

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1741 Cowper Street	Palo Alto	3	2 1	10	2,273	\$2,111.75	6,999 (sf)	\$3,995,000	89	\$4,800,000	11/17/15
870 Robb Road	Palo Alto	4	2 1	9	2,111	\$2,131.69	1.00 (a)	\$3,595,000	51	\$4,500,000	10/09/15
1605 Edgewood Drive	Palo Alto	4	2 0	113	2,280	\$1,710.53	19,810 (sf)	\$3,798,000	56	\$3,900,000	09/30/15
555 Chaucer Street	Palo Alto	3	2 0	8	2,187	\$1,783.26	11,539 (sf)	\$3,995,000	85	\$3,900,000	10/02/15
588 Jackson Drive	Palo Alto	5	3 0	7	2,086	\$1,831.26	8,011 (sf)	\$3,750,000	65	\$3,820,000	10/07/15
1437 Dana Avenue	Palo Alto	4	3 0	70	2,437	\$1,549.04	7,547 (sf)	\$3,825,000	83	\$3,775,000	01/14/16
627 Fulton Street	Palo Alto	5	4 1	9	2,328	\$1,589.35	6,299 (sf)	\$3,500,000	91	\$3,700,000	10/30/15
803 Guinda Street	Palo Alto	5	3 0	5	2,260	\$1,553.10	7,382 (sf)	\$2,995,000	93	\$3,510,000	10/27/15
907 Clara Drive	Palo Alto	5	3 0	12	2,200	\$1,477.27	6,670 (sf)	\$2,949,000	7	\$3,250,000	10/16/15
1221 Dana Avenue	Palo Alto	3	2 1	8	2,015	\$1,578.16	6,900 (sf)	\$2,750,000	77	\$3,180,000	12/24/15
2320 Tasso Street	Palo Alto	4	3 0	20	2,215	\$1,422.12	5,000 (sf)	\$2,995,000	86	\$3,150,000	10/20/15
1120 Middlefield Road	Palo Alto	4	3 0	8	2,212	\$1,347.65	5,776 (sf)	\$2,395,000	3	\$2,981,000	10/29/15
2915 South Court	Palo Alto	4	2 0	2	2,231	\$1,272.97	7,504 (sf)	\$2,600,000	67	\$2,840,000	12/16/15
390 Margarita Avenue	Palo Alto	4	3 0	50	2,412	\$1,150.91	6,098 (sf)	\$999,888	0	\$2,776,000	10/29/15

SOLD

# LISTINGS:	14	AVG VALUES:	24	2,232	\$1,607.79	10,650 (sf)	\$3,152,992	61	\$3,577,286
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# LISTINGS TOTAL:	14	AVG VALUES FOR ALL:	24	2,232	\$1,607.79	10,650 (sf)	\$3,152,992	61	\$3,577,286
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Quick Statistics (14 Listings Total)

	Min	Max	Median
List Price	\$999,888	\$3,995,000	\$3,247,500
Sale Price	\$2,776,000	\$4,800,000	\$3,605,000

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	1741 Cowper Street, Palo Alto 94301	Beds: 3	Baths F/P: 2 1	\$3,995,000	MLS: ML81519846
				DOM: 10	



Property Overview

Area: Old Palo Alto (237)
 Bds,Bth: 3, 2|1 Age: 89
 Sqft: 2,273 Lot: 6,999 (sf)

Pricing / Dates

Original: **\$3,995,000** Date: 10/22/15
 List: **\$3,995,000** Date: 10/22/15
 Sold: **\$4,800,000** Date: 11/17/15
 \$/SqFt: **\$2,111.75**
 OffMktDate: 11/1/15

Remarks

Graciously remodeled home with Mediterranean feel. Architect: Stoecker and Northway, PA. Interiors by Joella Conover at Antiques & Interiors. Landscaped by Ruskin Garden Design. Vaulted ceilings in the expanded master. Private garden off master suite. Inner courtyard with fountain off the kitchen/family room. There will be no open houses. Shown by appointment only. Come see this lovely gem in the heart of Old Palo Alto!

