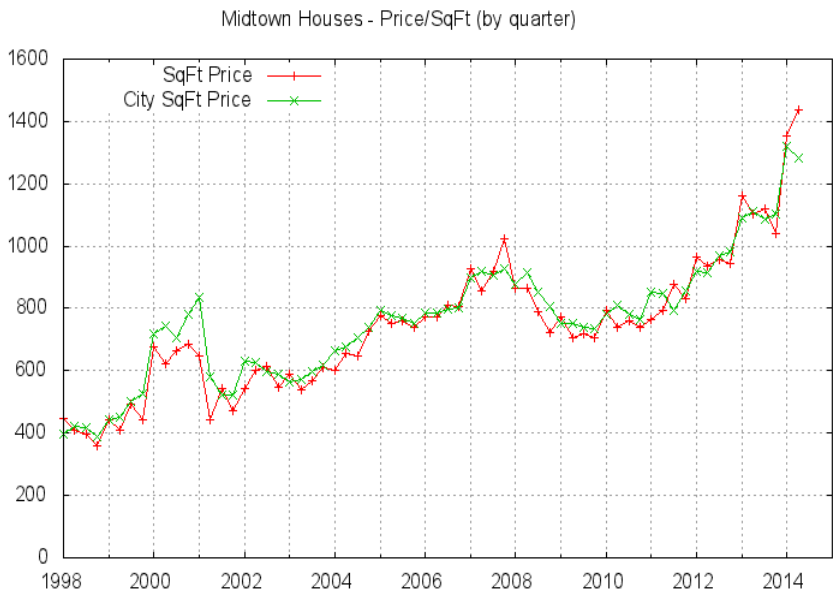


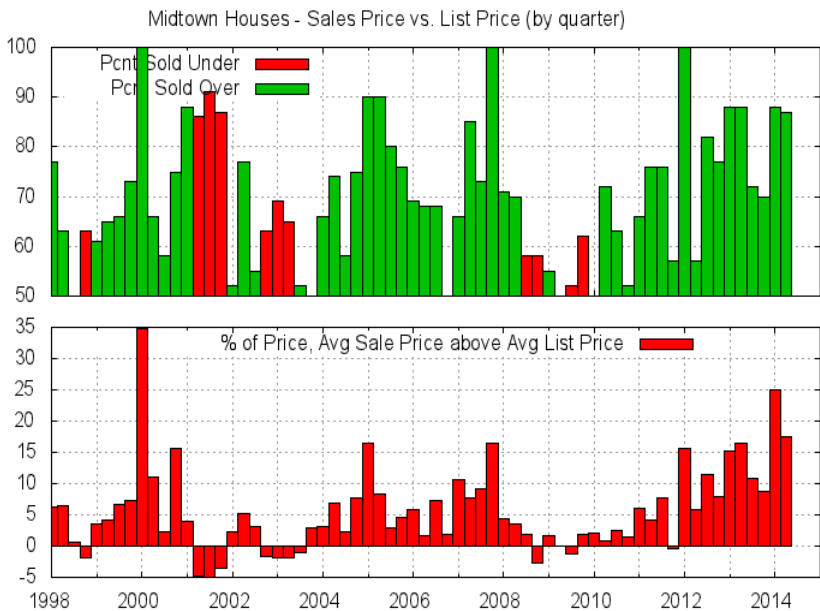
Nearshore Home Values

Midtown, Palo Alto CA (July, 2013)

