



FORMAL DINING ROOM



LIVING ROOM

Vaulted ceiling, polished stone tile fireplace



KITCHEN

Ample stained wood cabinets, high granite backsplash



MASTER SUITE

Vaulted ceiling, carpeted floor, fireplace, balcony



MASTER BATH Marble tiles



DOWNSTAIRS BEDROOM 6 Carpeted floor • glass doors to backyard

2886 EMERSON ST • PALO ALTO 94306

Home Features

- 6 bedrooms, 3 baths
- Living space: 2,745 sq.ft.
- Lot: 6,000 sq.ft.
- Dual pane windows
- Hardwood floors
- Located near end of cul-de-sac (pedestrians can continue through)

Kitchen

- Black and stainless steel appliances
- Gas cooktop
- Stained wood, raised panel cabinets
- High granite back splash
- Granite counter tops
- Tile floor
- Breakfast area
- Recessed lighting
- Skylight

Living Room

- Vaulted ceiling
- Recessed lighting
- Pass-thru to kitchen
- Hardwood floor
- Polished stone tile fireplace

Dining Room

- Wood floor
- Coved ceiling
- Adjacent to kitchen

Master Suite

- Carpeted floor
- Adjustable overhead lighting
- Polished stone tile fireplace
- Walk-in closet
- En-suite bath with marble tile floor
- Stained wood raised panel vanity with marble tile top

NEARBY ATTRACTIONS

Short walk to:

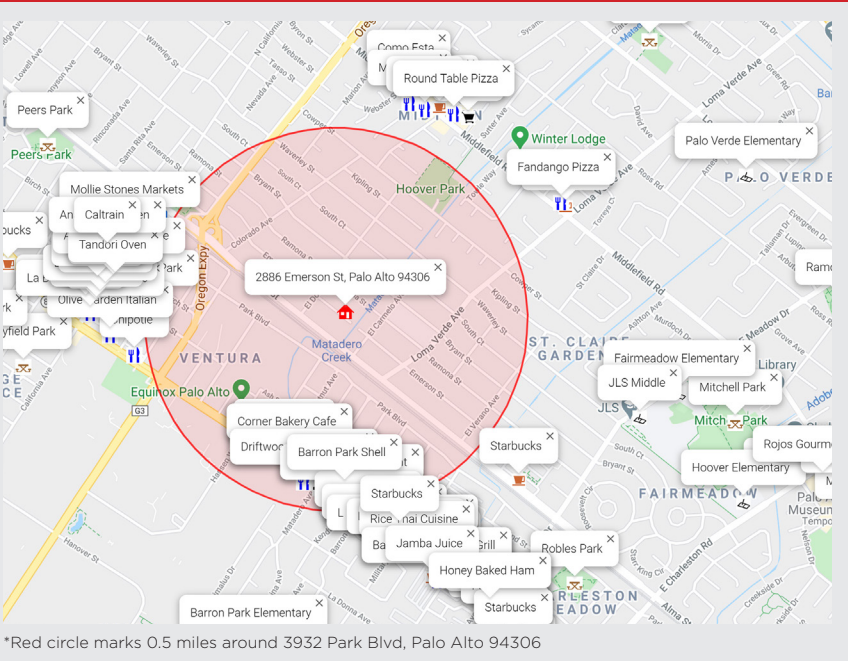
- Starbucks
- Hong Kong Restaurant
- Driftwood Deli
- Hunan Garden
- Mollie Stones
- Anatolian Kitchen
- Tandori Oven
- Antonio's Nut House
- Joanie's Cafe
- Jin Sho
- Caltrain

Moderate walk to:

- Celia's Mexican
- Rice Thai Cuisine
- Baja Fresh
- Jamba Juice
- Papa Johns Pizza
- Honey Baked Ham
- Fuki Sushi

Short bike ride to:

