

155 GREENMEADOW WAY, PALO ALTO, CA 94306

Palo Alto



\$1,628,000
LIST PRICE

2
BEDS

2
BATHS

1,030
SQ FT

0.04 AC
LOT

SOURCE: COMPASS LISTING

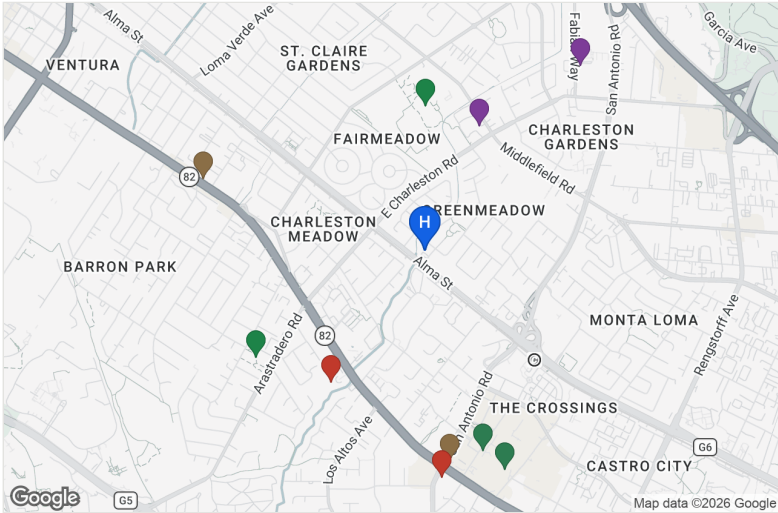
THE HOME

155 Greenmeadow Way is a 2-bedroom, 2-bathroom residence of 1,030 square feet on a 1,798-square-foot lot in Palo Alto's Meadowcreek community. The home sits in a prime position within the complex, offering the privacy of a single-family dwelling with the ease of townhome living. Vaulted wood ceilings and a wall of glass bring natural light into the main living space, complemented by new flooring, fresh paint, and updated bathrooms. A private front courtyard and secluded rear garden extend the footprint outdoors. Assigned parking includes a dedicated space at the front door and a covered carport steps away.

THE NEIGHBORHOOD



THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

GETTING AROUND

Stanford University
11 min drive · 3.2 mi 57 min transit

Downtown San Jose
25 min drive · 15.6 mi 54 min transit

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

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

MARKET & HOME VALUES

\$1,300,000

MEDIAN SALE PRICE

\$1,291,500

AVG SALE PRICE

\$1,266

AVG \$/SQ FT

34

AVG DAYS ON MARKET

\$751,000

LOWEST SALE PRICE

\$1,660,000

HIGHEST SALE PRICE

Recent comparable sales in the Greenmeadow community show a median sale price of \$1,300,000, with an average of \$1,266 per square foot. Properties averaged 34 days on market. The most similar 2-bedroom, 2-bathroom units—identical in square footage to 155 Greenmeadow—have sold between \$1,300,000 and \$1,660,000 over the past year. The asking price of \$1,628,000 positions this home at \$1,581 per square foot, reflecting its location within the complex and recent improvements.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
163 Greenmeadow Way, Palo Alto, CA 94306	\$1,600,000	2/2	1,030	\$1,553	Jul 08, 2026
127 Greenmeadow Way, Palo Alto, CA 94306	\$1,660,000	2/2	1,030	\$1,612	Mar 04, 2026
110 Greenmeadow Way, Palo Alto, CA 94306	\$1,300,000	2/2	1,131	\$1,149	Oct 10, 2025
278 Monroe Drive, Unit 35, Mountain View, CA 94040	\$810,000	2/1	899	\$901	Oct 24, 2025
278 Monroe Drive, Unit 8, Mountain View, CA 94040	\$725,000	2/1	939	\$800	Jan 23, 2026
155 Greenmeadow Way, Palo Alto, CA 94306 ACTIVE	—	2/2	1,030	\$1,581	—

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

WORTH KNOWING

- Herbert Hoover Elementary (GreatSchools 10/10) is 0.3 miles from the front door; Jane Lathrop Stanford Middle and Henry M. Gunn High, both rated 10/10, serve the address.
- The parking arrangement—one space directly at the entry and a second under cover nearby—eliminates the shuttle common to larger complexes.
- Recent interior updates include new flooring and two fully renovated bathrooms, reducing immediate capital needs for the next owner.

NEARBY

CAFÉS	Boba Bliss, Starbucks Coffee Company, Starbucks Coffee Company
DINING	Crowne Plaza Palo Alto by IHG, Chef Chu's, Idly Express - Mountain View
GROCERY	Walmart Supercenter, Trader Joe's, Safeway
PARKS	Mitchell Park, Juana Briones Park, Ramos 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

10/10

Herbert Hoover Elementary School

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

10/10

Henry M. Gunn High School

Public · Grades 9-12 · 1.2 mi · Above average

10/10

Jane Lathrop Stanford Middle School

Public · Grades 6-8 · 0.6 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 JERRY



Jerry Rice Jr.

REALTOR® SAN FRANCISCO, SILICON VALLEY ·
DRE #02026420

Jerry brings a wealth of skill and professionalism to Compass through his football background. Born in Redwood City and raised in Atherton, he attended Menlo High, playing football for four years before “walking on” to the UCLA program. Within two years of being in the program, Jerry’s efforts earned him a scholarship for the rest of his collegiate career. Jerry is a graduate of UCLA with a Bachelor of Science in History. He would then go and play professionally for the Washington Redskins in 2014 and then in Montreal in the Canadian Football League the following two years. Son of Hall of Famer and Bay Area Legend, Jerry Rice, Jerry Jr. would like to create a new generation of Rice excellence, serving the needs of the community.

Living in many places in the United States validates how progressive and unique the Bay Area really is. Many attributes that Jerry required to play sports translate into what the real estate business is about. Being able to work as a team striving for a common goal is a perfect example of that. The Rice family background instilled the importance of hard work. Perseverance and dedication are what drove Jerry to the top tiers of competitive football, and he will demonstrate the same qualities in helping his clientele achieve a “touchdown scenario”. Strategy, communication, and execution are the three main components of generating a game-winning outcome.

Compass is dedicated to excellence, and our association with Jerry Rice, Jr. is a bright example. Jerry’s commitment to you would be to work diligently to prepare for a successful transaction by providing rewarding strategies and vital information to ensure the best outcome. The range and variety of networks he established over his life as well as within Compass will be an advantage to his clients experiencing the “RICE” way.

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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