Caltrain and top-rated local PA schools. This is the piece of property you have been patiently waiting for.


Listing Courtesy of Compass

Price Changes: 6 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>3 ● Active *New, Active: 10/24/2023 <i>MLS ID: 81946024</i></p> <p>545-555 Oxford Ave</p> <p>Single Family 8/8 4,908 sq ft</p> <p>10/24/2023 \$5,595,000 \$5,395,000 2/10/2024 -3.57%</p> <p>Like new high-end construction, recently completed in 2019, in highly sought after College Terrace. Property consists of two large 4 bedroom, 3.5 bath residences. 545 Oxford includes 4 bedrooms & 3.5 baths with 2,486SF. 555 Oxford includes 4 bedrooms & 3.5 baths with 2,422 SF. Both residences benefits from 3 levels of luxurious living spaces, a chefs kitchen that flows into family room, large primary suite with walk in closet, lower level with two bedrooms, a bathroom, and a large media/rec room. Beautiful private outdoor yards/patios. Attached one car garages. Steps to California Avenue, shopping district, Stanford University. Amazing and differentiating opportunity to live in one of the residences and rent the other out. Additionally perfect for extended family use. Palo Alto schools.</p> <p><i>Listing Courtesy of Compass</i></p>								
 <p>4 ● Pending *Pending (Do Not Show) as of 2/14/2024 <i>MLS ID: 81949735</i></p> <p>780 Hamilton Ave</p> <p>Single Family 4/3 3,336 sq ft</p> <p>12/14/2023 \$5,750,000 \$5,499,000 2/7/2024 -4.37%</p> <p>Tucked away in coveted Crescent Park, this incredible 2-story Spanish Colonial Revival home is on the market for the first time since 1953. This Palo Alto jewel provides a private atmosphere within walking distance of downtown shopping & dining. This beautifully maintained property was designed by renowned Palo Alto architect and builder, William Klay, and is teeming with local history. The original wrought iron throughout the home was designed and created by Silvestri at Franciscan Forge. The terracotta tiles throughout the first level of the home were designed and made at the Allied Arts Guild in Menlo Park. Centrally located, this home provides easy access to 101, 280, Palo Alto Junior Museum and Zoo, Eleanor Pardee Park, and so much more.</p> <p><i>Listing Courtesy of Gateway Properties</i></p>								
 <p>5 ● Pending *Pending (Do Not Show) as of 1/11/2024 <i>MLS ID: 81944729</i></p> <p>3880 El Centro St</p> <p>Single Family 5/3 2,281 sq ft</p> <p>10/23/2023 \$4,338,000 \$4,350,000 1/25/2024 0.28%</p> <p>*** SELLER RECEIVED MULTIPLE OFFERS AND IS NEGOTIATING ON THE DETAILS. PLEASE CALL WEN 650.817.5000 FOR ANY QUESTIONS. *** Luxury meets Palo Alto in the most astonishing way. Welcome to this new contemporary masterpiece on a quiet street in the desirable Barron Park. 5 beds 3 baths situated on a large lot, this home is thoughtfully designed and built with top-of-line materials and latest techniques. The heart of the home is the open living-dining space & kitchen with an impressive 14 ft ceiling with Velux Skylights, bright and inviting. The kitchen is a chefs dream, with the finest materials and appliances - Sub Zero 48 in refrigerator, Induction stove, 48 in cooktop and microwave, Cove dishwasher, and Subzero hood and island mini-fridge, expansive waterfall island. This home offers a 50 yr Presidential Shingles roof, smooth acrylic white stucco exterior, Marvin Essential windows, new ABS sewer line, 225 amp electrical panel w/ EV charger, finished garage with frameless glass door, aluminum swing gates and much more. Prime location walk to Barron Park Elementary, and close to #1 high school in CA - Gunn High. Foundation just got excavated and being rebuilt, Fire Sprinkler will be added to reflect city's new construction requirement, estimated completion: Mid 2024.</p> <p><i>Listing Courtesy of KW Advisors</i></p>								
 <p>6 ● Pending *Pending (Do Not Show) as of 1/23/2024 <i>MLS ID: 81945074</i></p> <p>1861 Waverley St</p> <p>Single Family 5/7 4,850 sq ft</p> <p>10/14/2023 \$8,900,000 \$7,995,000 12/7/2023 -10.17%</p> <p>Price Change. Elegance and sophistication on one of Old Palo Altos best streets! An architectural masterpiece inside/out, this Nantucket homes stately facade is enhanced by a stunning arched window, columns and manicured grounds. Thoughtfully designed, the home spans 4850sf over 3 levels and offers 5 bedroom suites + 2 half baths, and a blend of formal and casual living plus exceptional entertainment areas. Features a grand 2-story foyer, formal living/dining rooms, open concept kitchen/family room, high-end appliances, two gas fireplaces, hardwood floors, multiple French doors and bi-fold glass door for seamless indoor/outdoor living; large primary bedroom retreat with 3 closets and spa-inspired bath; lower level w/ theater, wine cellar, kitchenette, guest en-suite/ separate entrance, and gym. An entertainers backyard boasts full kitchen, Italian Pizza Oven, fire pit, putting green. Within walking distance of top-rated Walter Hays Elem, Greene Middle, Palo Alto High, and Stanford.</p> <p><i>Listing Courtesy of Keller Williams Palo Alto</i></p>								