Property Features

Family Room

Kitchen/Family Room Combo

Dining Area

Breakfast Nook, Eat in Kitchen, Formal Room

Pool Options

--

Garage/Parking

Detached, Off-Street Parking, Tandem

Listed By Jennifer Pollock, Pacific Union International

Sold	555 Chaucer Street, Palo Alto 94301	Beds: 3	Baths F/P: 2 0	\$3,995,000	MLS: ML81513875
				DOM: 8	



Property Overview

Area: Crescent Park (239)
 Bds,Bth: 3, 2|0 Age: 85
 Sqft: 2,187 Lot: 11,539 (sf)

Pricing / Dates

Original: **\$3,995,000** Date: 9/10/15
 List: **\$3,995,000** Date: 9/10/15
 Sold: **\$3,900,000** Date: 10/2/15
 \$/SqFt: **\$1,783.26**
 OffMktDate: 9/18/15

Remarks

Wonderfully remodeled home with the loads of old world charm. Situated on a large lot with captivating Mary Gordon designed gardens creating a private and serene oasis in the heart of Crescent Park, yet just a short stroll to downtown Palo Alto. Desirable floor plan includes remodeled, light filled "great room", separate library, spacious living room and formal dining room. Abundant, mature landscaping, extensive custom brick walkways and patio. A private water well meets all landscaping needs.

Property Features

Family Room

Kitchen/Family Room Combo

Dining Area

Dining Area in Family Room, Formal Room

Pool Options

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Garage/Parking

Detached, Off-Street Parking

Listed By Timothy Foy, Midtown Realty

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Quick Summary of Comparable Properties

Sold	1437 Dana Avenue, Palo Alto 94301	\$3,825,000	MLS: ML81518093
Beds: 4		Baths F/P: 3 0	
		DOM: 70	



Property Overview	Pricing / Dates	
Area: Crescent Park (239)	Original: \$3,998,000	Date: 10/8/15
Bds,Bth: 4, 3 0	List: \$3,825,000	Date: 10/8/15
Age: 83	Sold: \$3,775,000	Date: 1/14/16
Sqft: 2,437	Lot: 7,547 (sf)	\$/SqFt: \$1,549.04
OffMktDate: 12/17/15		

Remarks
 Renovated w/exquisite style & designer appointments, this classic Tudor style home is enviably located in premier Crescent Park near Duveneck Elementary. The elegant formal rooms flow into the stunning chef's kitchen featuring top of the line appliances. Handsome hardwood floors, rich mahogany detailing & extensive use of natural stone are elegantly rendered throughout where timeless appeal meets modern day functionality. Picturesque lot w/expansive paver patio, abundant fruit trees & vegetable beds.

Property Features

Family Room
 Separate Family Room

Dining Area
 Breakfast Bar, Formal Room

Pool Options
 --

Garage/Parking
 Detached

Listed By Jennifer Buenrostro, Alain Pinel Realtors

Sold	1605 Edgewood Drive, Palo Alto 94303	\$3,798,000	MLS: ML81511991
Beds: 4		Baths F/P: 2 0	
		DOM: 113	



Property Overview	Pricing / Dates	
Area: Green Gables (238)	Original: \$3,798,000	Date: 8/27/15
Bds,Bth: 4, 2 0	List: \$3,798,000	Date: 5/11/15
Age: 56	Sold: \$3,900,000	Date: 9/30/15
Sqft: 2,280	Lot: 19,810 (sf)	\$/SqFt: \$1,710.53
OffMktDate: 9/1/15		

Remarks
 Remodel and expand this 50's custom contemporary or BUILD NEW on this incredible approximately 20,000sf lot in desirable Palo Alto neighborhood! Huge potential here for builder or end user. Massive lot goes past the rear and side fences you see behind and to the left side of the pool Outstanding Palo Alto schools.

