

3421 EL CAMINO REAL #38C

Atherton

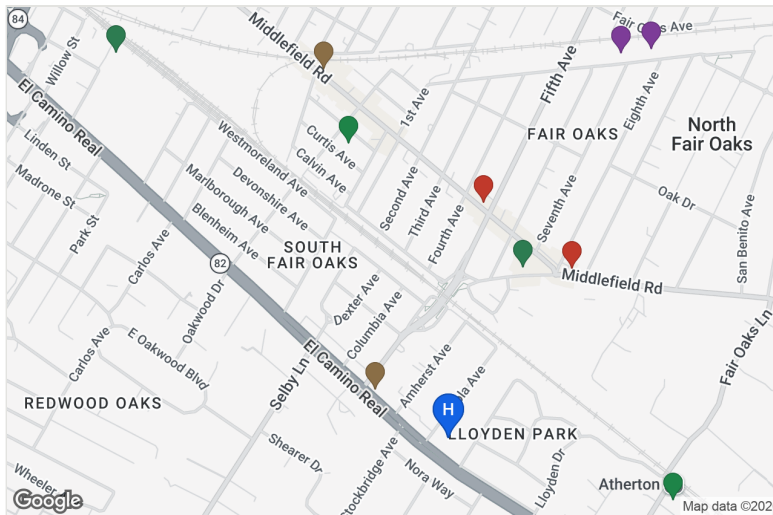
THE HOME

3421 El Camino Real #38C sits in Atherton, the Peninsula's most private enclave, where tree-lined streets and generous setbacks have long defined the landscape. This address places residents along El Camino Real's corridor, with Holbrook Palmer Park and the town's low-key network of paths and open space within easy reach. Atherton retains a quiet, residential character despite its central location—no sidewalks, no streetlights, and strict zoning preserve a sense of remove. The property enjoys access to the broader Peninsula's schools, transit, and amenities while remaining anchored in one of the region's most protected residential settings.

THE NEIGHBORHOOD

Atherton's 75 Walk Score reflects the area's proximity to everyday conveniences—Loop Neighborhood Market, Connoisseur Coffee Company, and Chavez Supermarket are all nearby, as are Friendship Park and Linden Park. Stanford University is an 11-minute drive; San Francisco International Airport is 22 minutes away. Downtown San Francisco sits 41 minutes north by car. The town's layout favors privacy over density, with wide lots and mature trees shaping the streetscape. Schools range from Garfield Elementary (0.3 miles) to Menlo-Atherton High School (1.7 miles), with several highly rated public options—including North Star Academy and Tide Academy—within a short commute.

THE NEIGHBORHOOD MAP



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

GETTING AROUND

Downtown San Francisco

41 min drive · 28.8 mi 1 hr 33 min transit

Stanford University

11 min drive · 3.1 mi 51 min transit

Downtown San Jose

31 min drive · 22.8 mi 1 hr 18 min transit

San Francisco International Airport

22 min drive · 15.7 mi 1 hr transit

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

MARKET & HOME VALUES

\$1,440,000
MEDIAN SALE PRICE

\$807.44
AVG \$/SQ FT (ALL LISTINGS)

52
AVG DAYS ON MARKET (ALL LISTINGS)

Based on 12 listings analyzed, the median sale price in the area was \$1,440,000, with an average of \$807.44 per square foot and 52 days on market. Six sold townhouse comparables ranged from \$1,248,000 to \$1,988,000, averaging \$1,517,667. Recent transactions show a spread in price per square foot—from \$697 to \$1,050—reflecting variations in size, condition, and location within the broader market. Buyers should consider how finished square footage and proximity to schools or transit influence individual sale prices in this corridor.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
1701 Stone Pine Lane, Menlo Park	\$1,988,000	2/2 1	2,381	\$1,049.98	3/25/26
530 Leahy Street, Redwood City	\$1,598,000	3/2 1	1,900	\$822.37	4/13/26
617 E Fox Court, Redwood City	\$1,525,000	3/2 1	1,900	\$802.63	4/24/26
461 Leahy Street, Redwood City	\$1,398,000	3/2 1	1,720	\$837.21	6/4/26
315 Carlos Avenue, Redwood City	\$1,349,000	3/2 1	1,900	\$697.37	4/20/26
501 W Fox Court, Redwood City	\$1,248,000	2/2 0	1,410	\$833.33	3/11/26

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

WORTH KNOWING

- Atherton maintains some of the Peninsula's strictest residential zoning, preserving large parcels and limiting commercial development within town limits.
- Holbrook Palmer Park, less than two miles away, offers 22 acres of gardens, sports courts, and event space—a rare public amenity in an otherwise quiet, residential municipality.
- The Caltrain corridor runs parallel to El Camino Real, connecting the Peninsula's employment centers and offering an alternative to Highway 101 for northbound and southbound travel.

NEARBY

CAFÉS	Loop Neighborhood Market, Connoisseur Coffee Company, Starbucks Coffee Company
DINING	Hometown Noodle Restaurant, Pizza Hut, The Counter
GROCERY	Chavez Supermarket, Mi Rancho Market, Big Bottle Market & Liquor
PARKS	Atherton Post Office Contract Station, Friendship Park, Linden Park

75 WALK SCORE®
Very 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

6/10

Garfield Elementary School
Public · Grades K-5 · 0.3 mi · Average

5/10

Hoover Elementary School
Public · Grades K-8 · 1.2 mi · Average

8/10

Menlo-Atherton High School
Public · Grades 9-12 · 1.7 mi · Above average

9/10

Encinal Elementary School
Public · Grades K-5 · 1.1 mi · Above average

10/10

North Star Academy
Public · Grades 3-8 · 1.9 mi · Above average

9/10

Tide Academy
Public · Grades 9-12 · 2.1 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 JENNIFER



Jennifer Siem-Oldham

CO-FOUNDER & TEAM PRINCIPAL · DRE
#01325650

Jennifer is a high-performing real estate professional, who is not only an experienced real estate agent and loan officer, and but also a skilled negotiator and a real estate paralegal. What sets Jennifer apart is her ability to listen to her clients' needs and use her in-depth knowledge of the real estate market to negotiate the best deal to exceed the clients' expectations. With more than two decades of experience working for residential real estate, title, escrow, and specializing in high net worth clients. Jennifer knows exactly what it takes to buy or sell a home. This is one of the reasons why she has been an award-winning agent since 2000. When working with clients, Jennifer first learns about what the client wants, then clearly explains the process, sets goals, and works hard to accomplish the best result.

Jennifer has built the team on three simple principles: 1. Be Kind, 2. Be Professional, 3. Be an Expert. Jennifer ensures each one of the Oldham Group Team members exemplifies this mantra without exception.

Jennifer started in real estate 20 plus years ago in the Bay Area, and never quit. She loves seeing great families find the right home, and wonderful agents expand their real estate acumen and experience. An adrenaline junkie, Jennifer has sought out and excelled at every possible extreme sport, from racing dirt bikes to competitive boxing, ice skating to skydiving, she has done it all. Her motto "Don't eff it up!" pretty much sums up Jenn's leadership style. Funny and full of love, this bad ass hugger makes long lasting connections with her clients and team members alike.

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.



Jennifer Siem-Oldham

Co-Founder & Team Principal

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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

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