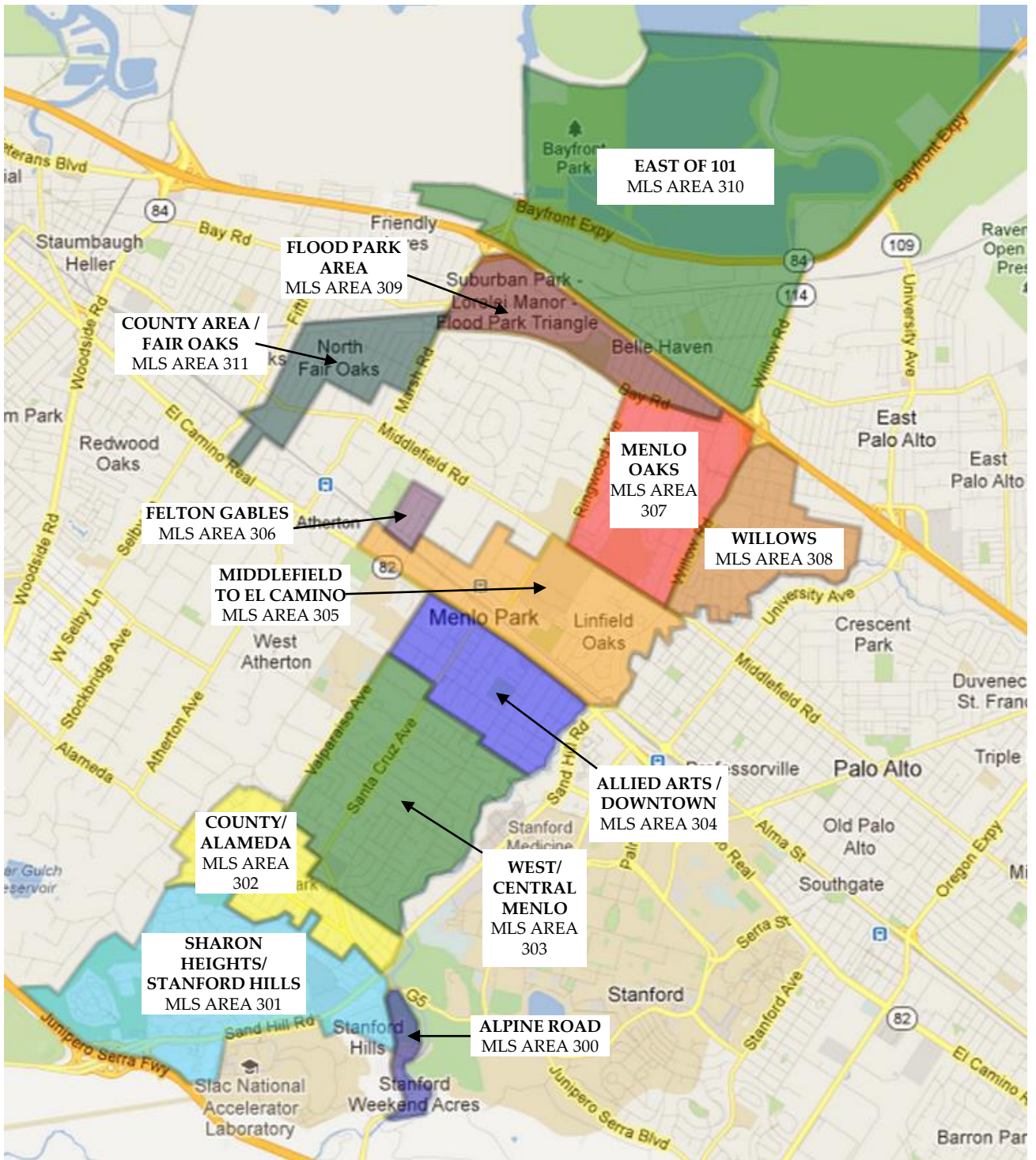


MENLO PARK MAP



CHRIS + KELLY
McDannell *Triggs*

MENLO PARK SNAPSHOT

TOWN OVERVIEW

OVERVIEW:

Menlo Park is a quiet yet vibrant city of pleasant, tree-lined neighborhoods. Situated on "The Peninsula" in San Mateo County, Menlo Park is conveniently located between San Francisco and San Jose. Menlo Park is bordered by Atherton and Palo Alto and it's picturesque downtown shops are complemented by attractive residential areas. The city covers 19 square miles.

