







LIVING ROOM

Sliding glass doors to deck, easily cleaned laminate floor





KITCHEN

Open to dining room & living room • granite counter tops





SWIMMING POOL

Community has a swimming pool & green areas



BATHROOMS

Glass Door Showers



MASTER SUITE

Carpeted floor, mirrored door closet, walk-in shower

2450 W BAYSHORE RD • PALO ALTO 94303

Home Features

- Living space: 1,134 sq.ft.
- 3 bedrooms, 2 bathrooms
- Carport below, plus 2 open parking spaces
- Inside laundry hookup
- Carpeted bedroom floors
- Bright remodeled unit
- Move-in condition

Kitchen

- White appliances
- Smooth surface electric range
- Microwave oven
- Stained wood, recessed panel cabinets
- Tile floor
- Granite counter tops
- Low granite back splash
- Wine bottle rack
- Open to dining room

Living Room

- Laminate floor
- Glass doors to deck
- Open to dining area

Master Suite

- Glass doors to deck
- Carpeted floor
- Mirrored closet doors
- Walk-in shower
- Tile floor in bath

Exterior

- Community pool
- Many shaded green community areas
- Children's playground
- 6' x 7' storage room (carport)

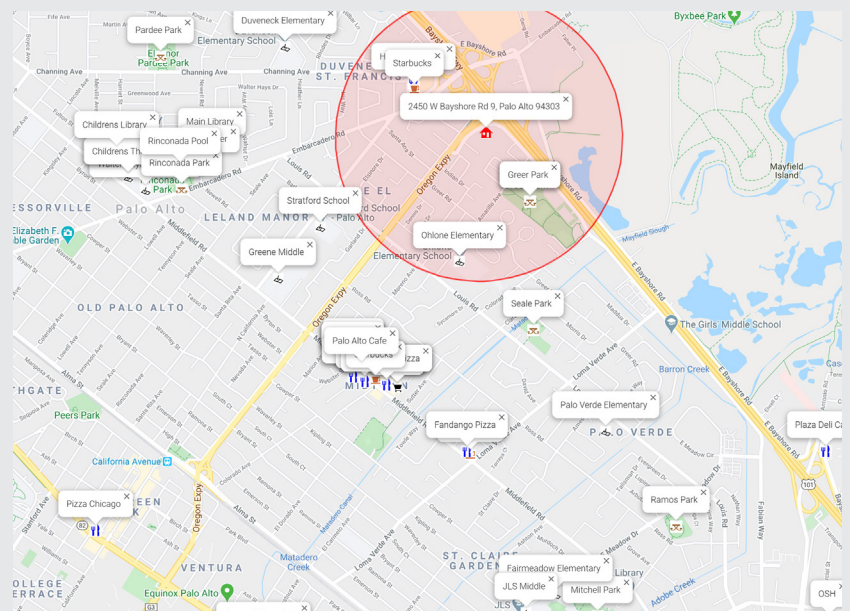
NEARBY ATTRACTIONS

Short walk to:

- Starbucks
- Chef Zhao Kitchen
- House of Bagels
- The Market at Edgewood

Moderate walk to:

- Main library
- Rinconada Park
- Children's library
- Midtown Shopping
- Palo Alto Cafe
- Indochine
- Mike's Cafe
- Como Esta
- Safeway
- Baylands

