

# 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

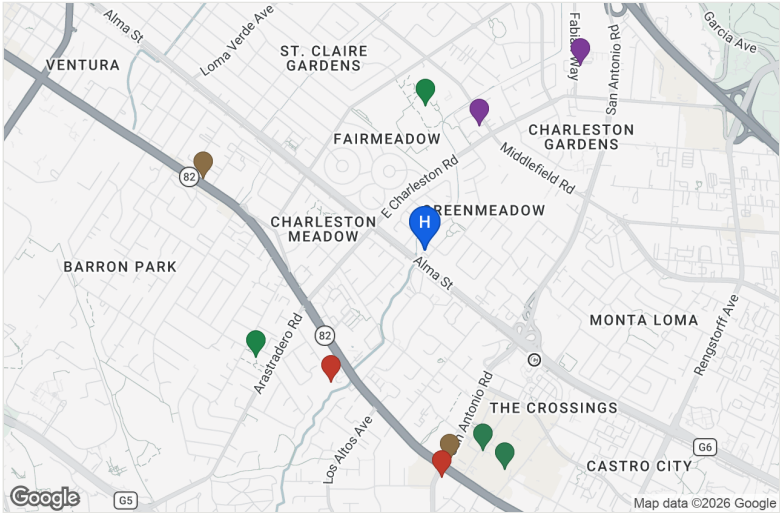
This two-bedroom, two-bath residence at 155 Greenmeadow Way occupies 1,030 square feet within the Meadowcreek community. Vaulted wood ceilings and a wall of glass define the main living space, which opens to both a front courtyard and a private rear garden. Recent updates include new flooring, fresh interior paint, and renovated bathrooms. The unit comes with two parking spaces: one assigned spot directly at the front door and a covered carport steps away. The property sits on 1,798 square feet of land and benefits from the privacy of end-unit siting within the complex.

## THE NEIGHBORHOOD

Palo Alto's Greenmeadow corridor offers a somewhat walkable environment—walk score 53—anchored by Mitchell Park, Juana Briones Park, and a cluster of grocers including Trader Joe's and Safeway. The area serves families drawn to Herbert Hoover Elementary, Jane Lathrop Stanford Middle School, and Henry M. Gunn High School, each rated 10 out of 10 by GreatSchools and within 1.2 miles. Stanford University is an 11-minute drive; Downtown San Jose is 25 minutes by car. Dining and specialty retail, from Chef Chu's to Lady M Cake Boutique, line the nearby commercial strips.



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

AVERAGE SALE PRICE

\$1,266

AVG \$/SQ FT

34

AVG DAYS ON MARKET

\$751,000

LOWEST SALE PRICE

\$1,660,000

HIGHEST SALE PRICE

Recent activity in the immediate Greenmeadow Way complex shows two-bedroom, two-bath units selling between \$1,300,000 and \$1,660,000, with price per square foot ranging from \$1,149 to \$1,612. The broader local median sale price stands at \$1,300,000, with an average of \$1,291,500 and a typical marketing period of 34 days. Buyers should note that the highest comp—127 Greenmeadow Way at \$1,660,000—and the subject property share identical square footage and layout, offering a direct reference point for valuation.

| 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 Dr, Unit 35, Mountain View, CA 94040 | \$810,000   | 2/1   | 899   | \$901    | Oct 24, 2025 |
| 278 Monroe Dr, Unit 8, Mountain View, CA 94040  | \$725,000   | 2/1   | 939   | \$800    | Jan 23, 2026 |

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

WORTH KNOWING

- Three public schools rated 10 out of 10 by GreatSchools lie within 1.2 miles, all serving defined attendance zones for the property.
- Two dedicated parking spaces—one at the front door, one covered—distinguish this unit within the Meadowcreek community.
- Recent comparable sales within Greenmeadow Way have ranged from \$1,300,000 to \$1,660,000 for similar two-bedroom, two-bath layouts.

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

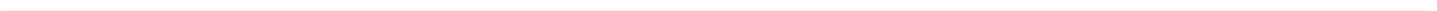
Jerry brings a wealth of skill and professionalism to Compass through his football background. Born in Redwood City and raised in Atherton, he attended Menlo High, playing football for four years before “walking on” to the UCLA program. Within two years of being in the program, Jerry’s efforts earned 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.



**Jerry Rice Jr.**

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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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