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Pending (Do Not Show) as of 2/14/2024 <i>MLS ID: 81950362</i></p> <p>994 Loma Verde Ave</p> <p>Single Family 3/2 1,816 sq ft 6,164 1/1/2024 \$2,998,000 2/14/2024 \$1,651</p> <p>Spacious well maintained Solar powered Eichler home in Palo Verde area. 3 bedrooms 2 baths over 1800 sq ft living space. High ceiling and open beam with skylights in spacious living room. Radiant heating through out the house. Mature landscaping in front and back yard. Three sliding doors leads to garden with three patios. Within strolling distance of Midtown Shopping Center and Hoover, Seale, and Greer Parks. 2.5 mile to the vibrant California Street and only 3 miles to Stanford University. Palo Alto schools: Palo Verde Elementary, JLS Middle, and Gunn</p> <p><i>Listing Courtesy of S V R E Realty</i></p>								
 <p>2 Pending • Pending (Do Not Show) as of 2/14/2024 <i>MLS ID: 81949735</i></p> <p>780 Hamilton Ave</p> <p>Single Family 4/3 3,336 sq ft 9,583 12/14/2023 \$5,499,000 2/14/2024 \$1,648</p> <p>Tucked away in coveted Crescent Park, this incredible 2-story Spanish Colonial Revival home is on the market for the first time since 1953. This Palo Alto jewel provides a private atmosphere within walking distance of downtown shopping & dining. This beautifully maintained property was designed by renowned Palo Alto architect and builder, William Klay, and is teeming with local history. The original wrought iron throughout the home was designed and created by Silvestri at Franciscan Forge. The terracotta tiles throughout the first level of the home were designed and made at the Allied Arts Guild in Menlo Park. Centrally located, this home provides easy access to 101, 280, Palo Alto Junior Museum and Zoo, Eleanor Pardee Park, and so much more.</p> <p><i>Listing Courtesy of Gateway Properties</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3 Pending	*Pending (Do Not Show) as of 2/15/2024 MLS ID: 81953729						
420 Deodar St	Single Family	4/3	2,138 sq ft	3,485	2/8/2024	\$2,749,000	2/15/2024	\$1,286
<p>Welcome to the private community of Charleston Meadow. This home offers an open concept design with an abundance of natural lighting, high ceilings and quality amenities throughout. Close proximity to shopping, dining, parks and excellent schools and easy access to Stanford, High Tech Companies and commuter routes. Updated Kitchen with new cabinetry, countertops, stainless steel appliances and new pantry installed. Dining area and Breakfast seating, Light and bright Living room with hardwood floors and recessed lighting, Updated powder room with new cabinetry, sink and toilet, Remodeled second bath to include new cabinetry, shower with decorative tiles, dual vanities, toilet and tile floors, Master bedroom wall tiling, hardwood floors, walk in closet and exterior access to private balcony, Master bathroom remodel to include oversized shower, soaking tub, new cabinetry, dual vanities, toilet and new tile floors and walls, New hardwood floors on first floor, New interior doors, New banisters on staircases and hardwood installed on both staircases, Hardwood flooring added to second floor hallway and bedrooms, Tiling added on main floor staircase (both sides), Custom closets in two bedrooms and hallway, Laundry room updated with new cabinetry and shelving, Private patio area</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>								
	4 Pending	*Pending (Do Not Show) as of 2/8/2024 MLS ID: 81952989						
425 Grant Ave, Apt 32	Condo/Townhouse/Apt. 3/2		1,362 sq ft	1,500	1/31/2024	\$1,200,000	2/8/2024	\$881
<p>Updated three bedroom, two bath single level condominium with a private balcony, ideally located just blocks from the California Avenue Shopping District. This spacious 1,362 square foot property features abundant natural light with views of the community pool and the local park. Enjoy the close proximity to California Avenue that features popular restaurants, shops and Sunday Farmers Market. Stanford University, Caltrain and easy commute access are all nearby. Additional complex amenities include assigned parking space in a covered lot, storage unit, an elevator, community pool and BBQ area along with In-Unit laundry hookups. 95 out of 100 Walkability score! Top schools include Escondido Elementary, Greene Middle School and Palo Alto High School (buyer to verify enrollment). Incredible opportunity in a great location!</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>								
	5 Pending	*Pending (Do Not Show) as of 1/30/2024 MLS ID: 81952084						
4248 Rickeys Way, Unit S	Condo/Townhouse/Apt. 3/3		1,913 sq ft	861	1/22/2024	\$1,998,000	1/30/2024	\$1,044
<p>Beautiful townhome in the distinctive Arbor Real community, conveniently located in South Palo Alto! Easy-flowing living room/dining room/kitchen for relaxing and entertaining. Soaring 11 ceilings, large windows for natural light, luxury wide-plank floors & tiles throughout. Stylish kitchen with custom cabinets, granite countertops, island and breakfast bar, double sinks, built-in ovens & stainless-steel appliances. Spacious primary suite on top level. Junior suite on lower level can double as office. Additional guest bedroom. Contemporary bathrooms. Finished oversized attached 2-car garage with extensive shelving for storage galore. Modern amenities include triple-pane windows for noise reduction, Smart home features include Nest, Ring. Beautifully landscaped common areas, pool, clubhouse, playground, grass field & community garden. Low HOA. Easy access to 101 & 280, Stanford & leading tech campuses such as Apple, Google and Meta. Palo Alto schools. Ready to welcome you home!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	6 Pending	*Pending (Do Not Show) as of 2/9/2024 MLS ID: 81953049						
721 Christine Dr	Single Family	4/3	2,744 sq ft	6,970	1/31/2024	\$3,895,000	2/9/2024	\$1,419
<p>Thoughtfully designed, expanded and updated with impressive attention to detail. Awesome kitchen with 10' granite slab center island, gas & electric cooktop, electric grill, Artcraft cabinets, ventilating skylight and sliding walls of glass to separate dining room which also has ventilating skylight and doors to brick patio. Transitional design defines spaces while creating flow between kitchen, dining and living rooms. Exceptional built-in cabinets in many rooms. Main level bedrooms currently purposed as guest room, art studio, office. Living room, dining room, Family room and Office have access to custom red brick patios. The second level hosts a gracious primary suite featuring high ceiling, wide sky-lit window seat (with storage), wood-burning stove and large walk-in closet. The adjoining bath has tiled floors and shower, dual sink vanity and wall of storage cabinets. Located near schools, places of worship, Mitchell Park, Community Center, Library, Charleston Center and the Palo Alto Little League Clubhouse and field.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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7 Pending *Pending (Do Not Show) as of 2/7/2024 MLS ID: 81952997

1043 Cowper St Single Family 4/4 2,660 sq ft 7,500 1/31/2024 \$4,998,000 2/7/2024 \$1,879

Introducing 1043 Cowper Street. This elegant home presents a harmonious blend of character and modern day living, offering 4 bedrooms + office and 3.5 bathrooms in a generous 2660 square feet of living space. Immerse yourself in the refined ambiance of formal living and dining rooms, an expansive kitchen that opens up to the family room, and a delightful bonus sunroom office. Step outside into the inviting backyard, where a new deck beckons for moments of relaxation and entertainment with a basketball court that invites impromptu games. The property comes complete with a spacious two car garage offering ample storage, including a wine cellar. Nestled in the vibrant city of Palo Alto, this home seamlessly combines tranquility with urban convenience. Enjoy easy access to a plethora of restaurants and shopping, thanks to its prime location. Seize the opportunity to live in this remarkable property and call it home sweet home! Schedule a viewing today and uncover the boundless possibilities that await you at 1043 Cowper Street.

Listing Courtesy of Compass



8 Pending *Pending (Do Not Show) as of 1/11/2024 MLS ID: 81944729

3880 El Centro St Single Family 5/3 2,281 sq ft 9,375 10/23/2023 \$4,350,000 1/11/2024 \$1,907

*** SELLER RECEIVED MULTIPLE OFFERS AND IS NEGOTIATING ON THE DETAILS. PLEASE CALL WEN 650.817.5000 FOR ANY QUESTIONS. *** Luxury meets Palo Alto in the most astonishing way. Welcome to this new contemporary masterpiece on a quiet street in the desirable Barron Park. 5 beds 3 baths situated on a large lot, this home is thoughtfully designed and built with top-of-line materials and latest techniques. The heart of the home is the open living-dining space & kitchen with an impressive 14 ft ceiling with Velux Skylights, bright and inviting. The kitchen is a chefs dream, with the finest materials and appliances - Sub Zero 48 in refrigerator, Induction stove, 48 in cooktop and microwave, Cove dishwasher, and Subzero hood and island mini-fridge, expansive waterfall island. This home offers a 50 yr Presidential Shingles roof, smooth acrylic white stucco exterior, Marvin Essential windows, new ABS sewer line, 225 amp electrical panel w/ EV charger, finished garage with frameless glass door, aluminum swing gates and much more. Prime location walk to Barron Park Elementary, and close to #1 high school in CA - Gunn High. Foundation just got excavated and being rebuilt, Fire Sprinkler will be added to reflect city's new construction requirement, estimated completion: Mid 2024.

