

2342
MIDDLEFIELD





LIVING ROOM

Vaulted open beam ceiling • Rustic tile floor • Floor to ceiling fireplace • Numerous windows



DINING ROOM

Recessed lighting • Corner cabinets



KITCHEN

Gas cooktop • Polished stone counter tops • Stained wood cabinets



BEDROOMS Light filled



MAIN FLOOR Wood parquet floor • French doors to yard

2342 MIDDLEFIELD RD • PALO ALTO

Home Features

- Living space: 2,281 sq.ft.
- Lot size: 7,100 sq.ft.
- 4 bedrooms, 2.5 bathrooms
- Walter Hays Elementary, Greene Middle, Palo Alto High

Kitchen

- Stainless steel appliances
- Gas cooktop with stainless steel backsplash
- Stained wood recessed panel cabinets
- Polished stone counter tops
- High tile back splash
- Tile floor

Living Room

- Vaulted, exposed beam, ceiling
- Tile floor
- Wood burning fireplace with used brick surround and hearth.
- French doors opening to patio

Master Suite

- Windows on three sides
- Wood floor
- Recessed lighting
- Walk-in closet
- Stained wood recessed panel vanity with polished stone counter-top and two recessed sinks
- Stone tile bathroom floor
- Tub in stone tiled platform with tiled wall to ceiling
- Glass shower with two stone tiled walls

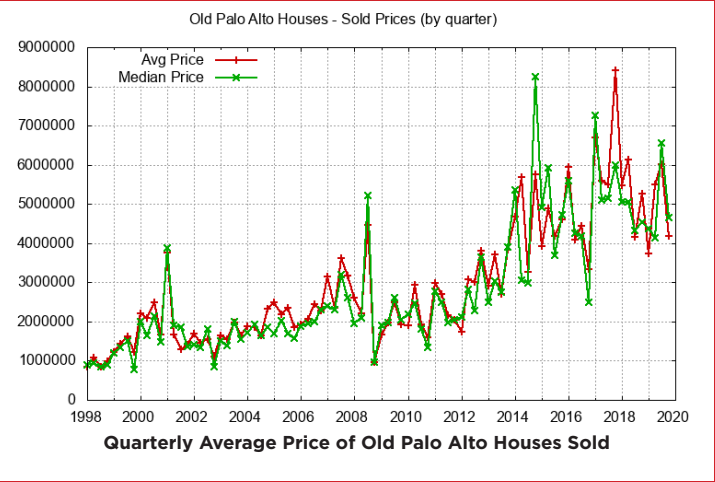
Exterior

- Brick and board and batten exterior
- Shake shingle roof
- Landscaped front yard with grape stake fence
- Fenced back yard with large patio

STATISTICS

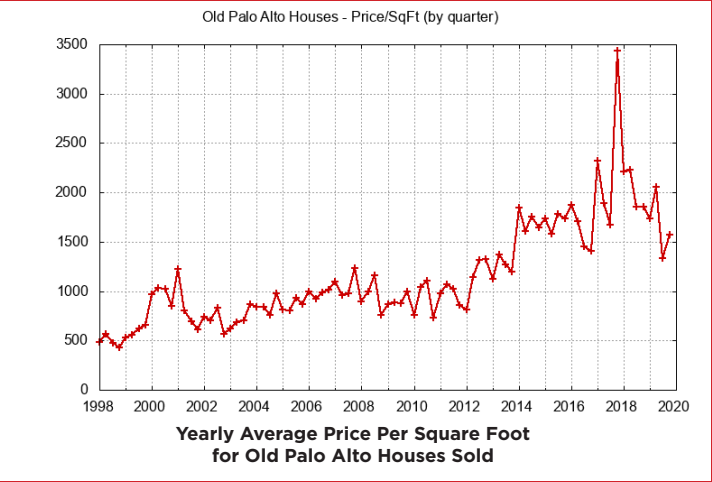
Average and Median Home Price of Old Palo Alto Houses Sold

When trying to understand Old 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 house being sold. Much less often an especially low price for one or more houses 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.



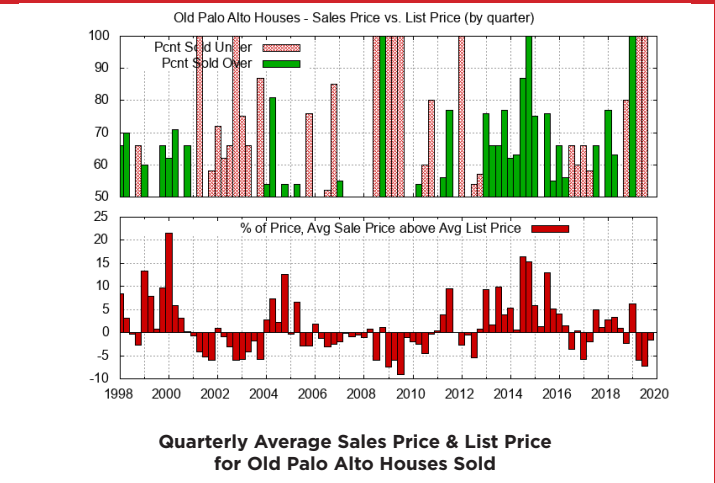
Price Per Square Foot for Old Palo Alto Houses Sold

The sales price of a Old 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 Old Palo Alto house sold you will see that it varies with time. Part of the variation is due to the random nature of which houses are being sold but the trend is for an increase in size with time because when a house is replaced with a newer house, the newer house is almost always larger.



Sales Price vs. List Price for Old Palo Alto 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 Old 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.



Number of Old Palo Alto Houses Sold

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