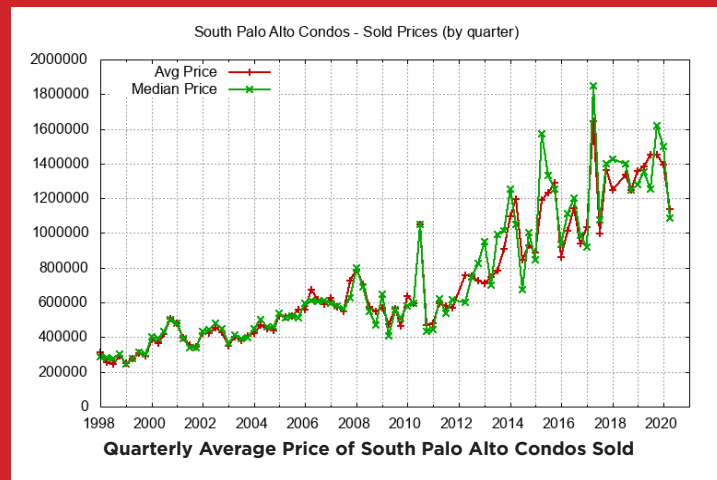


*Red circle marks 0.5 miles around 2450 W Bayshore Rd, Palo Alto 94303

REAL ESTATE TRENDS

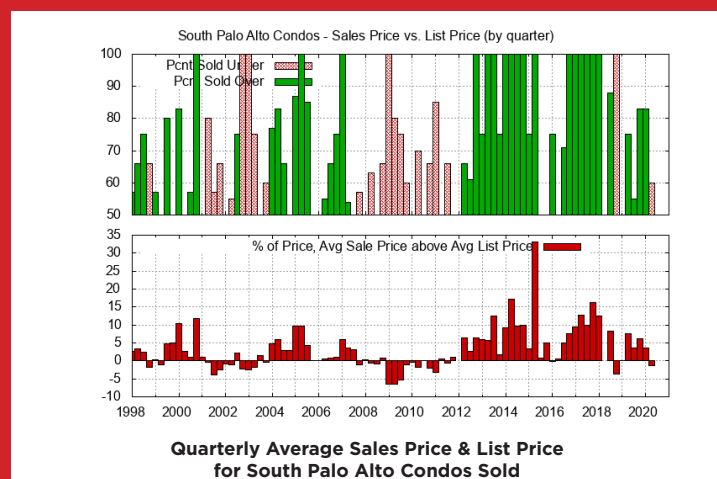
Average and Median Home Price of South Palo Alto Condos Sold

When trying to understand S Palo Alto neighborhood values for condos the first and most often real estate trend looked at is either average or median condo 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 S Palo Alto Condos Sold

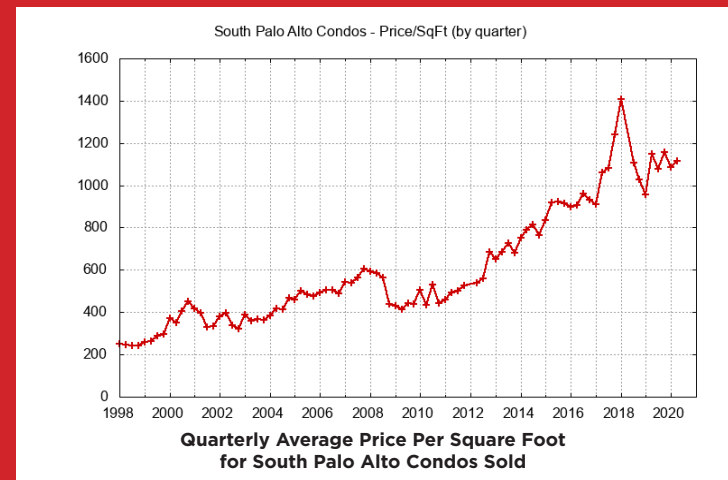
Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More S Palo Alto homes being sold over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

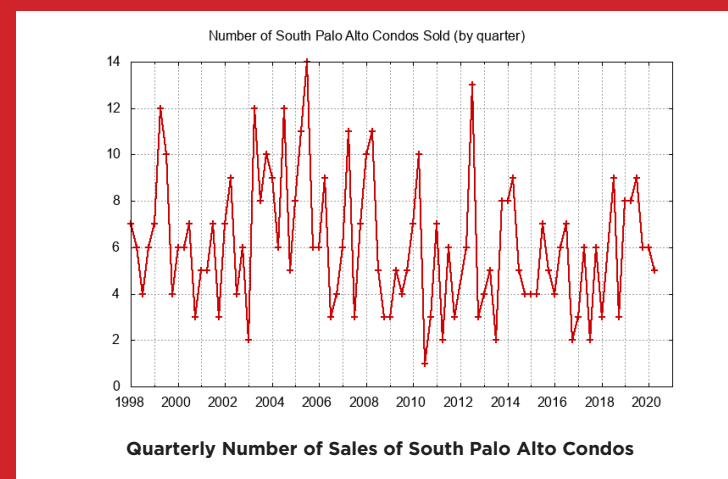
Price Per Square Foot for South Palo Alto Condos Sold

The sales price of a S Palo Alto house is affected by its size. Looking at price per square foot gives a partial adjustment for differences between condos. Furthermore if you look at the average size of a 95128 condo 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 South Palo Alto Condos Sold

A quick estimate of how active the S 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 houses 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/2450wbayshore