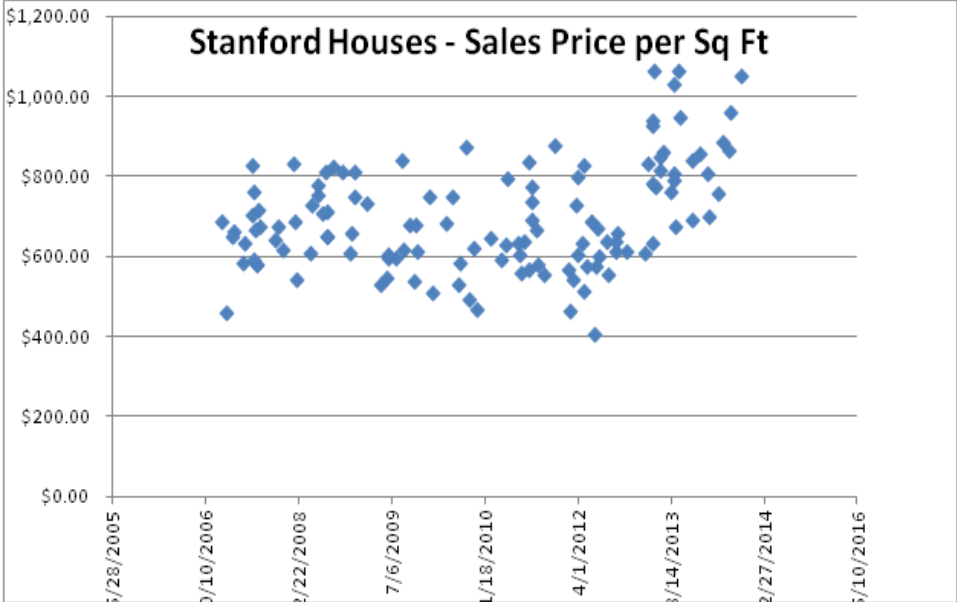


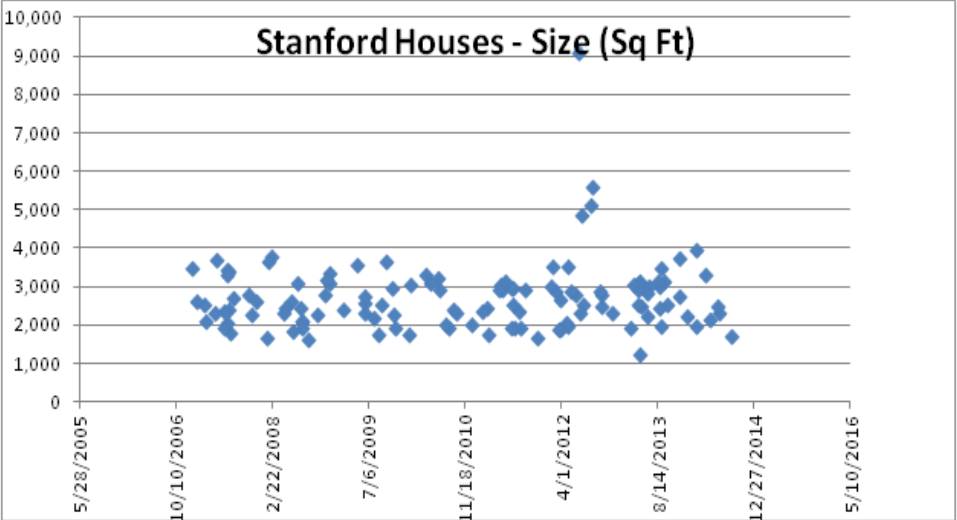
Neighborhood Home Values

Stanford, Palo Alto CA (Sept, 2014)

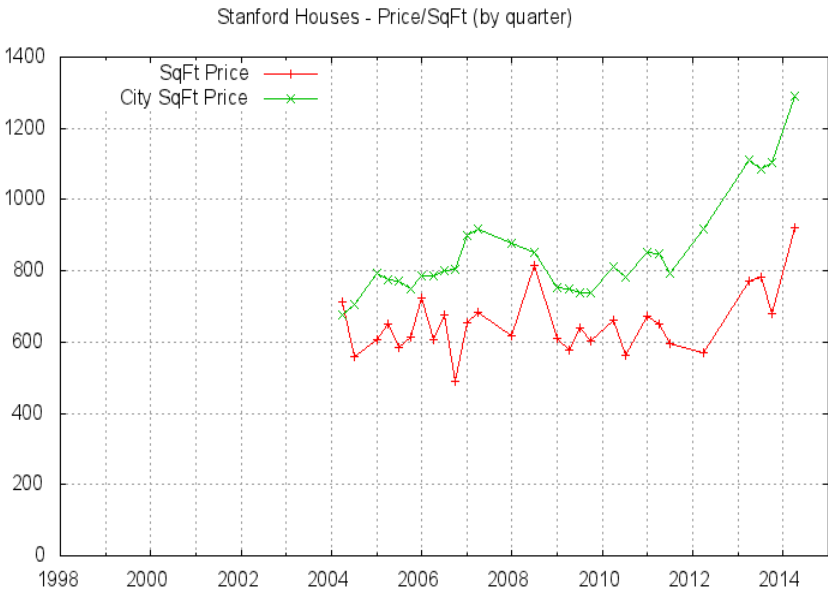
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650-857-1000



