

314 WILDWOOD AVE, PIEDMONT, CA 94611

Piedmont

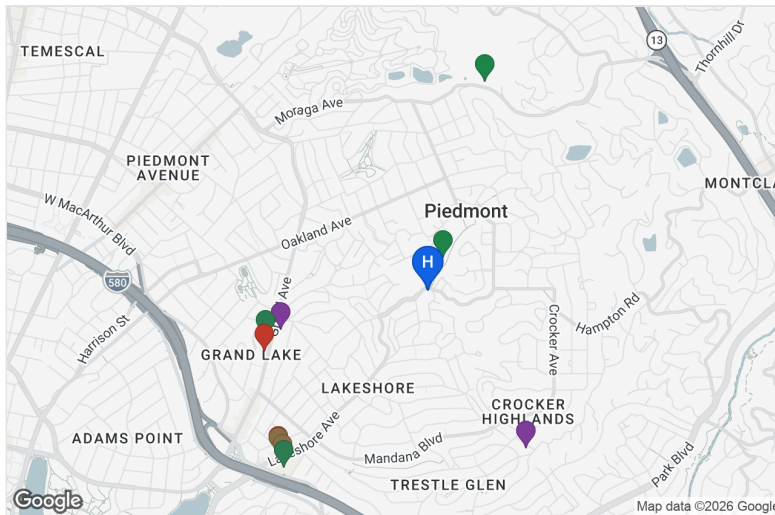
THE HOME

314 Wildwood Avenue sits on a 5,423-square-foot lot in Piedmont, a city known for its tree-lined streets and mid-century residential fabric. The property is positioned within a 0.1-mile walk of Wildwood Elementary School and less than a quarter mile from both Piedmont Middle School and Piedmont High School. Coaches Field, Piedmont Park, and Dracena Quarry Park lie within the immediate vicinity, offering green space and community recreational areas. The address places residents two minutes by car from downtown Piedmont and twenty-eight minutes from San Francisco International Airport.

THE NEIGHBORHOOD

Piedmont occupies a compact hillside enclave bordered by Oakland, characterized by modest commercial corridors and a network of public schools. The immediate area registers a Walk Score of 60, reflecting somewhat walkable access to daily errands. Grocery options include Trader Joe's and Safeway; cafés such as Peet's Coffee and Arizmendi Bakery (Lakeshore) serve the surrounding blocks. Grand Oaks and Miss Saigon anchor the local dining scene. A two-minute drive reaches downtown Piedmont; San Francisco International Airport lies twenty-eight minutes away by car or one hour and twenty-three minutes via transit.

THE NEIGHBORHOOD MAP



GETTING AROUND

Downtown Piedmont Ca
 2 min drive · 0.7 mi 11 min transit

Stanford University
 47 min drive · 37.6 mi 2 hr 44 min transit

Downtown San Jose
 52 min drive · 45.2 mi 2 hr 1 min transit

San Francisco International Airport
 28 min drive · 23.3 mi 1 hr 23 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$2,800,000 ESTIMATED FAIR MARKET VALUE			
\$2,110,500 MEDIAN LIST PRICE	\$2,785,000 MEDIAN SALE PRICE	\$2,956,667 AVG SALE PRICE	\$1,181.88 AVG \$/SQ FT (ALL)
\$1,243.10 AVG \$/SQ FT (SOLD)	9 AVG DAYS ON MARKET	2,485 AVG SQ FT (ALL)	5,423 AVG LOT SIZE (ALL)

Based on three recent comparable sales in Piedmont and Oakland, homes averaged \$2,956,667 in transaction price, with a median of \$2,785,000 and an average of \$1,243.10 per square foot. Properties spent an average of nine days on market. The median list price in the area stood at \$2,110,500, while average lot size measured 5,423 square feet. This data reflects a market characterized by rapid turnover and pricing discipline, with minimal variance between list and final sale figures.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
432 El Cerrito Ave, Piedmont	\$3,375,000	4/2 1	2,649	\$1,274.07	6/15/26
223 Park View Ave, Piedmont	\$2,785,000	4/2 0	2,152	\$1,294.14	6/12/26
1115 Clarendon Cres, Oakland	\$2,710,000	4/2 1	2,334	\$1,161.10	6/8/26

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- Wildwood Elementary, Piedmont Middle, and Piedmont High—each rated 8 or 9 out of 10 by GreatSchools—are all within a third of a mile.
- Recent comparable sales in Piedmont and Oakland averaged nine days on market, reflecting swift absorption in the current cycle.
- The property sits within walking distance of Coaches Field, Piedmont Park, and Dracena Quarry Park, offering multiple recreation options without a commute.

NEARBY

CAFÉS	Peet's Coffee, Arizmendi Bakery (Lakeshore), The Coffee Mill
DINING	Grand Oaks, Chipotle Mexican Grill, Arizmendi Bakery (Lakeshore)
GROCERY	Trader Joe's, Safeway
PARKS	Coaches Field, Piedmont Park, Dracena Quarry Park

60 WALK SCORE® Somewhat Walkable

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

- 9/10

Wildwood Elementary School
Public · Grades K-5 · 0.1 mi · Above average
- 9/10

Hillcrest Elementary School
Public · Grades K-8 · 1.5 mi · Above average
- 9/10

Piedmont High School
Public · Grades 9-12 · 0.3 mi · Above average

- 8/10

Piedmont Middle School
Public · Grades 6-8 · 0.2 mi · Above average
- 7/10

Millennium High Alternative School
Public · Grades 9-12 · 0.2 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT HERNANDO



Hernando Lovings

REALTOR® SF PENINSULA, EAST BAY · DRE #02038374

Hernando Lovings is a rising star in Silicon Valley real estate. His background in project management and superior organizational expertise allows Hernando to work with his residential real estate clients in a way that ensures a seamless transaction that is as stress-free as possible.

In addition to his organized approach, Hernando is a 20-year resident in California which gives him the unique ability to help each client find the perfect property with a location close to the schools, offices, entertainment, and amenities that fit their lifestyle. He works with buyers and sellers who are looking for a new home or investment property and prides himself on building the confidence and trust that makes each client a long term customer.

You can catch Hernando in his spare time hiking the trails of Mission Peak, or biking the trails in Folsom Ca. He also has a thing for food and fashion, whether it be exploring a new restaurant in San Francisco or attending a fashion show in LA you'll find him there.

THE OLDHAM GROUP AT COMPASS

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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



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