Listing Courtesy of KW Advisors




9 Pending *Pending (Do Not Show) as of 2/7/2024 MLS ID: 81952899

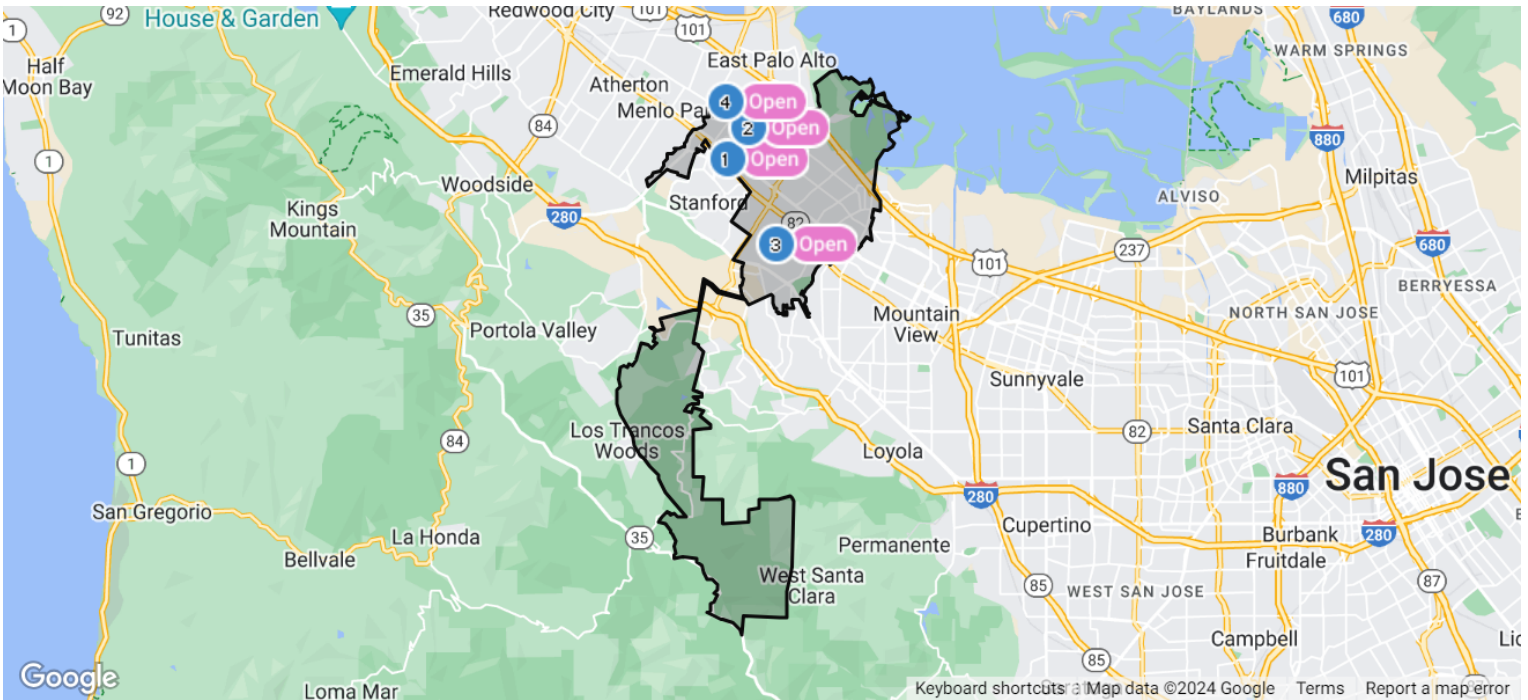
3364 Emerson St Single Family 4/2 1,720 sq ft 6,098 1/30/2024 \$2,698,000 2/7/2024 \$1,569

Don't miss this updated, modern, ranch home at the end of a cul-de-sac! Easy-flowing living/dining/kitchen for relaxing and entertaining. Design tastefully combines mid-century charm with modern amenities. Slanted ceiling with wooden slats and beams. Chefs kitchen with white cabinets, GE Profile stainless steel appliances, marble-style quartz countertops, and a practical peninsula. Oversized primary suite with separate office and direct access to outdoor hot tub. Split bedroom floor plan for privacy. Spacious great room for flexible use. Updated bathrooms. Smart home features include Ring doorbell and Nest thermostat. New low-maintenance landscape. Lovingly maintained by the same family for close to 50 years. Easy access to Stanford, 101, Caltrain, commuter routes & leading tech campuses such as Apple, Google and Meta (Facebook). Freshly painted and ready to move in!



Listing Courtesy of Coldwell Banker Realty

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	10 Pending *Pending (Do Not Show) as of 1/31/2024 <i>MLS ID: 81952423</i>							
3464 Janice Way	Single Family	3/2	1,347 sq ft	8,276	1/25/2024	\$2,799,000	1/31/2024	\$2,078
<p>This meticulously maintained Eichler home seamlessly blends mid-century charm with modern comfort. The open floor plan, large windows, and sliding doors create a connection with nature. Originally a 3-bedroom, 2-bathroom layout, the addition of a study provides versatility, easily adaptable to a 4th bedroom. The single-story design features engineered hardwood floors with radiant heating. Extensive renovations include fresh paints, new windows, sliding doors, and updates to bathrooms and the kitchen with stainless steel appliances. The inviting fireplace offers a cozy haven during winter, while the eat-in kitchen fosters a welcoming atmosphere for gatherings. Step outside to a generous and private garden, beautifully landscaped with mature fruit trees, including orange, lemon, plum, and apple trees. The Janice Way neighborhood is known for its family-oriented community. Top schools associated with this residence include PALO VERDE ELEMENTARY, JANE LATHROP STANFORD MIDDLE, HENRY M. GUNN HIGH. Buyers are advised to verify school information for accuracy.</p> <p style="text-align: right;"><i>Listing Courtesy of Compass</i></p>								