Property Features

Family Room
 Separate Family Room

Dining Area
 Dining Area

Pool Options
 In Ground

Garage/Parking
 Carport(s), Guest / Visitor Parking

Listed By Liz Daschbach, Alain Pinel Realtors

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	588 Jackson Drive, Palo Alto 94303	Beds: 5	Baths F/P: 3 0	\$3,750,000	MLS: ML81516000
					DOM: 7



Property Overview

Area: **Green Gables (238)**
 Bds,Bth: **5, 3|0** Age: **65**
 Sqft: **2,086** Lot: **8,011 (sf)**

Pricing / Dates

Original: **\$3,750,000** Date: **9/24/15**
 List: **\$3,750,000** Date: **9/24/15**
 Sold: **\$3,820,000** Date: **10/7/15**
 \$/SqFt: **\$1,831.26**
 OffMktDate: **10/1/15**

Remarks

Lovely 5-bd., 3-ba family home in desirable Green Gables neighborhood of Palo Alto. Duveneck Elementary School just around the corner! Palo Alto distinguished public schools district. Enjoy private entry courtyard and large back yard ideal for entertaining! Bright and cheery kitchen/breakfast nook opens onto front courtyard. Large master suite with adjoining master bathroom with jacuzzi tub & seperate shower area. Come by Open houses Sat. & Sun. (9/26&27) from 1-4:30.

Property Features

Family Room
No Family Room

Dining Area
In Living Room

Pool Options
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Garage/Parking
Attached

Listed By Debra Rahe, Dwellings

Sold	870 Robb Road, Palo Alto 94306	Beds: 4	Baths F/P: 2 1	\$3,595,000	MLS: ML81515847
					DOM: 9



Property Overview

Area: **Palo Alto Hills (230)**
 Bds,Bth: **4, 2|1** Age: **51**
 Sqft: **2,111** Lot: **1.00 (a)**

Pricing / Dates

Original: **\$3,595,000** Date: **9/23/15**
 List: **\$3,595,000** Date: **9/23/15**
 Sold: **\$4,500,000** Date: **10/9/15**
 \$/SqFt: **\$2,131.69**
 OffMktDate: **10/2/15**

Remarks

Incredible opportunity to remodel or build your dream home in highly sought after Palo Alto neighborhood. Four bedrooms, two and a half bathrooms. Private, cul-de-sac location with circular driveway. Close to Top Palo Alto Schools & the Los Altos Village. Approximately 1 Acre.

Property Features

Family Room
No Family Room

Dining Area
In Living Room

Pool Options
--

Garage/Parking
Attached

Listed By Gary Campi, Campi Properties

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Quick Summary of Comparable Properties

Sold	627 Fulton Street, Palo Alto 94301	Beds: 5	Baths F/P: 4 1	\$3,500,000	MLS: ML81519305
					DOM: 9



Property Overview	Pricing / Dates
Area: Community Center (240)	Original: \$3,500,000 Date: 10/17/15
Bds,Bth: 5, 4 1 Age: 91	List: \$3,500,000 Date: 10/17/15
Sqft: 2,328 Lot: 6,299 (sf)	Sold: \$3,700,000 Date: 10/30/15
	\$/SqFt: \$1,589.35
	OffMktDate: 10/26/15

Remarks

Prestigious Crescent Park 5 bedroom home with amazing improvements and expansions. Enjoy the year round wonderful Palo Alto weather on your 692 Sq. foot covered deck with outdoor kitchen, lighting and heating. New completely finished 292 Sq. Foot detached garage with full bath. Prime location just steps to vibrant University Ave. Let's trade your home for this grand residence.

Property Features

Family Room No Family Room	Dining Area Eat in Kitchen, Formal Room
Pool Options --	Garage/Parking Detached

Listed By George Chopoff, RE/MAX Star Properties

Sold	803 Guinda Street, Palo Alto 94301	Beds: 5	Baths F/P: 3 0	\$2,995,000	MLS: ML81517045
					DOM: 5



Property Overview	Pricing / Dates
Area: Community Center (240)	Original: \$2,995,000 Date: 10/1/15
Bds,Bth: 5, 3 0 Age: 93	List: \$2,995,000 Date: 10/1/15
Sqft: 2,260 Lot: 7,382 (sf)	Sold: \$3,510,000 Date: 10/27/15
	\$/SqFt: \$1,553.10
	OffMktDate: 10/6/15