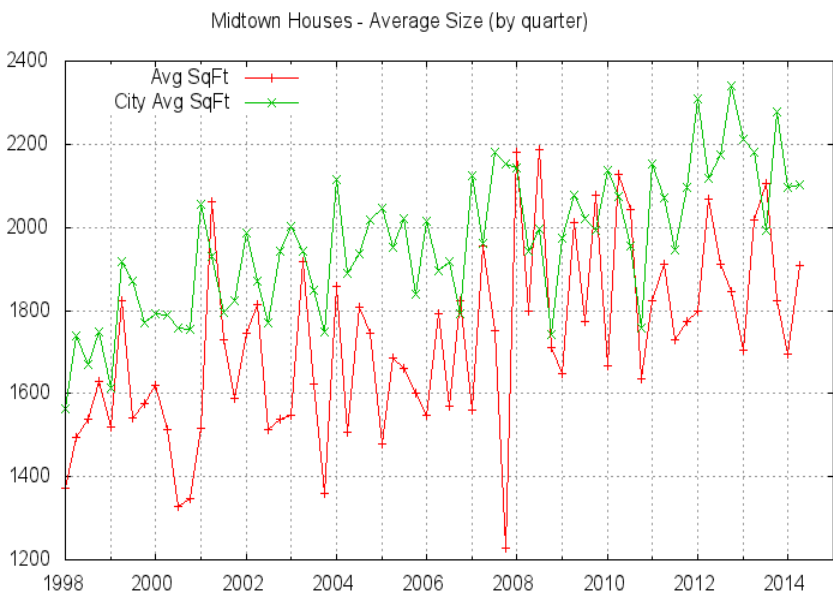
Juliana Lee
650-857-1000



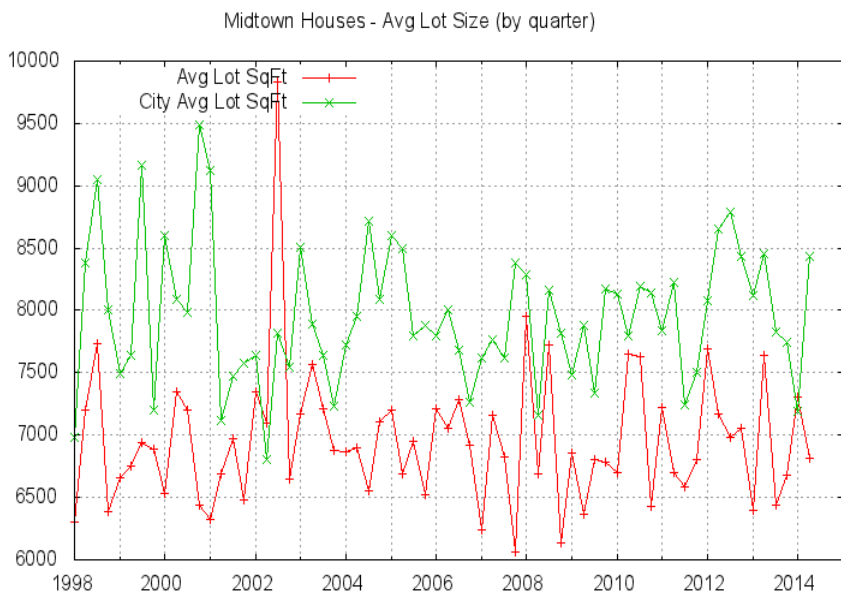
The avg price per sq ft for this neighborhood is quite close to the city avg. The price for this neighborhood and other strong neighborhoods has climbed well above the previous peak in 2008.



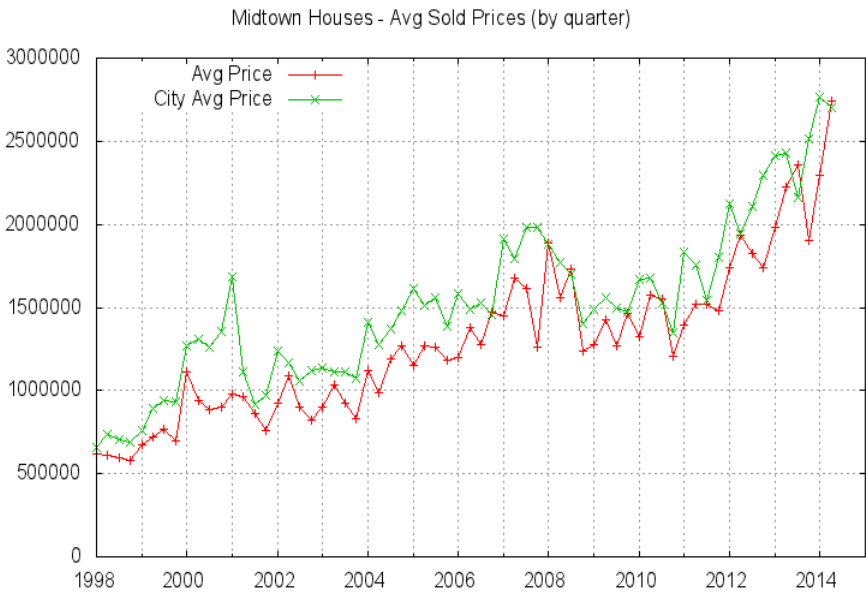
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over/under list price.



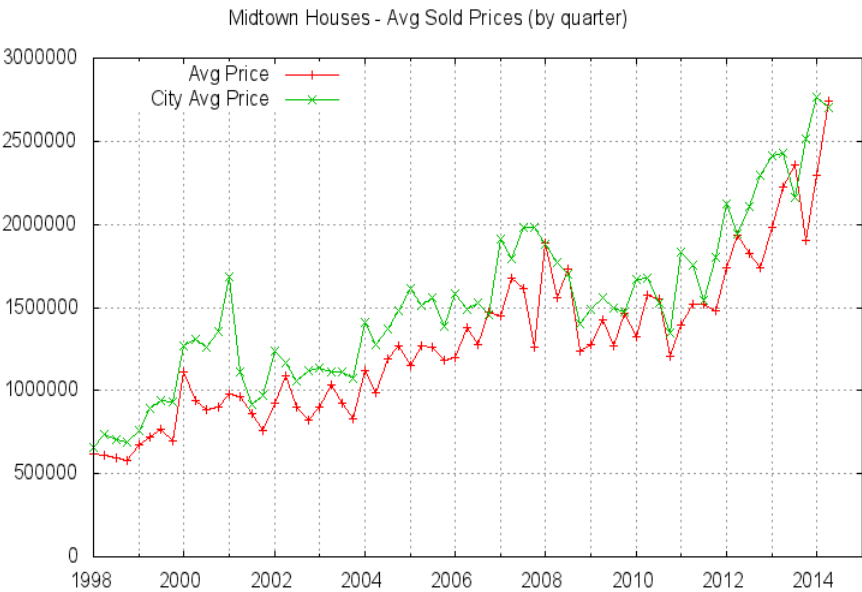
When comparing prices in neighborhoods it is important to compare house specifications. The average size of a house sold in this neighborhood is less than the average size of a house sold in Palo Alto. Notice the trend towards larger houses. Many homes are being bought by owners wanting to build a new home.



The average lot size of a house sold in this neighborhood is somewhat smaller than the average lot size of a house sold in Palo Alto, however the average is well over 6000 sf making homes quite desirable. The city avg is pulled up by large lots in the Palo Alto Hills and the Old Palo Alto neighborhoods.



The average age is increasing in spite of the number of homes being replaced by newer homes. Home remodeling additions affect the avg size but most often not the reported age.



With both the neighborhood avg house size and lot size slightly smaller than city averages, the average sales price is also slightly less.

Visit **JulianaLee.com**
for more information about home values in your
neighborhood, zip, or city