The main street in downtown Menlo Park is Santa Cruz Avenue. The Menlo Park Civic Center is bounded by Ravenswood Avenue, Alma Street, Laurel Street and Burgess Drive. It contains the council offices, library, police station and Burgess Park which has various recreational facilities.

Some of the major employers include Facebook, Boise Cascade, SRI International, and Sunset Magazine. Also, Menlo Park is the home to many Silicon Valley venture capital firms on Sand Hill Road.

Menlo Park boasts some of the highest testing schools in the state, including the Las Lomas (Las Lomas (K-3), La Entrada (4-8)) and Menlo Park Unified (Laurel (K-3), Encinal (K-5), Oak Knoll (K-5), Hillview (6-8)) school districts. The County/Fair Oaks neighborhood feeds to the Redwood City Elementary school district and a very small area of the Willows and all of East of 101 feed to the Ravenswood School District. All of Menlo Park feeds to Menlo-Atherton High (majority) or Woodside High Schools.

2015 MARKET TRENDS

| CLOSED SALES (Single Family) | | | | | |
|---------------------------------------|------------|------------|------------|------------|---------------|
| City/Area | 2012 | 2013 | 2014 | 2015 | % Chg '14-'15 |
| Allied Arts / Downtown (304) | 37 | 30 | 26 | 27 | 4% |
| Alpine Road Area (300) | 5 | 3 | 5 | 2 | -60% |
| Central Menlo (303) | 53 | 43 | 49 | 44 | -10% |
| County / Alameda Area (302) | 63 | 55 | 61 | 44 | -28% |
| County Area / Fair Oaks Ave (311) | 43 | 51 | 38 | 35 | -8% |
| East of U.S. 101 (310) | 40 | 34 | 38 | 26 | -32% |
| Felton Gables (306) | 3 | 8 | 2 | 4 | 100% |
| Flood Park Area (309) | 32 | 31 | 23 | 29 | 26% |
| Menlo Oaks Area (307) | 28 | 14 | 22 | 16 | -27% |
| Middlefield to El Camino (305) | 18 | 18 | 25 | 17 | -32% |
| Sharon Heights / Stanford Hills (301) | 22 | 22 | 22 | 26 | 18% |
| Willows / O'Conner Area (308) | 50 | 32 | 46 | 41 | -11% |
| Summary | 394 | 341 | 357 | 315 | -12% |

| AVERAGE SALES PRICE (Single Family) | | | | | |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|---------------|
| City/Area | 2012 | 2013 | 2014 | 2015 | % Chg '14-'15 |
| Allied Arts / Downtown (304) | \$1,565,783 | \$1,882,614 | \$2,520,129 | \$2,339,741 | -7% |
| Alpine Road Area (300) | \$1,645,000 | \$2,090,000 | \$2,513,000 | \$2,647,500 | 5% |
| Central Menlo (303) | \$2,251,442 | \$2,914,721 | \$3,094,065 | \$3,732,120 | 21% |
| County / Alameda Area (302) | \$1,803,576 | \$2,051,302 | \$2,402,390 | \$2,405,489 | 0% |
| County Area / Fair Oaks Ave (311) | \$694,778 | \$981,167 | \$1,265,926 | \$1,197,041 | -5% |
| East of U.S. 101 (310) | \$389,213 | \$521,146 | \$640,024 | \$804,527 | 26% |
| Felton Gables (306) | \$1,700,000 | \$2,270,375 | \$2,917,500 | \$3,026,250 | 4% |
| Flood Park Area (309) | \$984,750 | \$1,217,742 | \$1,340,409 | \$1,612,776 | 20% |
| Menlo Oaks Area (307) | \$2,261,892 | \$1,881,357 | \$2,923,411 | \$3,760,125 | 29% |
| Middlefield to El Camino (305) | \$1,460,500 | \$1,532,729 | \$1,897,076 | \$2,067,324 | 9% |
| Sharon Heights / Stanford Hills (301) | \$2,052,636 | \$2,566,227 | \$2,924,000 | \$2,986,539 | 2% |
| Willows / O'Conner Area (308) | \$1,153,704 | \$1,431,906 | \$1,696,469 | \$2,153,683 | 27% |
| Summary | \$1,453,894 | \$1,697,343 | \$2,057,025 | \$2,303,937 | 12% |