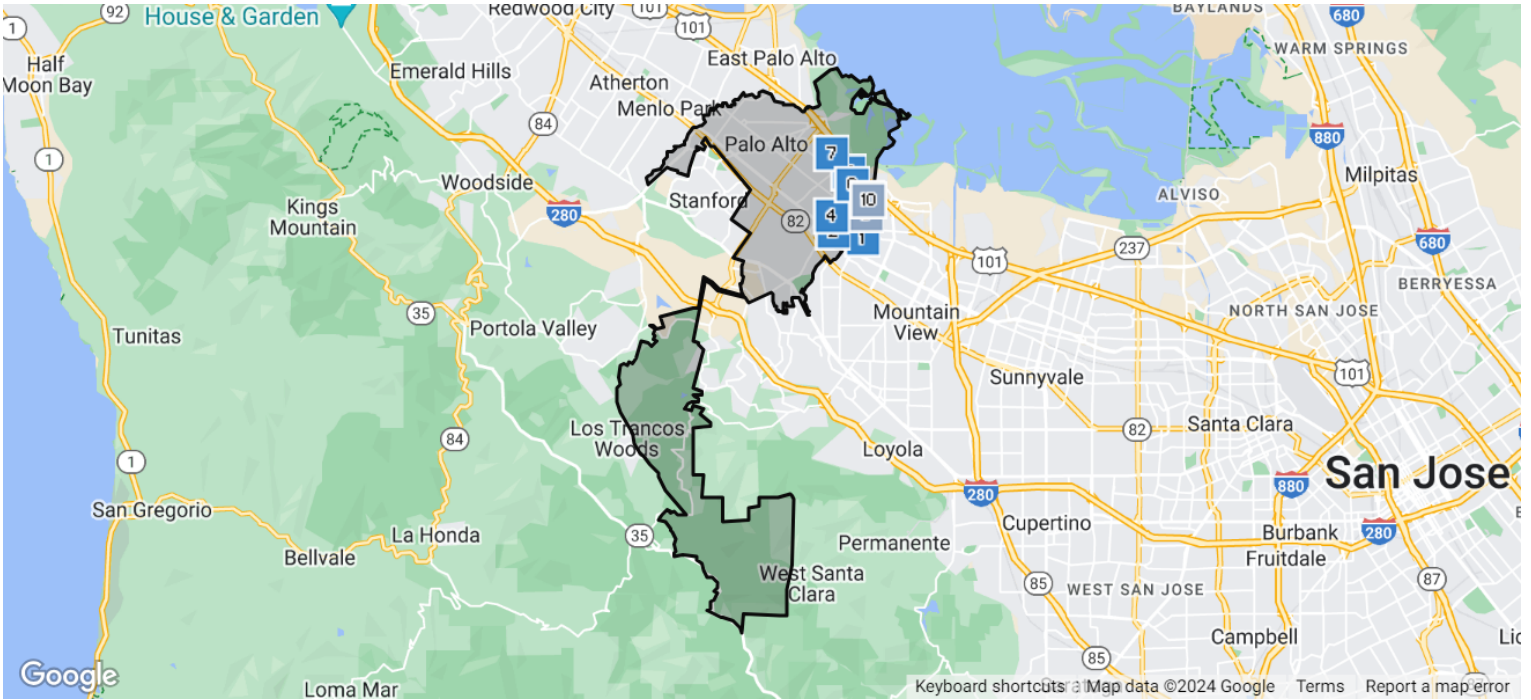


Open Houses: 4



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Open House Date	Hours
 <p>1 ● Active • New, Active: 10/12/2023 <i>MLS ID: 81944862</i></p> <p>356 Coleridge Ave</p> <p>A very rare opportunity to acquire one of Old Palo Alto's best parcels on Old Palo Alto's best street. This beautiful, stately, oversized lot of roughly 16,500 with incredible street presence of 110ft width differentiates this amazing piece of property from the norm. 5 bedrooms and 3.5 bathrooms with approximately 3,660 square feet on two levels. Move into this charming circa 1912 home with expansive front porch, gleaming hardwood floors and spacious living spaces. Primary suite and 3 other bedrooms upstairs. Detached guest house perfect for guests, in laws or entertaining. This stunning lot is also a perfect candidate to renovate/add on or build new. In the heart of Old Palo Alto, but only blocks to Downtown PA, Stanford, Cal Ave, Caltrain and top-rated local PA schools. This is the piece of property you have been patiently waiting for.</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	5/4	3,660 sq ft	16,499	10/12/2023	\$13,900,000	2/25/2024	1:30PM-4:30PM
 <p>2 ● Active • New, Active: 2/14/2024 <i>MLS ID: 81954226</i></p> <p>26 Erstwild Ct</p> <p>Situated on a quiet cul-de-sac in prime Green Gables lies this remodeled ranch home with 3 bedrooms & 2 baths in nearly 2,000 sq. ft. all sitting on a freshly landscaped 6,865 sq. ft. lot. Large gathering spaces include the expansive family room with built-in cabinetry, fireplace & wall of windows, as well as the formal living room with skylight. The spacious kitchen features a custom island with built-in dining table, plentiful cabinet space, undercabinet lighting, new cooktop & 4 pantry closets. At the rear is the primary suite with en-suite bath & door to the backyard. 2 more bedrooms, a hall bath & indoor laundry round out the home. The 2-car garage is newly finished with recessed lighting, epoxy floor & outlet for electric car charging. Children attend top-performing Duveneck Elementary, Greene Middle & Palo Alto High. Close to Rinconada pool, tennis courts, library, community center, theater, garden & more. Mere minutes to 101, Stanford & University Ave., this home is perfectly situated to enjoy the Palo Alto lifestyle.</p> <p><i>Listing Courtesy of Keller Williams Palo Alto</i></p>	Single Family	3/2	1,949 sq ft	6,865	2/14/2024	\$3,698,000	2/19/2024	1:30PM-4:30PM

Open Houses: 4 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Open House Date	Hours
 3 ● Active • <i>New, Active: 2/10/2024</i> <i>MLS ID: 81953927</i> 522 Georgia Ave	Single Family	5/3	1,350 sq ft	6,534	2/10/2024	\$3,600,000	2/24/2024	1:00PM-4:00PM
<p>Very quiet and desirable neighborhood. One story upgraded house. Main building 4 beds, 2 baths. Guest building 1 bed1 bath suite with its shower at outside by pool. Beautiful in ground swimming pool. Top Palo Alto schools. Walking distance to elementary, middle and high school. Many fruit trees. Front building's roof (Ply TPO 60 Mil white) installed in 2022. Water heater installed in 2023. All kitchen appliances stainless steel. Range oven, washer and dryer purchased in 2021-2022. Close to Stanford University. Public transportation within walking distance. Open house has been pushed to next weekend due to broadcast of heavy raining over this weeded.</p> <p style="text-align: right;"><i>Listing Courtesy of Maxreal</i></p>								
 4 ● Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 81952297</i> 1449 University Ave	Single Family	5/4	3,851 sq ft	12,180	1/24/2024	\$6,988,000	2/24/2024	1:30PM-4:30PM
<p>Over 1/4-acre of land in Crescent Park plays host to this stunning 5-bedroom home that puts you within close proximity of everything Palo Alto has to offer. Gorgeous Tudor-style architecture establishes this home's nearly century-old heritage, and inside, meticulously remodeled living space of more than 3,850 sf seamlessly blends modern amenities with thoughtful nods to the home's rich history. Enjoy a bevy of luxurious materials and appointments, along with expansive gathering spaces, 2 fireplaces, and the chef's kitchen anchored by a spectacular Lacanche range. Sprawling grounds offer outstanding outdoor space to both entertain and unwind, with towering trees providing shade and seclusion. And this prime location is mere moments from downtown Palo Alto, Stanford University, and Sand Hill Road, as well as within easy reach of convenient commute options, and with access to some of the state's top-ranked schools (buyer to verify eligibility). This is Palo Alto living at its finest.</p> <p style="text-align: right;"><i>Listing Courtesy of Deleon Realty</i></p>								







