

# MAYA SEWALD

PRSRST STD  
US POSTAGE  
PAID  
MENLO PARK, CA  
PERMIT 682



## MAYA & JASON SEWALD

Broker and Sales Associate  
International President's Premiere ~ Top 1%

Cell: 650.346.1228 | Cell: 650.307.8060  
mayasold@pacbell.net | jason@jasonsewald.com

**www.mayasewald.com**  
DRE #993290 | #1732384



930 Santa Cruz Avenue  
Menlo Park, CA 94025

March, 2010

*In this issue:*

- Menlo Park & Atherton Sales
- Maya & Jason's Premiere Properties in Prime Locations

Interest Rates Inventory in Menlo Park 2010 Sales YTD vs. 2009

## REAL ESTATE SALES UPDATE

The following are home and condo sales in Menlo Park and Atherton from last month, listed by area, going directionally from west to east. Generally these sales are negotiated four to eight weeks prior to the close of escrow.

*Call us for all the details!*

**February / March 2010**

### COMPS

#### Atherton El Camino To Alameda

Address	Bed/Bath	Sale Price
76 Almendral Ave	5/4+	\$11,300,000
168 Selby Ln	5/4+	\$8,000,000
25 Euclid Ave	4/3.5	\$2,999,000*
36 Ralston Rd	3/3	\$2,575,000

#### Sharon Heights / Stanford Hills

Address	Bed/Bath	Sale Price
1040 Siskiyou Dr	5/4+	\$3,710,000

#### Menlo Park County / Alameda Area

Address	Bed/Bath	Sale Price
2050 Gordon Ave	3/2	\$1,200,000
1371 Orange Ave	4/3	\$1,699,000*
1980 Avy Ave	4/3.5	\$1,895,000

#### Menlo Park Central Menlo

Address	Bed/Bath	Sale Price
800 Olive St	2/2	\$1,360,000
620 Windsor Dr	6+/4+	\$3,650,000

#### Menlo Park Allied Arts / Downtown

Address	Bed/Bath	Sale Price
822 College Ave	4/2.5	\$1,700,000
838 Partridge Ave	2/2	\$925,000
840 Partridge	2/1	\$799,000
644 Harvard Ave	4/4+	\$1,400,000
635 Kenwood Dr	2/1	\$900,000
100 Princeton Dr	4/3.5	\$2,850,000

(\*List Price)

In our recent real estate seminar, Jason and I addressed several topics which have affected our local real estate market. The topics included lower inventory and changed appraisal regulations for financing home purchases. Our guest speaker Tom Vocker from the CPA firm of Vocker, Kristofferson and Co., discussed tax implications in the home sale process. (As always, for those of you who were not able to attend, please call us and we'd be happy to go over the seminar content with you).

One of our topics, home sale prices, is what we would like to address today. Using the three towns of Menlo Park, Atherton and Palo Alto and starting with the year 2001, 2007 was the peak year for average home sale prices in Atherton and Palo Alto, 2008 was the peak year for Menlo Park. (Keep in mind that 2008 until the "fall" in the Fall of 2008, had been very strong for home sale prices!) For median sale prices 2007 was the peak year for Atherton, and 2008 for Menlo Park and Palo Alto. **In all instances, however, the average and median prices were very close for these three towns to the same prices in 2006. Our point is, with the exception of 2007 and 2008, home prices have remained stable in our area!** As an example, we used two central Menlo home sales that were originally sold in 2007 and then again in 2009. One home sold for 89% of its 2007 price, the other sold for 93% of its 2007 price which is not bad when you consider that it often takes a minimum of 5 years to realize appreciation on a home. In contrast, we used one central Menlo home that had originally sold in 2002 and then again in 2009 which realized a 15% gain in this 7 year period!

Home sales in our area should continue to remain strong. We still enjoy a very diverse employment and cultural environment, an ideal climate and great schools, to name a few. One thing is certain however, and that is a successful home sale depends on the knowledge, experience, and dedication of the agents involved in listing your home. Please don't hesitate to call us if you are thinking of selling or buying a home; we are proud of our reputation for excellence both with our clients and our peers. As always your referrals are appreciated. We look forward to hearing from you!

