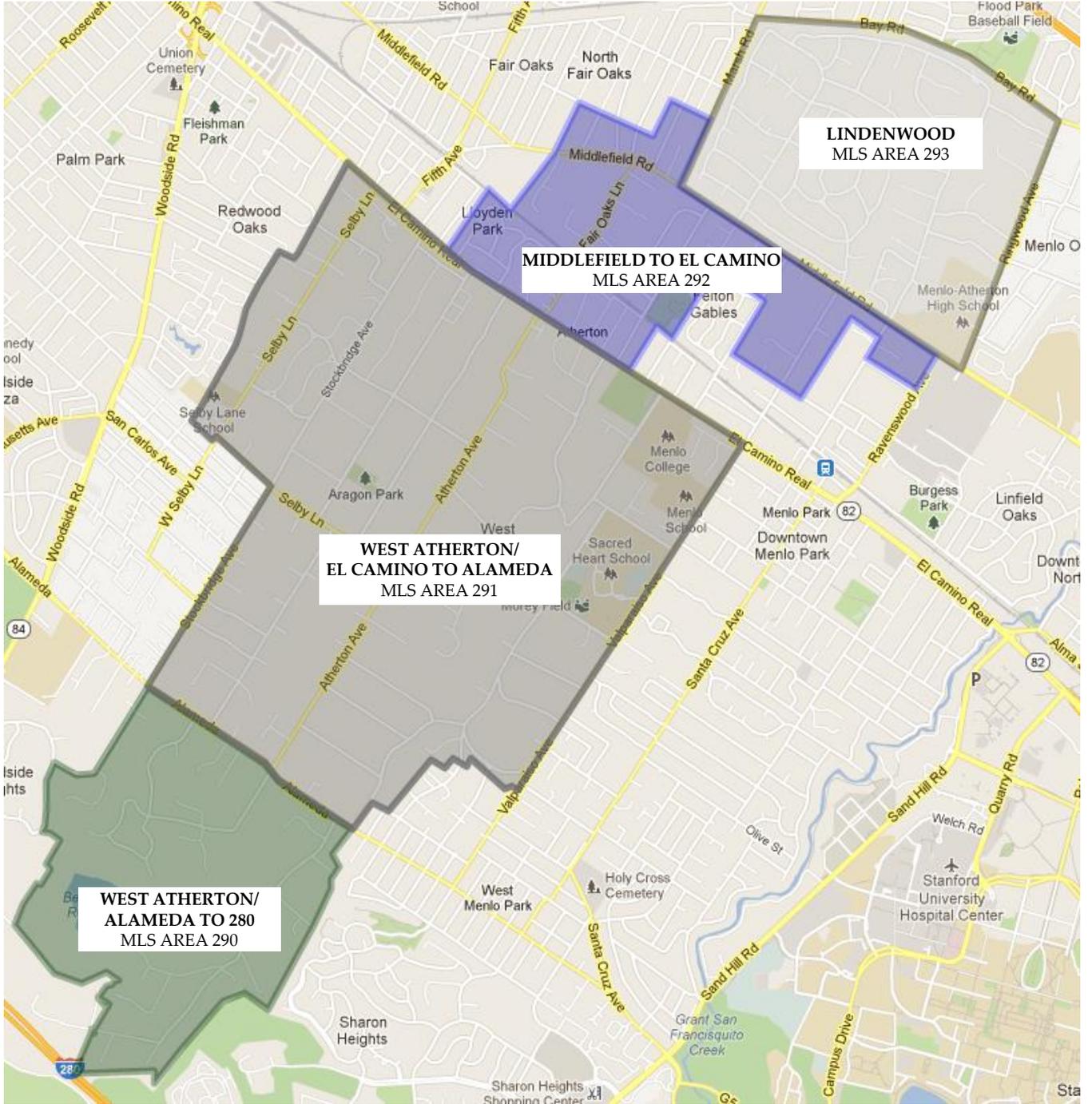


ATHERTON MAP



CHRIS + KELLY
McDannell *Triggs*

ATHERTON SNAPSHOT

TOWN OVERVIEW

OVERVIEW:

Atherton is located on the Peninsula nestled between the San Francisco Bay and the Pacific Ocean. The Town begins in the flatlands then moves westward to the hills, until it reaches Highway 280. Beautiful foliage, elegant gardens and heritage trees dominate this quiet small community.

The Town of Atherton desires, insofar as possible, to preserve its character as a scenic, rural, thickly-wooded, residential area, with abundant open space with streets designed primarily as scenic routes rather than for speed of travel. Atherton is still a "plain of oaks". Native live oaks, white oaks, bay trees, redwood trees, cedars, pines and other ornamental trees cover the six square miles of land.

The Town has 4 distinct MLS areas/neighborhoods – Alameda to 280 (West of the Alameda/Walsh Area), El Camino to Alameda (West Atherton), Lindenwood and Middlefield to El Camino. The Town of Atherton is bordered by areas of Menlo Park, Redwood City, Woodside, and unincorporated San Mateo County. There are 49 miles of roads in Atherton and approximately 16,066 households with no industry or business establishment within the town limits.

Atherton homes feed into the boundaries of both Menlo Unified School District and Las Lomas School District, but also some El Camino to Alameda area (also called West Atherton) homes feed to the Redwood City Elementary School District.

Once part of a Spanish rancho, the town was incorporated in 1923. One of its first rules was to assure that lots would not be subdivided into parcels smaller than an acre. With a few exceptions -- primarily former San Mateo County streets acquired through annexation -- that is still the rule today. The privacy gained by lots of at least one acre, winding streets with mature trees, gracious mansions set well back from the curb less streets -- this is Atherton today.

2015 MARKET STATS

CLOSED SALES (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '14-'15
Alameda to 280 (290)	13	13	15	14	-7%
El Camino to Alameda (291)	42	44	39	35	-10%
Lindenwood Area (293)	12	24	20	12	-40%
Middlefield to El Camino (292)	16	24	28	15	-46%
Summary	83	105	102	76	-25%

AVERAGE SALES PRICE (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '14-'15
Alameda to 280 (290)	\$3,736,000	\$ 4,426,115.00	\$ 8,203,067.00	\$ 7,727,429.00	-6%
El Camino to Alameda (291)	\$4,995,880	\$ 4,817,172.00	\$ 7,086,358.00	\$ 9,082,057.00	28%
Lindenwood Area (293)	\$3,142,083	\$ 4,189,067.00	\$ 4,986,850.00	\$ 5,861,083.00	18%
Middlefield to El Camino (292)	\$2,486,437	\$ 2,505,865.00	\$ 2,811,536.00	\$ 3,524,200.00	25%
Summary	\$3,989,189	\$4,080,739	\$5,622,373	\$7,227,000	29%

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