Closed: 10

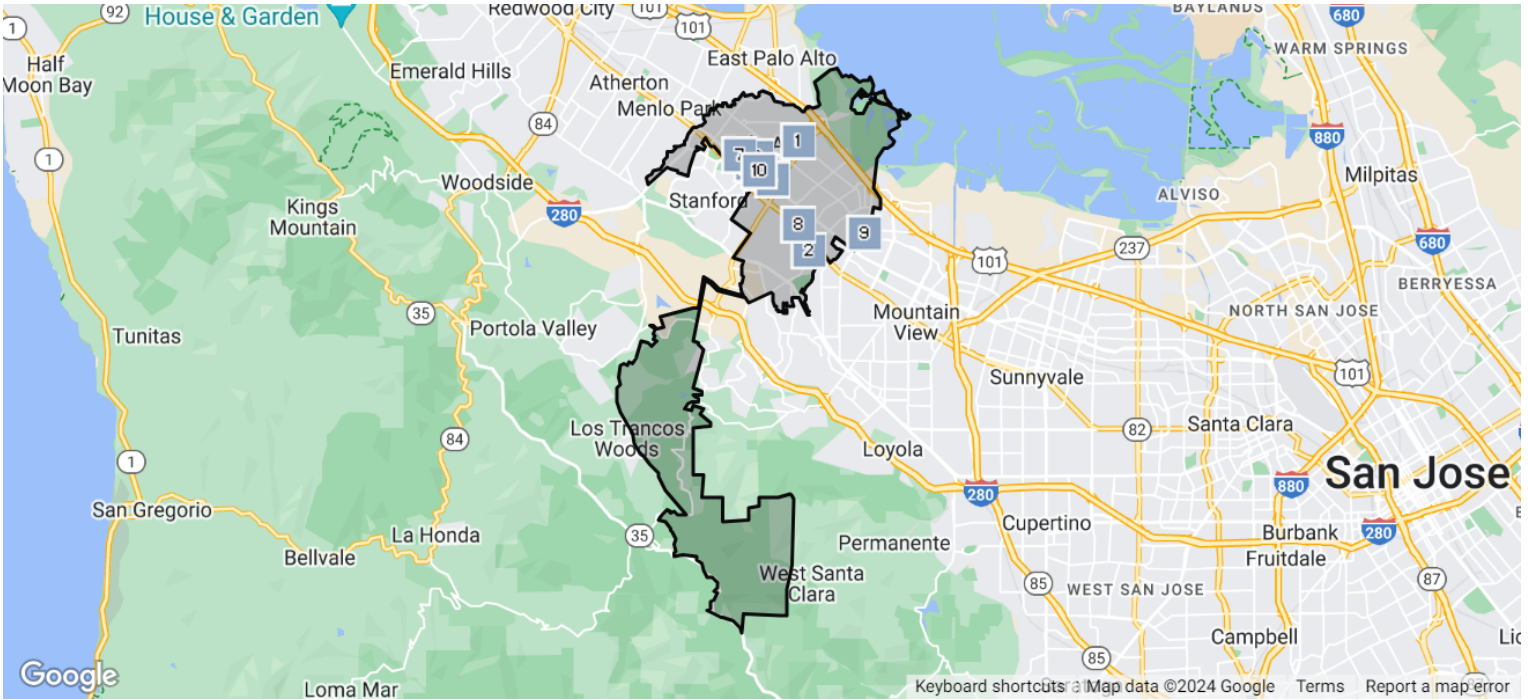
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 2/16/2024, MLS Listing 81951331: 1/12/2024 <i>MLS ID: 81951331</i></p> <p>444 San Antonio Rd, Apt 6A Condo/Townhouse/Apt. 3/3 1,826 sq ft 2,521 1988 2/16/2024 \$1,910,000 \$1,046</p> <p>Step through rose-covered arches and come home to this light and spacious end-unit, townhouse-style condominium. The former owner had exquisite taste that is evident in the decorator features throughout the property. The front patio has wonderful landscaping, extra lighting and a water fountain to give an instant feeling of serenity. The kitchen and bathrooms have been updated with quality finishes. The formal living room has wood floors and French doors that open to the front patio. A formal dining room is perfect for entertaining guests in style and also features an elegant dry bar for serving cocktails. The kitchen has views of the pool and opens to a family room with an attached deck. The primary bedroom also has a private deck and an oversized remodeled bathroom. This unit was designed with ample closet space and additional storage. You will be thrilled with the downstairs full-size laundry area, pantry and attached two-car garage with even more storage. The Rosewalk complex is near Village San Antonio Center.</p> <p><i>Courtesy of Golden Gate Sotheby's International Realty</i></p>								
 <p>2 Closed • Sold Date: 2/7/2024, MLS Listing 81951584: 1/16/2024 <i>MLS ID: 81951584</i></p> <p>153 Lundy Ln Single Family 4/2 1,771 sq ft 12,197 1961 2/7/2024 \$2,950,000 \$1,666</p> <p>Blending timeless appeal, comfort, and functionality, this 4 bedroom, 2 bathroom ranch style home sits on an expansive lot of over 12,000 sf (per Realist) in an established and desirable Palo Alto neighborhood. Enjoy newly refinished hardwood floors and fresh paint, as well as under the hood updates like seismic upgrades, dual paned windows, and a new electrical panel. Centrally located with quick access to major transit arteries and featuring top Palo Alto schools (buyer to verify enrollment).</p> <p><i>Courtesy of Golden Gate Sotheby's International Realty</i></p>								

Closed: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 Closed	*Sold Date: 10/27/2023, MLS Listing 81942376: 9/21/2023 MLS ID: 81942376						
777 San Antonio Rd, Apt 91	Condo/Townhouse/Apt. 3/2		1,212 sq ft	–	1974	10/27/2023	\$1,268,000	\$1,046
<p>NEAR TOP TECH COMPANIES + PRIZED SCHOOL Popular, recently-updated gorgeous 3-bedroom, 2-bathroom condo is conveniently located near top tech companies and prized schools within a tranquil setting. Interior is bright and airy featuring Swiss-made premium water-proof luxury vinyl flooring, upgraded double-pane windows and sliding doors, and a cozy balcony with storage closet. Efficient kitchen has with rich wood cabinetry, granite countertop and stainless steel appliances. Master bedroom is spacious with tastefully-appointed in-suite bathroom. Included are useful one-car garage, central forced air heating system, in-unit laundry closet and more. The sought-after Greenhouse community offers a serene, and relaxing setting near dining, retails and freeway access. Shopping centers and major employers like Facebook, Google, Amazon, etc. are just moments away, while prized nearby schools include Fairmeadow Elementary, JL Stanford Middle, and Henry M. Gunn High (buyer to verify attendance).</p> <p style="text-align: right;"><i>Courtesy of Compass</i></p>								
	4 Closed	*Sold Date: 2/8/2024, MLS Listing 81951467: 1/15/2024 MLS ID: 81951467						
3697 South Ct	Single Family	3/2	1,364 sq ft	8,276	1952	2/8/2024	\$2,980,000	\$2,185
<p>Enjoy living in this stylish midcentury Eichler home in the highly desired Fairmeadow neighborhood of Palo Alto / Move in ready with 3 bedrooms and 2 baths / Mini-split heating and air conditioning systems / Double pane windows / New laminate flooring in living areas and new carpet in bedrooms / Upgraded kitchen and bathrooms / Spacious living room with gas fireplace and walls of windows overlooking landscaped grounds with private courtyard / Enjoy low-maintenance landscaping with wrap-around grounds ideal for indoor-outdoor entertaining / Finished 2 car garage / Inside laundry / Close to Top rated Palo Alto schools including Fairmeadow Elementary, Stanford Middle, Gunn High School / Conveniently located to Mitchell Park and Cubberley Community Center / Short distance to Stanford University, Stanford Hospital, Googleplex, Downtown Palo Alto, Caltrain station and Central Expressway / Welcome Home !</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
	5 Closed	*Sold Date: 1/19/2024, MLS Listing 81950700: 1/5/2024 MLS ID: 81950700						
3452 Thomas Dr	Single Family	4/2	1,698 sq ft	6,450	1957	1/19/2024	\$3,100,000	\$1,826
<p>Truly an iconic Eichler! Highly desirable floor plan with soaring, open beam ceilings and walls of windows yielding seamless indoor/outdoor integration and abundant natural light. Private primary suite with newly remodeled bathroom, large updated kitchen with spacious dining area - easily configurable as a great room. Private landscaped grounds promoting outdoor living with areas for entertainment, relaxation and dining. Ideally situated near schools, parks, shopping, transportation, and so much more!</p> <p style="text-align: right;"><i>Courtesy of Midtown Realty</i></p>								
	6 Closed	*Sold Date: 2/6/2024, MLS Listing 41040911: 10/6/2023 MLS ID: 41040911						
3641 Louis Rd	Single Family	4/4	3,253 sq ft	8,700	2017	2/6/2024	\$5,465,888	\$1,680
<p>Stunning 2-story craftsman style newer home boasts 4 bed / 3.5 bath / 3253 SqFt, with ground floor suite and upstairs loft, offering everything one could desire in a property: ample living space, modern features such as the multimedia sound system, chef's kitchen, hardwood floors throughout the house adding elegance and sophistication; all on a 8,700 SqFt lot that offers plenty of room for outdoor activities. A rare find upstairs loft area great for family time or office. Covered patio enclosure brings in another space for family time/ party time. Large backyard ideal for outdoor enthusiasts, gardening or hosting barbecues, even comes with a kid's bike lane. Details: 9 ft. ceiling, chef's kitchen with a eat-in island, Taj Mahal quartzite countertops, high-end Thermador SS appliances, ceiling height custom cabinetry, walk-in pantry/closets and approx. 463 SqFt two-car garage with EV charging outlet. Closer to many amenities such as Top rated Palo Alto Schools, YMCA, Eichler Swim & Tennis club, restaurants, shopping centers etc. Easy access to Hightech companies and 101 / 85.</p> <p style="text-align: right;"><i>Courtesy of Re/max Accord</i></p>								

