

# PALO ALTO NEIGHBORHOOD HOME SALES

| <i>Neighborhood</i>  | <i>Median home price 2003</i> | <i>Range</i>            | <i># homes sold</i> |
|----------------------|-------------------------------|-------------------------|---------------------|
| Barron Park          | \$900,000                     | \$620,000-\$2,400,000   | 35                  |
| Charleston Gardens   | \$701,000                     | \$639,500-\$757,000     | 7                   |
| Charleston Meadows   | \$735,000                     | \$700,000-\$925,000     | 5                   |
| College Terrace      | \$795,000                     | \$425,000-\$1,030,000   | 9                   |
| Community Center     | \$929,000                     | \$660,000-\$1,725,000   | 20                  |
| Crescent Park        | \$1,175,000                   | \$575,000-\$2,349,000   | 8                   |
| Downtown North       | \$1,009,000                   | \$845,000-\$1,226,000   | 6                   |
| Duveneck/St. Francis | \$810,000                     | \$645,000-\$1,475,000   | 31                  |
| Esther Clark Park    | \$2,012,500                   | \$1,575,000-\$2,250,000 | 4                   |
| Evergreen Park       | \$912,500                     | \$605,000-\$1,375,000   | 4                   |
| Fairmeadow           | \$765,500                     | \$640,000-\$850,000     | 8                   |
| Greater Miranda      | \$1,045,000                   |                         | 1                   |
| Green Acres          | \$1,175,000                   | \$740,000-\$2,050,000   | 12                  |
| Greenmeadow          | \$888,000                     | \$665,000-\$980,000     | 17                  |
| Leland Manor/Garland | \$916,975                     | \$650,000-\$3,000,000   | 13                  |
| Meadow Park          | \$798,500                     | \$639,500-\$1,300,000   | 16                  |
| Midtown/Midtown West | \$815,000                     | \$600,000-\$2,150,000   | 69                  |
| Monroe Park          | \$879,000                     |                         | 1                   |
| Old Palo Alto        | \$1,492,500                   | \$594,000-\$4,200,000   | 40                  |
| Palo Alto Hills      | No sales                      |                         | 0                   |
| Palo Alto Orchards   | \$740,000                     | \$675,000-\$805,000     | 2                   |
| Palo Verde           | \$799,500                     | \$695,000-\$1,800,000   | 22                  |
| Professorville       | \$1,700,000                   | \$850,000-\$2,550,000   | 10                  |
| Southgate            | \$1,322,500                   | \$700,000-\$1,850,000   | 8                   |
| South of Midtown     | \$785,000                     | \$572,300-\$2,150,000   | 36                  |
| St. Claire Gardens   | No sales                      |                         | 0                   |
| Triple El            | \$820,000                     | \$785,000-\$1,125,000   | 5                   |
| University South     | \$1,195,850                   | \$477,000-\$2,550,000   | 20                  |
| Ventura              | \$648,500                     | \$485,000-\$900,000     | 12                  |

# ALMANAC NEIGHBORHOOD HOME SALES

| <i>Neighborhood</i>       | <i>Median home price 2003</i> | <i>Range</i>             | <i># homes sold</i> |
|---------------------------|-------------------------------|--------------------------|---------------------|
| <b>ATHERTON</b>           |                               |                          |                     |
| Lindenwood                | \$2,100,000                   | \$1,250,000-\$4,767,000  | 26                  |
| Lloyd Park                | \$1,397,500                   | \$1,229,000-\$2,300,000  | 6                   |
| West of Alameda           | \$2,600,000                   | \$1,430,000-\$12,900,000 | 13                  |
| West Atherton             | \$2,626,000                   | \$870,000-\$7,200,000    | 33                  |
| <b>MENLO PARK</b>         |                               |                          |                     |
| Allied Arts/Stanford Park | \$1,415,000                   | \$720,000-\$2,110,000    | 2                   |
| Belle Haven               | \$422,500                     | \$350,000-\$585,000      | 45                  |
| Central Menlo Park        | \$955,000                     | \$727,000-\$1,767,000    | 3                   |
| Downtown Menlo Park       | \$785,500                     | \$595,000-\$1,440,000    | 8                   |
| Fair Oaks                 | \$727,500                     | \$549,000-\$1,435,000    | 4                   |
| Felton Gables             | \$1,742,500                   | \$1,685,000-\$1,800,000  | 2                   |
| Linfield Oaks             | \$1,017,000                   |                          | 1                   |
| Menlo Oaks                | \$1,310,000                   | \$850,000-\$3,850,000    | 9                   |
| Sharon Heights            | \$1,497,500                   | \$965,000-\$3,850,000    | 24                  |
| South of Seminary         | \$911,000                     | \$789,000-\$1,006,000    | 6                   |
| Vintage Oaks              | \$1,990,000                   | \$1,175,000-\$2,830,000  | 11                  |
| Stanford Hills            | \$1,010,000                   | \$890,000-\$1,115,000    | 3                   |
| Stanford Weekend Acres    | \$874,500                     | \$850,000-\$899,000      | 2                   |
| Suburban Park             | \$707,500                     | \$587,000-\$925,000      | 10                  |
| Lorelei Manor             | \$654,000                     | \$535,000-\$869,000      | 7                   |
| Flood Park Triangle       | \$625,000                     | \$509,000-\$875,000      | 23                  |
| University Heights        | \$1,450,000                   | \$735,000-\$1,500,000    | 3                   |
| The Willows               | \$818,000                     | \$775,000-\$907,000      | 4                   |

## PORTOLA VALLEY

|                               |             |                         |    |
|-------------------------------|-------------|-------------------------|----|
| Brookside/Willowbrook         | \$1,380,000 | \$1,149,500-\$2,250,000 | 9  |
| Central Portola Valley        | \$2,220,000 | \$1,560,000-\$4,450,000 | 22 |
| Ladera                        | \$1,282,500 | \$849,000-\$2,450,000   | 24 |
| Los Trancos Woods/Vista Verde | \$877,500   | \$620,000-\$7,100,000   | 8  |
| Portola Valley Ranch          | \$1,615,000 | \$1,235,000-\$1,999,000 | 4  |
| Westridge                     | \$2,280,000 | \$1,600,000-\$5,749,000 | 3  |
| Woodside Highlands            | \$1,185,000 | \$700,000-\$1,765,000   | 3  |

## WOODSIDE

|                           |             |                         |    |
|---------------------------|-------------|-------------------------|----|
| Emerald Lake Hills        | \$1,575,000 | \$1,270,000-\$2,425,000 | 7  |
| Family Farm/Hidden Valley | \$2,950,000 | \$2,750,000-\$3,150,000 | 2  |
| Kings Mountain/Skyline    | \$930,000   | \$458,000-\$4,460,000   | 13 |
| Mountain Home Road        | \$5,762,000 | \$2,725,000-\$9,575,000 | 4  |
| Skywood/Skylonda          | \$955,000   | \$530,000-\$1,850,000   | 11 |
| Woodside Glens            | \$900,000   | \$825,000-\$2,225,000   | 6  |
| Woodside Heights          | \$1,900,000 | \$1,340,000-\$3,489,000 | 9  |
| Woodside Hills            | \$1,825,000 | \$750,000-\$2,850,000   | 14 |



NORBERT VON DER GROEBEN

**At the high end** of local real estate is this home at 145 Deer Meadow Lane in Central Portola Valley, which was offered at \$6,950,000 in mid-March.