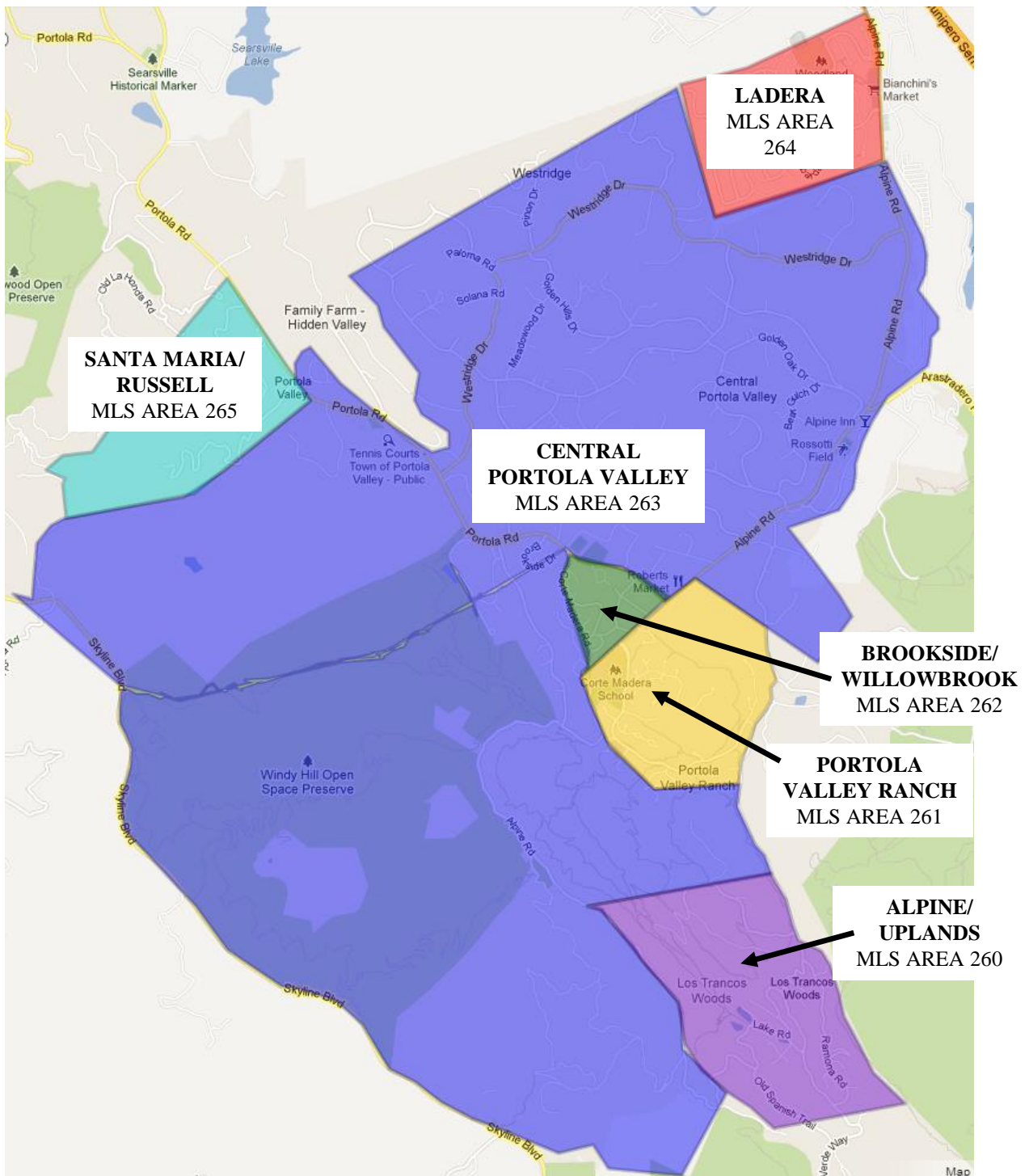


# PORTOLA VALLEY MAP



# PORTOLA VALLEY SNAPSHOT

## TOWN OVERVIEW

Astride the San Andreas fault, with views extending from across the Bay to San Francisco, Portola Valley's history begins with the logging town of Searsville. Its most famous 19th-century settler was Andrew Hallidie, inventor of the cable car, who purchased property in 1883, then donated land for a school and post office.

Farming and stock ranching were major enterprises between 1860 and 1920, but as with much of the Peninsula, the real surge for development came after World War II. The town of Portola Valley was incorporated in 1964 with the goals of preserving the beauty of the valley, fostering low-density housing, and limiting services to those necessary for local residents. To this day, the goal is to maintain a balance between the rural, quiet neighborhoods and the need for modern development.

Most of Portola Valley is served by the Portola Valley Elementary School District, which includes Ormondale Elementary (K-5) and Corte Madera Middle School (6-8). Both schools are highly regarded with API scores just below 950 for 2012. The area of Ladera is served by the Las Lomas School District, which is also a high scoring, well regarded school district.

The Portola Valley Town Center was recently redeveloped and offers a wonderful park-like setting with team sports and facilities for Portola Valley residents.

## 2015 MARKET STATS

CLOSED SALES (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '14-'15
Alpine / Uplands (Los Trancos) (260)	10	10	14	9	-36%
Brookside / Willowbrook Area (262)	6	9	3	4	33%
Central Portola Valley (263)	29	33	31	23	-26%
Ladera (264)	14	12	22	18	-18%
Portola Valley Ranch (261)	1	6	12	5	-58%
Santa Maria / Russell Area (265)	3	7	2	3	50%
<b>Summary</b>	<b>63</b>	<b>77</b>	<b>84</b>	<b>62</b>	<b>-26%</b>

AVERAGE SALES PRICE (Single Family)					
City/Area	2012	2013	2014	2015	% Chg '14-'15
Alpine / Uplands (Los Trancos) (260)	\$1,877,850	\$1,963,600	\$1,847,643	\$1,910,556	3%
Brookside / Willowbrook Area (262)	\$1,476,400	\$2,016,667	\$2,027,500	\$2,935,000	45%
Central Portola Valley (263)	\$3,232,678	\$4,052,742	\$3,786,350	\$4,104,696	8%
Ladera (264)	\$1,756,071	\$1,738,792	\$2,081,783	\$2,474,667	19%
Portola Valley Ranch (261)	\$2,300,000	\$2,562,500	\$3,099,000	\$2,998,600	-3%
Santa Maria / Russell Area (265)	\$1,358,333	\$1,650,714	\$1,797,500	\$1,644,667	-9%
<b>Summary</b>	<b>\$2,405,031</b>	<b>\$2,824,896</b>	<b>\$2,727,000</b>	<b>\$3,029,258</b>	<b>11%</b>

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