Closed: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	7 ■ Closed	*Sold Date: 2/13/2024, MLS Listing 81951603: 1/16/2024 MLS ID: 81951603						
1011 Colorado Ave	Single Family	3/2	1,615 sq ft	7,876	1977	2/13/2024	\$2,785,000	\$1,724
<p>Beautifully renovated, very light and airy single-story home located in quiet and desirable neighborhood! Settled on the corner lot this charming home features a spacious family room with wood burning fireplace and access to the garden, separate living room, updated kitchen with granite countertops, high ceilings in living & family room, large windows throughout the house, master bedroom with walk-in closet, new carpet in bedrooms, upgraded bathrooms, 2-car garage, and much more. Private backyard with mature trees and beautiful patio. Convenient commute location with easy access to Highways and Expressways, Midtown shopping center, beautiful 22-acre Greer Park with football fields, playground, BBQ area, & skate park. Excellent Palo Alto schools!!!</p> <p style="text-align: center;"><i>Courtesy of Bayview Residential Brokerage</i></p>								
	8 ■ Closed	*Sold Date: 10/6/2023, MLS Listing 81941619: 9/12/2023 MLS ID: 81941619						
825 Altaire Walk	Condo/Townhouse/Apt. 3/3		1,333 sq ft	748	2011	10/6/2023	\$1,600,000	\$1,200
<p>Unbeatable price! Stunning 3-bed/2.5-bath two level townhome in Palo Alto's GreenPoint-rated community. Ideal for families, zoned for top Palo Alto schools (Fairmeadow, JLS & Gunn - please verify). Conveniently located near major tech companies, Caltrain, shopping, and amenities, including the JCC Fitness center. Plus, it's less than 1 mile away from Mitchell Park, Library, and Magical Bridge Playground perfect for family outings! This unit boasts a fresh interior with new carpet and paint, abundant natural light, and a stylish neutral palette. The kitchen features espresso-hued cabinetry, a quartz island, and double pane windows throughout. Enjoy central A/C and a tranquil bamboo garden area. With two assigned parking spaces, guest parking, and HOA covering water, hot water, and garbage, this is your chance to own prime Palo Alto real estate near all the city has to offer. Don't miss out!</p> <p style="text-align: center;"><i>Courtesy of Legend Realty & Finance Group</i></p>								
	9 ■ Closed	*Sold Date: 9/1/2023, MLS Listing 81932207: 6/17/2023 MLS ID: 81932207						
834 Altaire Walk	Condo/Townhouse/Apt. 3/3		1,461 sq ft	762	2011	9/1/2023	\$1,718,000	\$1,176
<p>Large Price Reduction! Rare opportunity to own this 3 bed 2.5 bath home in the highly coveted Altaire community! A modern glass front door welcomes you to a cozy formal living room w/ 9 ft ceilings & newer hard wood floors. Large culinary kitchen w/ quartz counters, stainless appliances & a large breakfast-bar island, seamlessly connects to a formal dining room w/French doors leading to a generous patio for al fresco dining. Open concept family room is ideal for entertainment & creating memories. A skylight illuminates the staircase to the primary suite; a private retreat complete w/ spacious walk-in closet, bath & balcony for fresh morning air. 2 additional roomy bedrooms, hall bathroom & convenient laundry area round out the upper level. Next to the popular JCC community center w/ gym, pools, saunas, & many other community activities. Close to train, shopping, famers markets, restaurants. Highly sought Palo Alto School district, Buyers to verify. Easy commute to SF, SJ, Silicon Valley.</p> <p style="text-align: center;"><i>Courtesy of Coldwell Banker Realty</i></p>								
	10 ■ Closed	*Sold Date: 9/14/2023, MLS Listing 41036158: 8/16/2023 MLS ID: 41036158						
867 Altaire Walk	Condo/Townhouse/Apt. 3/3		1,461 sq ft	830	2009	9/14/2023	\$1,735,000	\$1,188
<p>This house currently is pending. Post on the market based on MLS requirement</p> <p style="text-align: center;"><i>Courtesy of Intero Real Estate Services</i></p>								







