

131 GREENMEADOW WAY PALO ALTO, CA 94306

Palo Alto

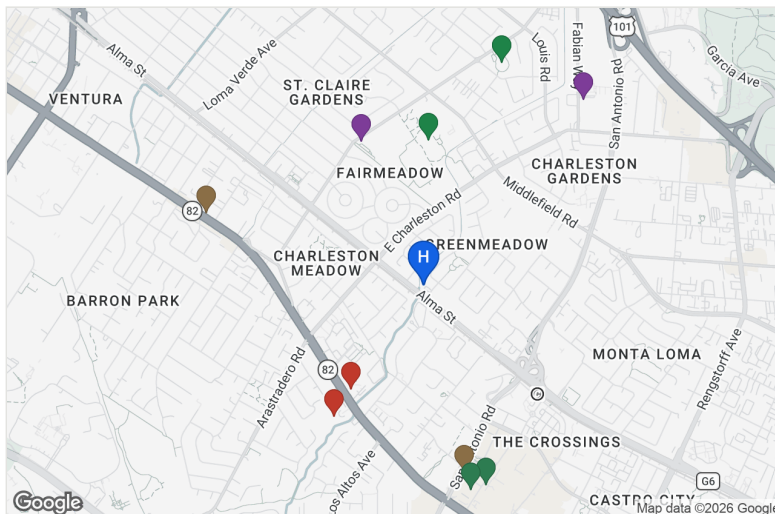
THE HOME

131 Greenmeadow Way sits in South Palo Alto, a residential enclave defined by tree-lined streets and proximity to Stanford University. The address places residents within walking distance of Herbert Hoover Elementary School and a short drive from the university campus. Mitchell Park and Ramos Park anchor the neighborhood's open space, while Trader Joe's and Safeway provide daily conveniences. The setting balances quiet residential character with access to the Peninsula's academic and commercial centers, eight minutes by car from Stanford and twenty-five minutes from San Francisco International Airport.

THE NEIGHBORHOOD

South Palo Alto offers a somewhat walkable environment, with a Walk Score of 53, and sits within a network of parks and schools that define the area's appeal. Trader Joe's, Safeway, and a roster of cafés including Peet's Coffee and Starbucks serve daily needs, while Chef Chu's and Fuki Sushi anchor the dining landscape. Commutes favor flexibility: Downtown San Francisco is 44 minutes by car, Stanford University 8 minutes, and Downtown San Jose 21 minutes. Transit options extend reach, with San Francisco accessible in 1 hour 51 minutes. The address sits within the attendance zones for Herbert Hoover Elementary, Jane Lathrop Stanford Middle School, and Henry M. Gunn High School—each rated 10 out of 10 by GreatSchools.

THE NEIGHBORHOOD MAP



● This home
 ● Cafés ● Dining ● Grocery ● Parks ● Schools

GETTING AROUND

Downtown San Francisco
 44 min drive · 36.3 mi 1 hr 51 min transit

Stanford University
 8 min drive · 3.2 mi 54 min transit

Downtown San Jose
 21 min drive · 15.6 mi 1 hr 10 min transit

San Francisco International Airport
 25 min drive · 23.2 mi 1 hr 12 min transit

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

MARKET & HOME VALUES

\$2,888,000 MEDIAN LIST PRICE	\$3,477,500 MEDIAN SALE PRICE	\$3,442,500 AVG SALE PRICE	\$2,089.87 AVG \$/SQ FT
7 AVG DAYS ON MARKET	\$2,700,000 MIN SALE PRICE	\$4,350,000 MAX SALE PRICE	

Six recent sales in South Palo Alto settled at an average of \$3,442,500 and a median of \$3,477,500, with an average price per square foot of \$2,089.87. Homes moved quickly, averaging 7 days on market. The range spanned \$2,700,000 to \$4,350,000, reflecting variation in size, condition, and lot configuration. Median list price stood at \$2,888,000, though final sale prices often exceeded initial asking figures. The data reflects a market where well-positioned properties in the school-attendance zone attract swift, competitive interest.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
3862 Mumford Place, Palo Alto	\$4,350,000	4/2 1	2,077	\$2,094.37	04/09/26
226 Ely Place, Palo Alto	\$3,750,000	3/2 0	1,832	\$2,046.94	04/29/26
4055 Ben Lomond Drive, Palo Alto	\$3,555,000	3/2 0	1,672	\$2,126.20	09/09/26
237 Edlee Avenue, Palo Alto	\$3,400,000	3/2 0	1,690	\$2,011.83	05/29/26
4250 Ruthelma, Palo Alto	\$2,900,000	3/1 0	1,040	\$2,788.46	06/08/26
4225 Park Boulevard, Palo Alto	\$2,700,000	4/2 0	1,835	\$1,471.39	03/27/26

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

WORTH KNOWING

- All three assigned public schools—Herbert Hoover Elementary (0.3 miles), Jane Lathrop Stanford Middle (0.6 miles), and Henry M. Gunn High (1.2 miles)—carry GreatSchools ratings of 10 out of 10.
- Mitchell Park and Ramos Park provide immediate open space, while the address sits within a short drive of Stanford University's campus and cultural offerings.
- Recent sales in South Palo Alto moved quickly, averaging just 7 days on market, with prices ranging from \$2,700,000 to \$4,350,000 across a variety of configurations.

NEARBY

CAFÉS	Starbucks Coffee Company, Starbucks Coffee Company, Peet's Coffee
DINING	Dinah's Garden Hotel, Crowne Plaza Palo Alto by IHG, Fuki Sushi
GROCERY	Trader Joe's, Safeway, Grocery Outlet
PARKS	Mitchell Park, Ramos Park, Monroe Park

53 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



Herbert Hoover Elementary School

Public · Grades K-5 · 0.3 mi · Above average



Jane Lathrop Stanford Middle School

Public · Grades 6-8 · 0.6 mi · Above average



Henry M. Gunn High School

Public · Grades 9-12 · 1.2 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 SEPEHR



Sepehr Alizadehsalehi

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With a Ph.D. in Civil Engineering and over 15 years of experience in design, construction, and land development, Sepehr brings a unique analytical and strategic perspective to Silicon Valley real estate. His background gives clients a deeper understanding of not only the market, but also how properties are built, valued, developed, and improved.

Before joining the Oldham Group at Compass, Sepehr worked on commercial and residential development projects across the United States, contributing to projects for nationally recognized brands. His experience in site development, project management, permitting coordination, and construction technologies allows him to identify quality, functionality, long-term value, and investment potential in every property.

By joining forces with the Oldham Group, Sepehr combines his technical expertise with the team's commitment to professionalism, client service, and industry-leading market knowledge. Together, they provide a strategic and relationship-driven real estate experience designed to help clients navigate the market with confidence and clarity.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



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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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Generated September 13, 2026