Remarks

BURSTING WITH CHARM & CHARACTER, THIS CAPTIVATING 1920S CRAFTSMAN IS JUST 5 BLOCKS TO DOWNTOWN & NEAR LUCIE STERN COMMUNITY CENTER & RINCONADA PARK. THE SPACIOUS FLOOR PLAN HAS BEEN REMODELED & EXPANDED TO BLEND PERIOD DETAILS W/MODERN DAY AMENITIES. THE FORMAL LIVING AREAS FLOW INTO THE UPDATED GRANITE KITCHEN W/ADJOINING BREAKFAST NOOK. PICTURESQUE GATED LOT FEATURES A WHIMSICAL SITTING AREA W/FOUNTAIN, DECK & GARDEN AREA. HARDWOOD FLOORS, SOARING VAULTED CEILINGS, RECESSED LIGHTING & 2-CAR GARAGE.

Property Features

Family Room No Family Room	Dining Area Breakfast Nook, Formal Room
Pool Options --	Garage/Parking Attached

Listed By Sherry Bucolo, Alain Pinel Realtors

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Quick Summary of Comparable Properties

Sold	2320 Tasso Street, Palo Alto 94301	Beds: 4	Baths F/P: 3 0	\$2,995,000	MLS: ML81513796
					DOM: 20



Property Overview

Area: Old Palo Alto (237)
 Bds,Bth: 4, 3|0 Age: 86
 Sqft: 2,215 Lot: 5,000 (sf)

Pricing / Dates

Original: **\$2,995,000** Date: 9/9/15
 List: **\$2,995,000** Date: 9/9/15
 Sold: **\$3,150,000** Date: 10/20/15
 \$/SqFt: **\$1,422.12**
 OffMktDate: 9/29/15

Remarks

Updated 4BD/3BA home plus spacious in-law unit in prime Palo Alto location. Cook's kitchen includes white cabinets, island with breakfast bar, wine frig, ss appliances, slab granite. Formal LR w/built-ins & FP & DR plus separate FR. Garden access from kit and BR, w/deck, brick patio & mature trees. Bright, spacious master suite w/skylight in MBA. Warm hardwood floors throughout first level which includes 2BD & 1BA. Sq ft from seller appraisal--seller & agent have not verified. Prized Palo Alto Schools

Property Features

Family Room
 Separate Family Room

Dining Area
 Formal Room

Pool Options
 --

Garage/Parking
 Detached, Gate/Door Opener, On Street, Parking Area

Listed By Elaine White, Coldwell Banker

Sold	907 Clara Drive, Palo Alto 94303	Beds: 5	Baths F/P: 3 0	\$2,949,000	MLS: ML81513818
					DOM: 12



Property Overview

Area: South Palo Alto (233)
 Bds,Bth: 5, 3|0 Age: 7
 Sqft: 2,200 Lot: 6,670 (sf)

Pricing / Dates

Original: **\$2,949,000** Date: 9/9/15
 List: **\$2,949,000** Date: 9/9/15
 Sold: **\$3,250,000** Date: 10/16/15
 \$/SqFt: **\$1,477.27**
 OffMktDate: 9/21/15

Remarks

Completely rebuilt and remodeled in 2008, located in a prime area of Palo Alto, this residence offers the ultimate in California living. The home offers 5 bedrooms, 3 full baths, full gourmet kitchen with eat-in bar, pantry, and adjoining family room, formal living and dining room combination, unique artisan stone and tile finishes, Teragren bamboo floors, beautiful covered patio, laundry room, and an attached garage. The property presents incredible grounds that are the perfect setting for entertaining.