Expired: 10

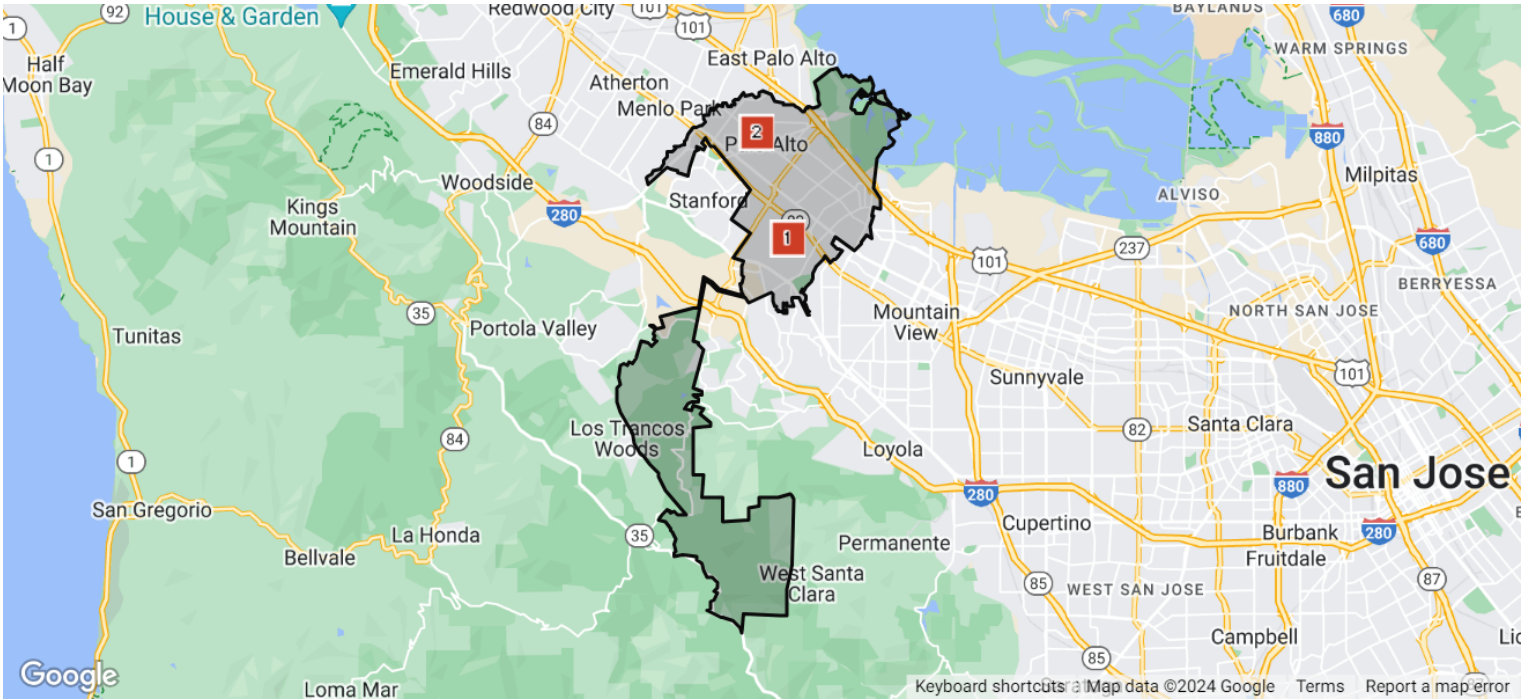
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>1 Expired *Expired: 12/18/2023, MLS Listing 81937063: 8/3/2023 <i>MLS ID: 81937063</i></p> <p>2205 Louis Rd</p> <p>Single Family 5/4 2,935 sq ft 8,032 2020 \$5,695,000 12/18/2023 \$1,940</p> <p>Built in 2020, this gated luxury residence in highly desirable Green Gables showcases an impeccable eye for detail. Extensive millwork, white oak floors, designer finishes, and smart features abound throughout. Formal gathering rooms are separated from the casual living areas by the spectacular island kitchen, and both sets of rooms open to the outdoors. Gourmet amenities include Sub-Zero $\frac{1}{2}$ refrigerator, Wolf $\frac{1}{2}$ dual-oven range with griddle, Bosch $\frac{1}{2}$ oven, espresso system, and warming drawer, and two dishwashers by Bosch $\frac{1}{2}$ and Fisher & Paykel $\frac{1}{2}$. Two bedrooms are nestled on the ground level, including a flexible home office. All three upper bedrooms offer vaulted ceilings, including a breathtaking primary suite with spa bath, luxury closet, and private patio. Large, gracious verandas flank the home, and the backyard forms a beautifully manicured retreat. Enjoy surround sound, video doorbell, smart lighting, and more. Near Duveneck Elementary, Greene Middle, and Palo Alto High (buyer to verify).</p> <p><i>Listing Courtesy of Compass</i></p>								
 <p>2 Expired *Expired: 9/27/2023, MLS Listing 81923987: 4/11/2023 <i>MLS ID: 81923987</i></p> <p>4131 Orchard Ct</p> <p>Single Family 5/5 3,994 sq ft 6,015 2021 \$4,498,000 9/27/2023 \$1,126</p> <p>This stunning and newer property boasts 5 bedrooms, 4.5 baths. With an open floor plan that is flooded with natural light, this home is perfect for entertaining guests or spending time with family. The covered back patio, accessed via glass La Cantina bifold doors, is the ideal space for enjoying the California weather. The living room features a 58 inch gas fireplace and is the perfect place to cozy up on cooler evenings. Durable quartz countertops, European oak hardwood floors, and designer light fixtures add stylish finishing touches throughout the home. The primary suite is a luxurious retreat, complete with a private balcony, walk-in closet, and spa-like bathroom. The basement level is an entertainer's dream, featuring a light-filled lounge, wet bar, media room, gym, and an additional bedroom that is perfect for a guest room or office. Close to good schools, shopping and dining and only a short drive to tech companies, making it the perfect location for Silicon Valley living.</p> <p><i>Listing Courtesy of KW Santa Clara Valley Inc</i></p>								

Expired: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
	3 ■ Expired	* Expired: 11/20/2023, MLS Listing 81940883: 9/6/2023 MLS ID: 81940883						
1932 Emerson St	Single Family	6/6	5,310 sq ft	10,000	2008	\$11,650,000	11/20/2023	\$2,194
<p>Gorgeous 6-bed, 6-bath Old Palo Alto estate on nearly 1½-acre. Warm, luxurious interiors of over 5,300 sf with hardwood floors, granite counters, carved fireplaces, and Travertine tile. Private courtyard leads to arched entryway. Large living room/dining room, chef's kitchen w/Bertazzoni range, family room. Lower level includes flexible-use space w/kitchenette, as well as a theater room. All 6 bedrooms are en suite, with 3 upstairs, 2 on the lower level, and 1 on the main level that may double as an office. Lavish primary suite opens to private sun terrace and features spa-like bathroom with fireplace, jetted tub, and shower. Lush, manicured grounds w/large lawn, patio, and built-in grill. Air conditioning, 2 laundry areas, 2-car garage w/extended driveway. Minutes from California Avenue, bike paths, Caltrain, and Stanford University. Walter Hays Elementary, Greene Middle, and Palo Alto High all within less than a mile (buyer to verify eligibility). Palo Alto living at its finest.</p> <p><i>Listing Courtesy of Deleon Realty</i></p>								
	4 ■ Expired	* Expired: 12/18/2023, MLS Listing 81947367: 11/8/2023 MLS ID: 81947367						
195 N California Ave	Single Family	5/4	1,993 sq ft	5,658	1930	\$4,700,000	12/18/2023	\$2,358
<p>Nestled on a spacious corner lot in historic Old Palo Alto, this magnificent Spanish colonial effortlessly blends classic Old-World charms with the finest modern comforts and conveniences. Exquisite details pay homage to the homes storied circa-1930 past, with wide-plank oak floors, reclaimed tiles, and custom forged railings adding character and ambiance to near 2,000 sf of space that has been skillfully remodeled to meet the demands of a contemporary lifestyle. Enjoy the expansive living room with a centerpiece fireplace, the stunning kitchen, and the dining room that opens outdoors for al fresco entertaining. Five bedrooms include two with en suite bathrooms as well as another that easily converts into an office. And this outstanding location puts you within easy reach of the shops and restaurants of California Avenue, within walking distance of vibrant parks, convenient to Caltrain and US-101, and provides access to top-ranked Palo Alto schools (buyer to verify eligibility).</p> <p><i>Listing Courtesy of Deleon Realty</i></p>								
	5 ■ Expired	* Expired: 8/31/2023, MLS Listing 81922420: 3/23/2023 MLS ID: 81922420						
154 Coleridge Ave	Single Family	6/8	4,653 sq ft	7,500	2022	\$8,680,000	8/31/2023	\$1,717
<p>Welcome to this beautiful brand new home located on the most desirable street in Old Palo Alto. This home was completed in 2022, has never been lived in, and possesses everything today's buyer is looking for. Designed by Roger Kohler, the open floor plan boasts soaring ceilings and oversized windows to bring in an abundance of natural light to every room. The flexible floor plan, modern high-end finishes, chef's kitchen with Gaggenau appliances and Italian-made cabinets, create a luxurious space for both daily life as well as indoor/outdoor entertaining. The expansive lower level with its own separate entrance is the perfect family hang-out area including a 2nd kitchen plus wine room and two additional guest suites. Just minutes to Stanford University, downtown Palo Alto, top-rated schools & tech companies, this brand-new home is a perfect blend of classic comfort & modern luxury.</p> <p><i>Listing Courtesy of Compass</i></p>								
	6 ■ Expired	* Expired: 12/31/2023, MLS Listing 81916751: 1/20/2023 MLS ID: 81916751						
340 Coleridge Ave	Single Family	5/4	3,477 sq ft	15,000	1915	\$13,880,000	12/31/2023	\$3,992
<p>A rare opportunity to build your dream home in the Heart of Old Palo Alto on a 15,000 sf lot! Perfect flat lot. Per parcel map on a 15,000sf lot it can build a 5,250sf house; basement 2,805sf, ADU 678sf+120sf, attached garage 564sf. The owners have worked closely with trusted local architects to create an architectural plan of art with modern design that links exterior and interior spaces. Seller has phase 1 permit (main level, basement, garage & ADU) ready to demolish the existing house. Phase 2 plan (2nd floor) to be approved soon. Construction can start anytime at buyers expense. Buyer has option to restore the current Craftsman Tudor home that has 3,477sf with a 472sf garage. What a unique opportunity to build or remodel this property in the prestigious neighborhood in Old PA. Blocks to award-winning schools, restaurants, shopping, downtown Palo Alto, libraries, Arts Center, Stanford University, Sand Hill Road and Silicon Valley.</p> <p><i>Listing Courtesy of Compass</i></p>								

