

2516 AUTUMNVALE AVE, SAN JOSE, CA 95131

San Jose

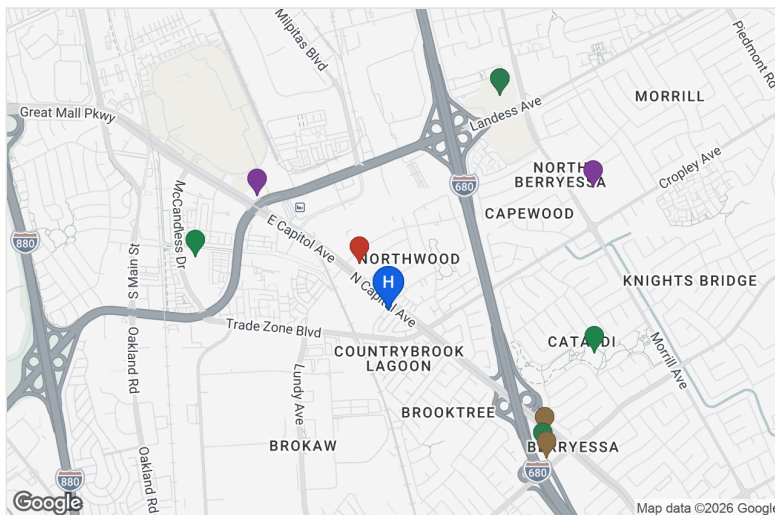
THE HOME

2516 Autumnvale Ave sits in a neighborhood of established residential streets in the Berryessa area of San Jose, where quiet cul-de-sacs meet well-kept parks and highly rated public schools. The property offers access to a network of trails and green spaces, with Cataldi Park and McCandless Park within easy reach. Families here benefit from proximity to Northwood Elementary, a GreatSchools 9/10 just three-tenths of a mile away, and Piedmont Hills High School, rated 10/10, less than two miles distant. The setting balances suburban calm with convenient access to the broader valley.

THE NEIGHBORHOOD

The Berryessa area occupies San Jose's northeastern quadrant, where tree-lined streets give way to community parks and a growing roster of cafes and markets. A walk score of 68 reflects the neighborhood's somewhat walkable character, with Pho Kim Long, Tram Cream Coffee, and Seafood City Supermarket all nearby. Commutes are manageable: Downtown San Jose is fifteen minutes by car, Stanford University thirty-three minutes, and San Francisco International Airport fifty-one minutes. The neighborhood serves as a practical base for families and professionals who value proximity to top-tier schools, everyday amenities, and major employment centers across Silicon Valley.

THE NEIGHBORHOOD MAP



GETTING AROUND

Downtown San Francisco

1 hr 10 min drive · 59.2 mi 1 hr 22 min transit

Stanford University

33 min drive · 29.0 mi 1 hr 44 min transit

Downtown San Jose

15 min drive · 9.4 mi 1 hr 4 min transit

San Francisco International Airport

51 min drive · 35.0 mi 1 hr 50 min transit

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

MARKET & HOME VALUES

\$950,000 MEDIAN SALE PRICE	\$950,000 AVG SALE PRICE	\$1,037,250 MEDIAN LIST PRICE	\$1,037,250 AVG LIST PRICE
\$635 OVERALL AVG \$/SQ FT	22 AVG DAYS ON MARKET	18 MEDIAN DAYS ON MARKET	105% SALE-TO-LIST RATIO

The Berryessa area recorded a median sale price of \$950,000 in recent months, with homes averaging \$635 per square foot. Properties typically spend eighteen to twenty-two days on market and sell at 105% of list price, indicating steady buyer interest. Active listings range from \$950,000 to \$1,299,999, with a median list price of \$1,037,250. Recent comparable sales include a three-bedroom, three-bath home at 2174 Beech Circle that closed for \$950,000 at \$651 per square foot. Buyers should expect competitive bidding in this segment.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
2174 Beech Circle, San Jose	\$950,000	3/3	1,536	\$651	Apr 2026
2188 Beech Circle, San Jose PENDING	—	3/3	1,536	\$618	—
2158 Capitol Park Ct, San Jose ACTIVE	—	3/2.5	1,912	\$680	—

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

WORTH KNOWING

- Northwood Elementary (0.3 miles, GreatSchools 9/10), Mabel Mattos Elementary (0.8 miles, 10/10), and Piedmont Hills High School (1.8 miles, 10/10) anchor a cluster of well-regarded public schools within a two-mile radius.
- Cataldi Park, Delano Manongs Park, McCandless Park, and Bob McGuire Park offer green space and recreation within walking or biking distance.
- The Berryessa corridor provides multicultural dining and grocery options, including Vietnamese, Nepalese, and Filipino establishments, alongside national chains and independent cafes.

NEARBY

CAFÉS	Tram Cream Coffee 4 - North Valley, Boba Bliss, NCM Cafe
DINING	Pho Kim Long, Seafood City Supermarket Milpitas, Everest Cuisine-San Jose
GROCERY	Seafood City Supermarket Milpitas, Đại-Thành Supermarket (N. Capitol Ave), Target Grocery
PARKS	Cataldi Park, Delano Manongs Park, McCandless Park

68 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

Northwood Elementary School

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

7/10

Morrill Middle School

Public · Grades 6-8 · 0.9 mi · Above average

1/10

Santa Clara County Juvenile Hall

Public · Grades 6-12 · 1.7 mi · Below average

10/10

Mabel Mattos Elementary

Public · Grades K-6 · 0.8 mi · Above average

9/10

Rancho Milpitas Middle School

Public · Grades 7-8 · 1.5 mi · Above average

10/10

Piedmont Hills High School

Public · Grades 9-12 · 1.8 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

REALTOR® | SILICON VALLEY · DRE #02228970

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.



EQUAL HOUSING OPPORTUNITY

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