







LIVING ROOM

Floor to ceiling brick fireplace, adjustable overhead lighting





KITCHEN

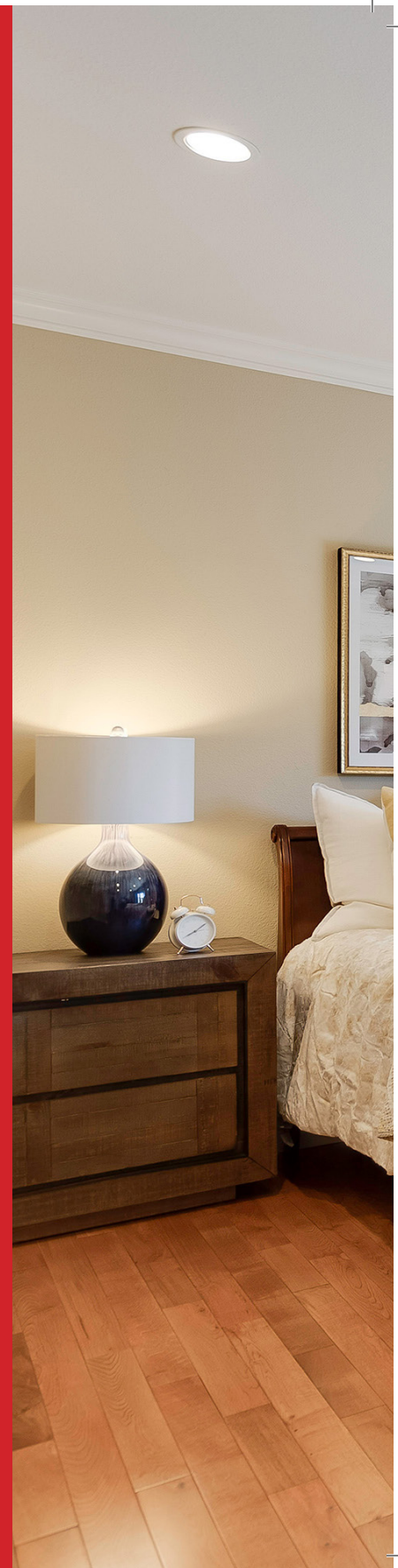
Cheerful raised panel cabinets, high tile backsplash





FAMILY ROOM

Open to living room & dining room, patio outside



BEDROOMS

All 4 with wood floors



MASTER BEDROOM

Wood floor • glass doors to backyard

3932 PARK BLVD • PALO ALTO 94306

Home Features

- 4 bedrooms, 2 baths
- Living space: 1,470 sq.ft.
- Lot: 6,000 sq.ft.
- Dual pane windows
- Hardwood floors
- Living room & family room
- Built-in speakers in family room

Kitchen

- Modern stainless steel appliances
- Freestanding gas range
- Cheerful, white, raised panel cabinets
- High tile back splash
- Butcher block style counter tops
- Tile floor
- Open to dining room
- Recessed lighting

Living Room

- High ceiling
- Adjustable overhead lighting
- Skylight
- Hardwood floor
- Floor to ceiling brick fireplace

Dining Room

- Wood floor
- Open beam ceiling
- Open to kitchen

Master Suite

- Wood floor
- Recessed lighting
- Sliding glass door to backyard
- Walk-in closet
- En-suite bath with tile floor
- White raised panel vanity with easy clean one-piece counter top and sink

NEARBY ATTRACTIONS

Short walk to:

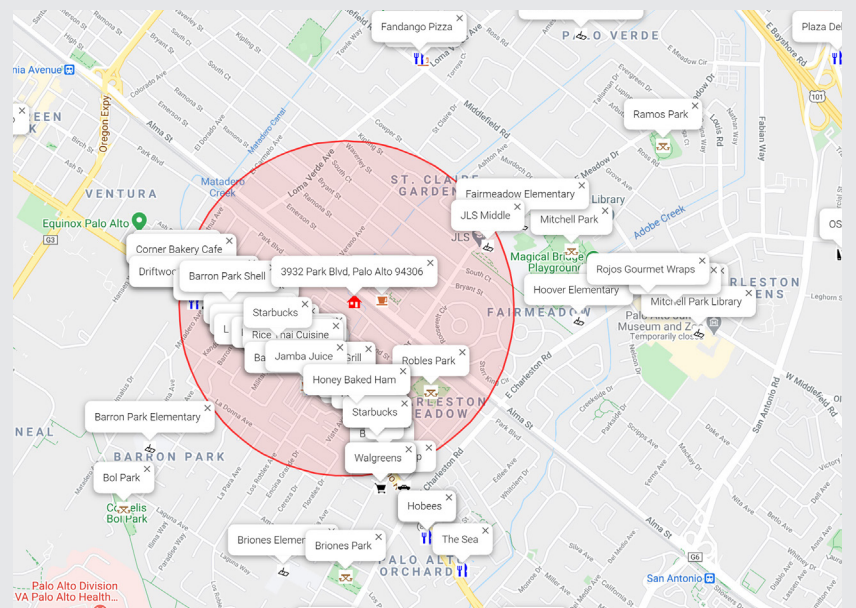
- Starbucks
- Jamba Juice
- Baja Fresh
- Rice Thai Cuisine
- Celia's Mexican
- Hong Kong Restaurant
- Driftwood Deli
- Hunan Garden
- Fuki Sushi
- JLS Middle
- El Camino Real buses