Property Features

Family Room
 Kitchen/Family Room Combo

Dining Area
 In Living Room

Pool Options
 --

Garage/Parking
 Attached, On Street

Listed By Morgan Lashley, Morgan Lashley Distinctive Properties

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Quick Summary of Comparable Properties

Sold	1221 Dana Avenue, Palo Alto 94301	Beds: 3	Baths F/P: 2 1	\$2,750,000	MLS: ML81534133
					DOM: 8



Property Overview	Pricing / Dates
Area: Crescent Park (239)	Original: \$2,750,000 Date: 12/3/15
Bds,Bth: 3, 2 1	List: \$2,750,000 Date: 12/3/15
Age: 77	Sold: \$3,180,000 Date: 12/24/15
Sqft: 2,015	Lot: 6,900 (sf)
	\$/SqFt: \$1,578.16
	OffMktDate: 12/11/15

Remarks

Delightful home with formal dining, formal living with fireplace and curved ceiling. Kitchen open to family room /breakfast area. Open kitchen with wide center island and good storage. Tree-shaded brick patio with old-world red brick garden wall between neighbors. French doors off living room, family room and master bedroom bringing outdoors in. Great custom book shelves and built-in storage. Wood floors, 2-car detached garage with storage/work area. Located approximately 7 blocks from Downtown Palo Alto. (City and County records differ on lot size)

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Dining Area in Family Room, Formal Room
Pool Options --	Garage/Parking Detached

Listed By Nancy Goldcamp, Coldwell Banker

Sold	2915 South Court, Palo Alto 94306	Beds: 4	Baths F/P: 2 0	\$2,600,000	MLS: ML81545301
					DOM: 2



Property Overview	Pricing / Dates
Area: Midtown (234)	Original: \$2,600,000 Date: 12/16/15
Bds,Bth: 4, 2 0	List: \$2,600,000 Date: 12/16/15
Age: 67	Sold: \$2,840,000 Date: 12/16/15
Sqft: 2,231	Lot: 7,504 (sf)
	\$/SqFt: \$1,272.97
	OffMktDate: 12/18/15

Remarks

Property Features

Family Room No Family Room	Dining Area Dining "L"
Pool Options --	Garage/Parking Attached

Listed By Denise Simons, Alain Pinel Realtors

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	1120 Middlefield Road, Palo Alto 94301	\$2,395,000	MLS: ML81516901
	Beds: 4	Baths F/P: 3 0	DOM: 8



Property Overview	Pricing / Dates
Area: Professorville (241)	Original: \$2,395,000 Date: 9/30/15
Bds,Bth: 4, 3 0	List: \$2,395,000 Date: 9/30/15
Age: 3	Sold: \$2,981,000 Date: 10/29/15
Sqft: 2,212	Lot: 5,776 (sf)
	\$/SqFt: \$1,347.65
	OffMktDate: 10/8/15

Remarks

Built in 2012, this 2212 sq. ft. home offers 4 bedrooms, 3 bathrooms on a 5776 sqft lot. Excellent floor plan boasts spacious great room with fireplace flowing into state of the art kitchen with GE Profile appliances. Also features professionally landscaped yard, ideal for entertaining. Wonderful Palo Alto schools: Addison Elementary, Jordan Middle, Palo Alto High (check for availability).

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Dining Area, Dining Area in Family Room, Eat in Kitchen
Pool Options --	Garage/Parking Detached

Listed By Alan B. Loveless, Coldwell Banker

Sold	390 Margarita Avenue, Palo Alto 94306	\$999,888	MLS: ML81514878
	Beds: 4	Baths F/P: 3 0	DOM: 50



Property Overview	Pricing / Dates
Area: Ventura (235)	Original: \$999,888 Date: 9/16/15
Bds,Bth: 4, 3 0	List: \$999,888 Date: 8/4/15
Age: 0	Sold: \$2,776,000 Date: 10/29/15
Sqft: 2,412	Lot: 6,098 (sf)
	\$/SqFt: \$1,150.91
	OffMktDate: 9/23/15

Remarks

Elegant Spanish Revival, new construction custom home has an open floor-plan w/great room, formal dining area & parlor, lots of natural light from the great windows compliment the high ceilings & 8 foot doors throughout 10 year new home warranty.

Property Features

Family Room Separate Family Room	Dining Area Breakfast Bar, Breakfast Nook, Dining Area
Pool Options --	Garage/Parking Attached

Listed By Joe Velasco, Intero Real Estate Services

The above information is deemed to be accurate but not guaranteed.