Expired: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
	7 ■ Expired	*Expired: 1/2/2024, MLS Listing 81927474: 5/8/2023 MLS ID: 81927474						
144 Kingsley Ave	Single Family	7/8	5,503 sq ft	10,001	2000	\$6,999,000	1/2/2024	\$1,234
<p>Don't miss these spectacular 3 separate structures on a 10,000 sq ft lot in Old Palo Alto next to Stanford. We have two houses with separate addresses 148 and 148A and separate utilities (gas and electricity). Bright and airy, quality custom built completed in 2001. Vaulted ceilings that are 16 ft high and a spacious lower level featuring suites at 500 sq ft each, light wells, clerestory windows and private entrances. Tranquil garden in rear portion of property surrounded by intricate redwood fences. Main house with multiple spaces for living or open-plan team office, spacious primary retreat and guest bedrooms, full basement studios with independent outside access. Detached home office. Separate 2-bedroom cottage. Multiple kitchens, laundry areas and fireplaces to accommodate multi-generation living. Ideal for mixed work and residential use. Low-maintenance grounds. Ample parking. Easy access to Stanford, 101, Caltrain, and leading tech campuses. This property is a must-see!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	8 ■ Expired	*Expired: 8/31/2023, MLS Listing 81922953: 3/29/2023 MLS ID: 81922953						
3887 La Selva Dr	Single Family	4/3	2,132 sq ft	5,545	1975	\$3,150,000	8/31/2023	\$1,542
<p>Stylish modern home extensively remodeled and substantially rebuilt in late 2020, offering 4 bedrooms, 3 bathrooms, and 2,132 square feet of living space. Engineered hardwood floors, Restoration Hardware fixtures, Porcelanosa tiles, and Andersen windows. Open-concept floorplan featuring a chef's kitchen with Thermador appliances, dining area, and a large family room with LaCantina doors opening to the backyard for indoor/outdoor living. Expansive living room. Primary suite with outdoor access and wet room-style tub and shower. Additional bedrooms include guest suite with step-in shower. Peaceful backyard with patio area. More features including Nest thermostat, air conditioning, laundry room, and attached 1-car garage. Sought-after Barron Park location within walking/biking distance of Bol Park and top-ranked schools, and just moments from California Avenue, The Village at San Antonio Center, Caltrain, and US-101 (buyer to verify school eligibility).</p> <p><i>Listing Courtesy of Deleon Realty</i></p>								
	9 ■ Expired	*Expired: 9/30/2023, MLS Listing 81933520: 6/29/2023 MLS ID: 81933520						
481 San Antonio Rd	Single Family	4/2	1,765 sq ft	10,260	1956	\$2,985,000	9/30/2023	\$1,691
<p>Potential passive income options with a large lot waiting for your creativity! This delightful Mid-Century 4 bedroom home has the ability to provide living space for in-laws or even renters without sacrificing your own enjoyment. Remodeled, well maintained and airy property located in a location where major freeways and shopping strips are only minutes away. In addition, it is situated at the corner where owners have more privacy. 2 separate studios each with electrical (permitted). The garage could potentially be yet another ADU (permitted and insulated), and the 4th bedroom has a separate entrance. The cheerful kitchen has white cabinets, grey Quartz counter tops, modern stainless steel appliances, and a wood laminate floor. The backyard has a large arbor covered patio providing a delightful outdoor dining area, and it is waiting for your magic touch to potentially make it a botanical garden, golf putting greens or a play ground.</p> <p><i>Listing Courtesy of JLEE Realty</i></p>								
	10 ■ Expired	*Expired: 12/31/2023, MLS Listing 81943635: 9/29/2023 MLS ID: 81943635						
151 Seale Ave	Single Family	6/5	4,686 sq ft	7,501	2016	\$7,850,000	12/31/2023	\$1,675
<p>Experience the breathtaking yet intuitive design that anticipates and meets every need in this exquisite 6BR/4.5BA modern craftsman situated in idyllic Old Palo Alto. Thoughtfully planned and artfully constructed in 2016, with unrivaled attention to detail, showcasing high quality custom materials and unparalleled craftsmanship. Elevated ceilings, wide plank hardwood floors throughout, superb millwork, curated marble and stone, solid core doors, and designer fixtures exude contemporary elegance. Grand scale formal spaces flow to the impressive, combined gourmet kitchen and family room anchored by a NanaWall that flawlessly frames the picturesque resort inspired private backyard and encourages al fresco entertaining. Lavish primary suite with cathedral ceilings, walk-in closet and a sublime spa-like bathroom. Lower-level family room features radiant heat and a kitchenette for utmost comfort. Primely located central to top rated schools and walkable to University and California Avenues!</p> <p><i>Listing Courtesy of Compass</i></p>								



Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Default <i>MLS ID: -</i> 813 La Jennifer Way</p>	Single Family	3/3	1,855 sq ft	8,648	-	11/20/2023	Notice of Default	
 <p>2 ■ Off Market • Notice of Default <i>MLS ID: -</i> 1222 Fulton St</p>	Single Family	4/2	1,738 sq ft	5,625	-	1/4/2024	Notice of Default	

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- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
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