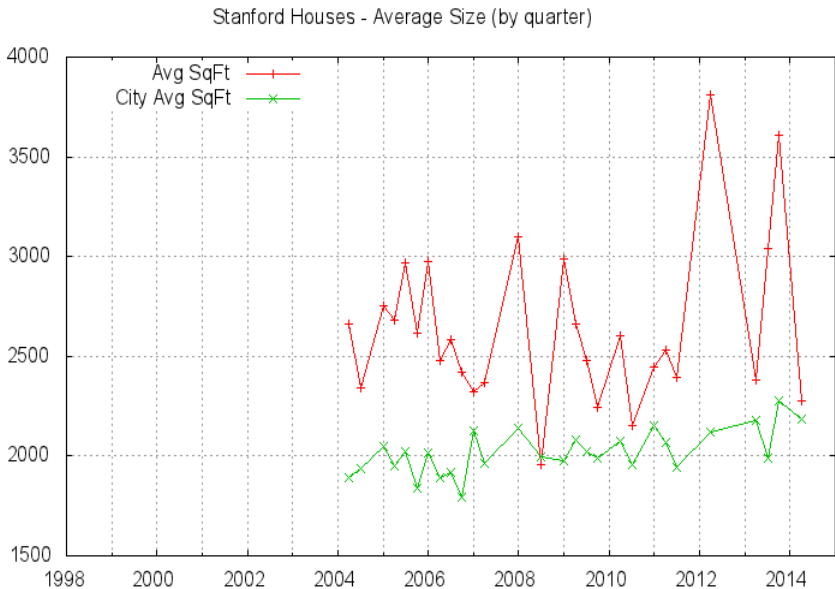
The avg price per sq ft for Stanford, calculated using data available from the Stanford Housing web site.



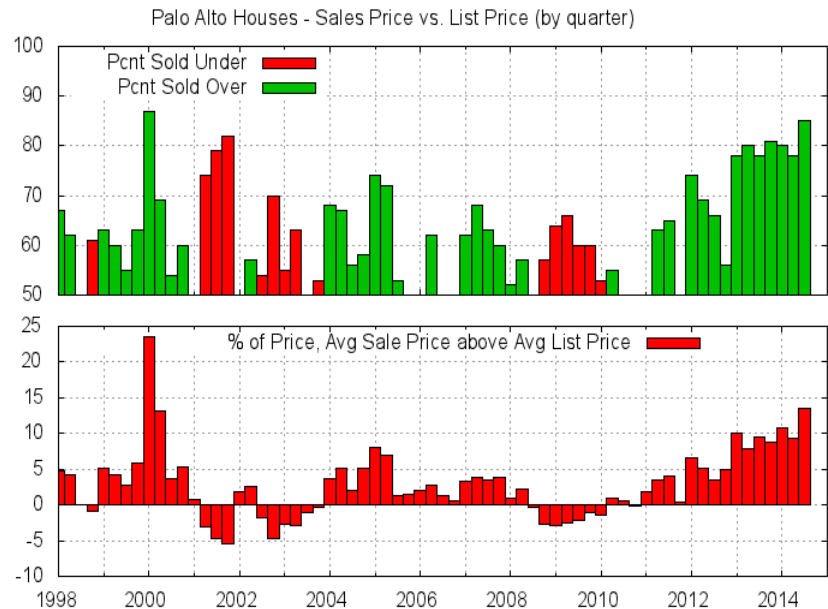
The avg size of Stanford houses sold, using data available from the Stanford Housing web site.



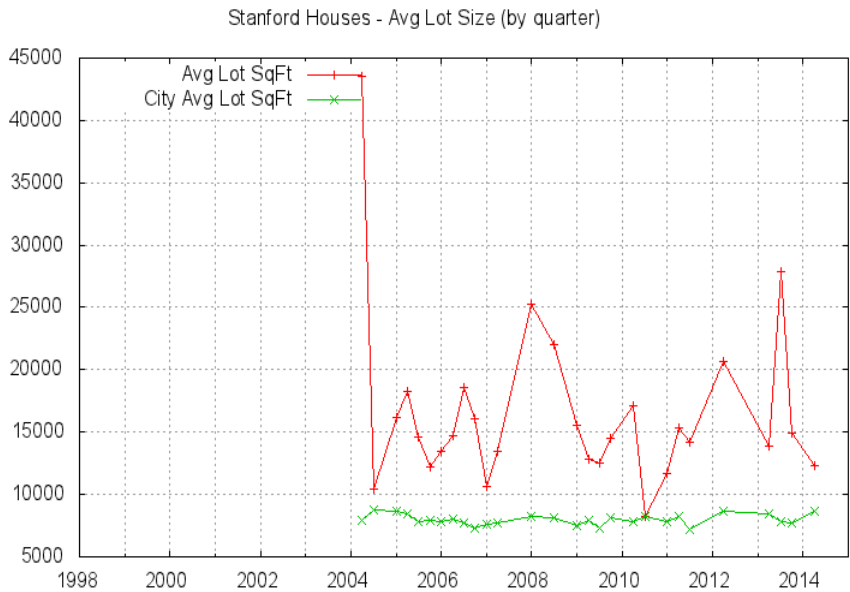
The quarterly avg sales price per sq ft for houses listed on the MLS compared to the quarterly avg for the city of Palo Alto. The number of Stanford sales on the MLS is small but the price changes tend to track Palo Alto. **The Stanford Housing program provides great value for qualified purchasers.**



The avg size of Stanford houses sold using sales data reported by the Multiple listing service. Notice that the average Stanford house sold is significantly larger than the average house sold city wide in Palo Alto.



These two plots show Palo Alto 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.



The average Stanford lot size is significantly larger than the city wide average.

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