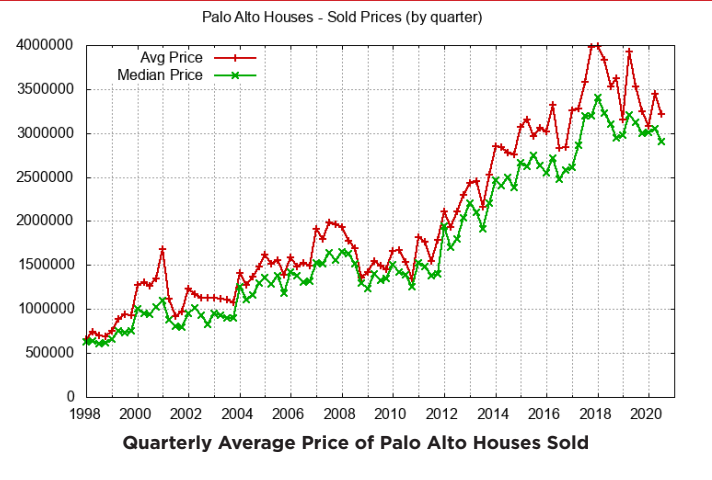
- Stanford



REAL ESTATE TRENDS

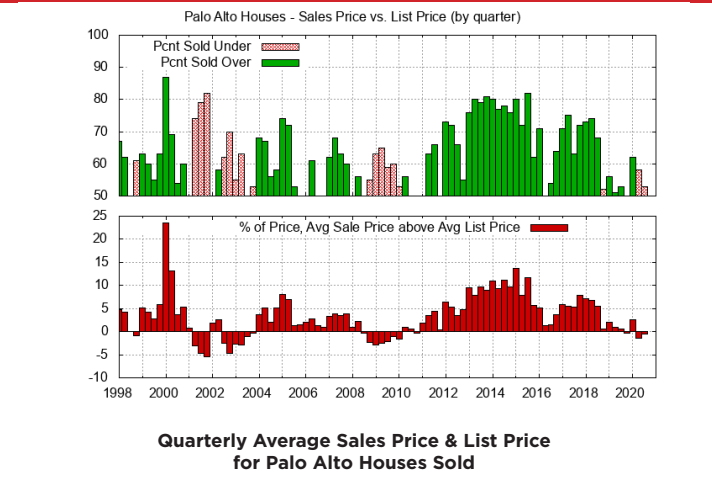
Average and Median Home Price of Palo Alto Houses Sold

When trying to understand Palo Alto neighborhood values for houses the first and most often real estate trend looked at is either average or median house sales price. The average price can be pushed up by a particularly expensive home being sold. Much less often an especially low price for one or more homes can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices.



Sales Price vs. List Price for PA Houses Sold

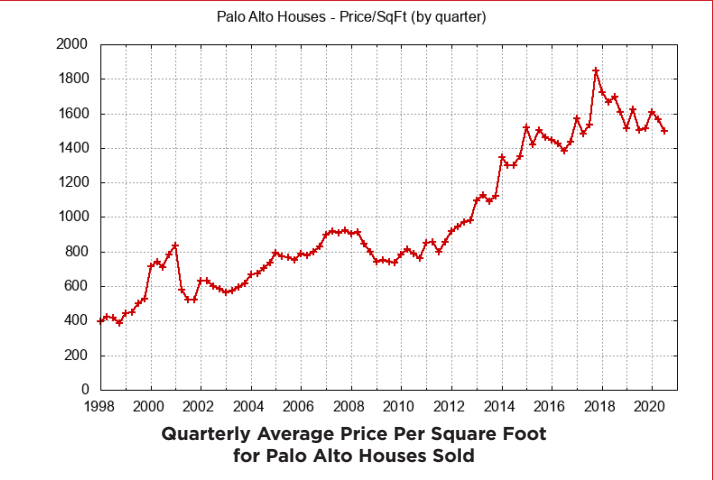
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list price is a very good indicator of rising home prices. More homes being sold under list price is a very good indicator of falling home prices.



JULIANALEE.COM

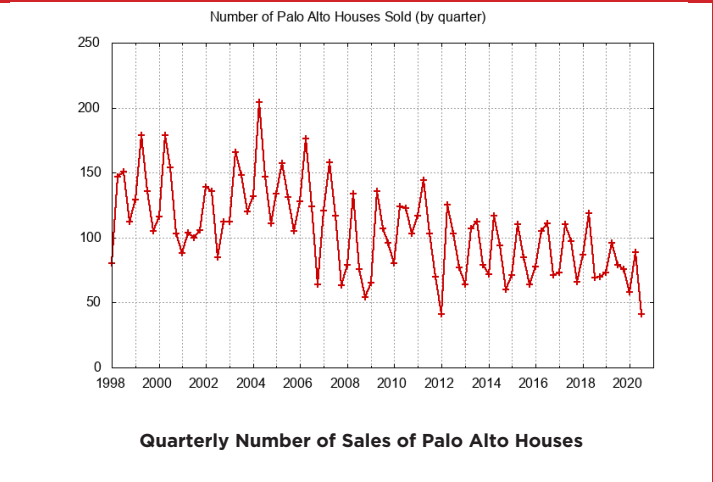
Price Per Square Foot for Palo Alto Houses Sold

The sales price of a Palo Alto house is affected by its size. Looking at price per square foot gives a partial adjustment for differences between houses. Furthermore if you look at the average size of a Palo Alto house sold you will see that it varies with time. Part of the variation is due to the random nature of which homes are being sold but the trend is for an increase in size with time because when a home is replaced with a newer home, the newer home is almost always larger.



Number of Palo Alto Houses Sold

A quick estimate of how active the Palo Alto real estate market is, can be found by looking at the number of homes sold. Locally there is a strong seasonal change in the number of homes sold. The lowest number of homes sold typically occurs around December & January. The highest number of homes sold typically occurs around May. Price changes do not track the seasonal change in the number of homes sold.





JulianaLee.com/2886emerson