Moderate walk to:

- Hobee's
- The Sea (Alexander's)
- Mitchell Park

Short bike ride to:

- San Antonio Center
- PA California Ave business district

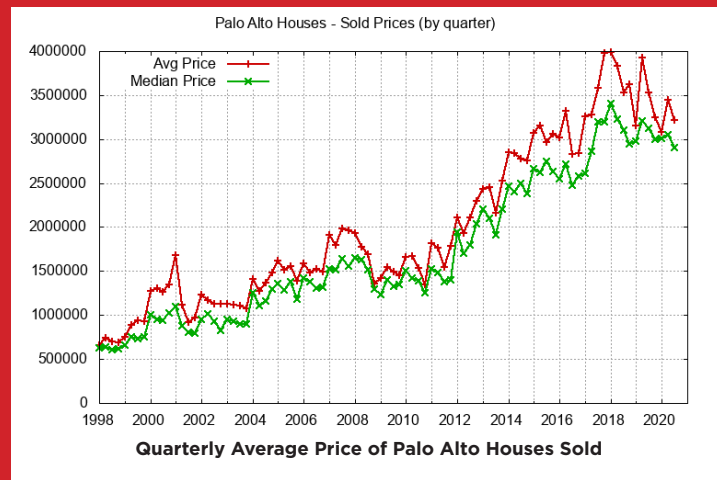


*Red circle marks 0.5 miles around 3932 Park Blvd, Palo Alto 94306

REAL ESTATE TRENDS

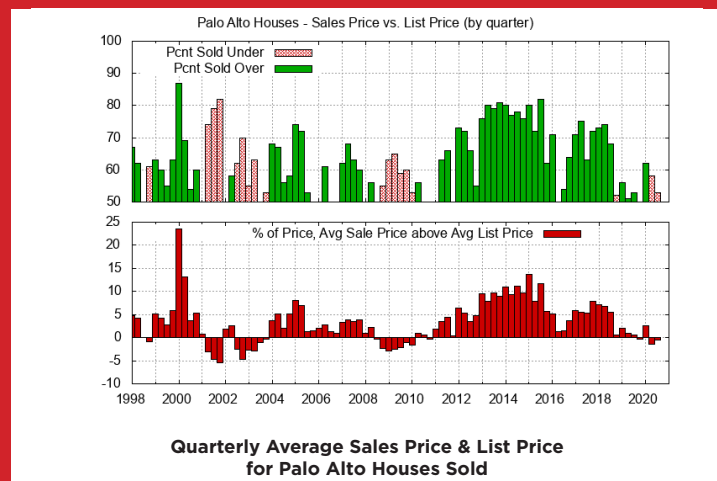
Average and Median Home Price of Palo Alto Houses Sold

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

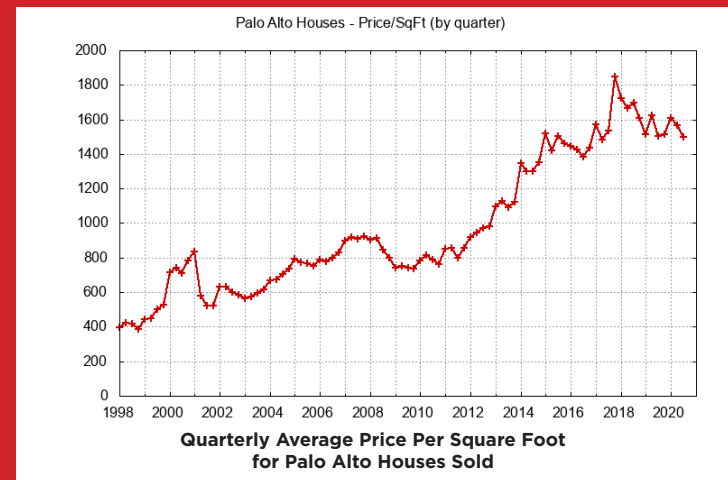
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Palo Alto homes being sold over list 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.



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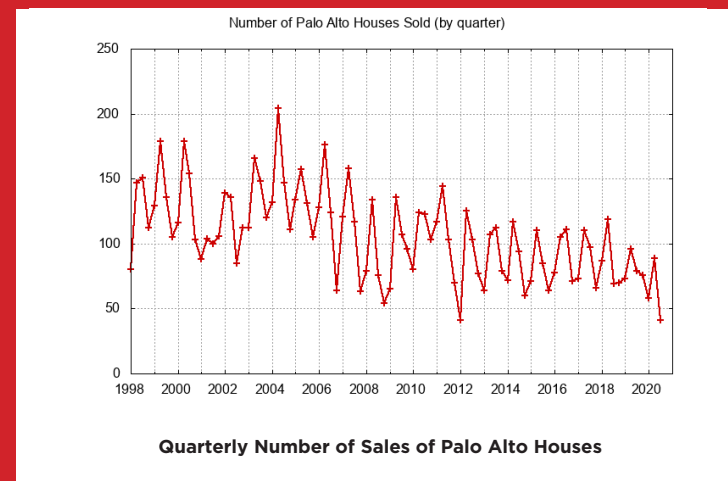
Price Per Square Foot for Palo Alto Houses Sold

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.





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