*Maya & Jason*



# Maya & Jason's

## PREMIERE PROPERTIES IN PRIME LOCATIONS



**2133 Avy Ave. - Menlo Park- For Sale**  
**3 bedrooms, 2 baths - \$1,695,000**

*What we like* - As one of Maya's favorite authors says, yowza, what a property! Adults and kids alike will love the floor plan of this great residence including kitchen which opens to the family room, and an incredible yard (Approx. 15,000 sq. ft. per Real Quest) for entertaining and play! Las Lomitas School Dist., Minutes walk to the duck pond, great commute loc!



**2133 Avy Ave. - Menlo Park- Sale Pending**  
**2 bedrooms plus den, 2.5 baths - \$975,000**

*What we like* - Leave the car at home when you walk to Starbucks and the restaurants of the Village along the Alameda in Menlo Park. This newer end-unit townhome includes a beautifully remodeled kitchen, soaring ceilings in the living room, lots of light and a great floor plan!



**Sharon Heights Townhome - Menlo Park- Coming Soon!**  
**3 bedrooms plus den, 2.5 baths**

On one of Sharon Heights most desirable cul-de-sac's is this wonderful townhome of approximately 2740 sq. ft. (per Real Quest). Spectacular room sizes, a dramatic two story high living room, beautiful hardwood floors and new decks are hallmarks of this fine residence.



**23 Hallmark Circle - Menlo Park- For Lease**  
**3 bedrooms plus den, 2.5 baths - \$5,000**

Located in the wonderful Sharon Hills community is this lovely townhome with Bay views to San Francisco! The great floor plan includes spacious room sizes, lovely decks and a garden atrium! Approximately 2680 sq. ft. (per Real Quest), 3 Bedrooms, 2 1/2 baths, Association includes pool and tennis court!

**SOLD 1371 Orange Ave., Menlo Park- \$1,699,000\***

**SOLD 25 Euclid Ave., Atherton- \$2,999,000\***

**SOLD 11 Campo Bello Lane, Menlo Park- \$1,279,000\***

**SOLD 2098 Sterling Ave., Menlo Park- \$1,399,000\***

**SOLD 1317 Hoover Street, Menlo Park- \$699,000\***

**SOLD 1341 Delfino Way, Menlo Park- \$1,895,000\***

\* List Price

## Real Estate Summary Sheet

CITY	# SOLD	AVERAGE	HIGHEST PRICE	LOWEST PRICE
Atherton	9	\$4,355,722	\$11,300,000	\$1,199,000
Los Altos	24	\$1,549,000	\$2,450,000	\$1,100,000
Menlo Park	30	\$1,048,103	\$3,650,000	\$220,000
Palo Alto	36	\$1,567,316	\$3,140,000	\$682,500
Portola Valley	1	\$1,689,000	\$1,689,000	\$1,689,000
Redwood City	49	\$690,631	\$2,025,000	\$170,000
Woodside	2	\$3,700,000	\$5,800,000	\$1,600,000

NOTE: Information provided by RE Infolink; single family homes sales only. Information deemed reliable but not guaranteed. ©2010 Maya Sewald and Jason Sewald (January & February 2010)

Maya & Jason's

MONTHLY SHOWCASE  
 Vocker Kristofferson & Co. CPAs

Once again our thanks to Tom Vocker, CPA, of the CPA firm of Vocker Kristofferson & Co. in San Mateo. Tom is our guest speaker at our annual seminar regarding the home sale process and has provided our attendees with much useful information regarding home improvements and capital gains. (Tom and his wife Diane are also our neighbors in Sharon Heights!) If you need tax assistance, we highly recommend Tom and his partnership! Tom can be reached at:  
 650 574-5000

Call Maya and Jason Sewald for all your real estate needs 650.329.6670

If your home is currently listed for sale, this is not a solicitation of that listing.