

Palo Alto Rental Property Newsletter – September, 2011 ©



Leon Leong, Realtor
California DRE License #01432446
Office: 650-224-4574
E-Mail: leonghomes@gmail.com

Coldwell Banker
1377 El Camino Real
Menlo Park, CA 94025

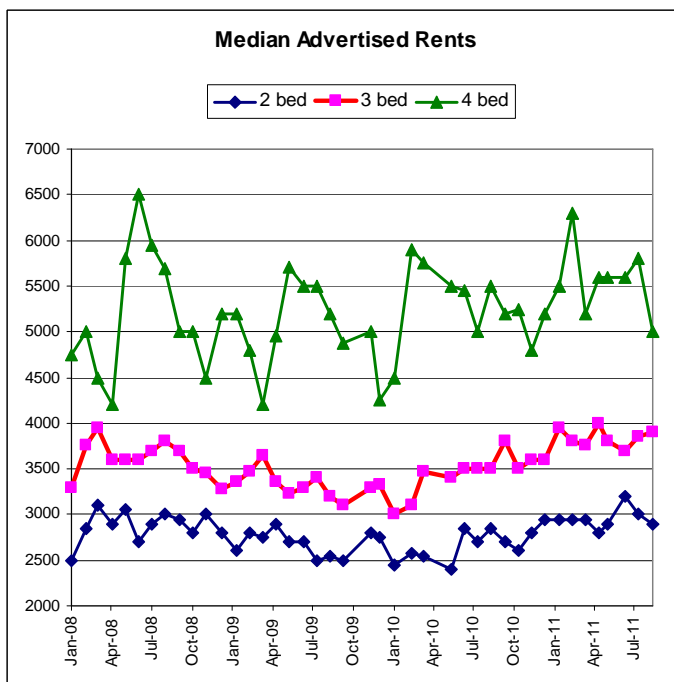


Neighborhood Rental Rates

I counted over 103 single family house & condominium rentals that advertised in August, about 10% more than were advertised the previous month. Advertised prices this month were:

- Of the 2 bedroom homes, the median advertised price is \$2,900/month, with 2/3rd priced above \$2,650.
- Of the 3 bedroom homes, the median advertised price is \$3,900, with 2/3rd priced above \$3,500.
- Of 4+ bedroom homes, the median advertised price is \$5,000 with 2/3rd priced above \$4,800.

About 16% of the rentals have advertised for 30 days or longer. The public schools have started, so for most part renters with kids will have found a place; now most of the demand will be from dual income professional households or Stanford affiliated parties.



On Page 2 of my newsletter, where I give rental rates by neighborhood, you may notice quite a change in the rental rates - I have decided to age out any rental data prior to 2007 (the prior peak period). I feel this will be more representative of what the actual rates are by excluding the older data.

Upcoming Palo Alto Ballot Issues

Palo Alto will have a special election to vote on 2 ballot measures this fall; absentee ballots will be arriving in early October, and I feel it's an appropriate time to review these two ballot measures:

Measure D: Elimination of Binding Arbitration Requirement for disputes with Public Safety workers.

The city of Palo Alto has in its charter the requirement for Binding Arbitration to settle unresolved disputes with the Public Safety unions (Fire & Police departments). Typically these disputes might occur over salary, benefits and work rule negotiations. This requirement, however, puts an unelected person in charge of making budgetary decisions for the city, without any accountability. Measure D would eliminate the requirement of binding arbitration, and restore accountability for budget decisions back to the elected officials of the city – the city council. I would recommend a YES vote on measure D.

Measure E: Undedicate 10 acres of Parkland for use as a compost facility

This ballot measure would remove 10 acres from Byxbee park (located in the baylands), to be used to construct a compost facility, rather than truck the waste to a nearby city for composting. Although the objectives of this ballot measure are quite admirable, I have concerns with the lack of detailed plans for the capital costs of constructing a composting facility, and the ongoing operational costs that the city would incur – all costs that would flow back to the property owners and residents. This would have the potential of raising the utility bill, when we have already seen very aggressive rate increases over the past few years.

I would recommend a NO vote on Measure E.

If you know of anyone who would like help in buying, selling or leasing real estate, have them give me a call.

To receive this newsletter by e-mail, please send your e-mail address to lleong@cashin.com

Palo Alto Rental Property Newsletter – September, 2011 ©

Leon Leong, Realtor
 California DRE License #01432446
 Office: 650-224-4574
 E-Mail: leonghomes@gmail.com

Coldwell Banker
 1377 El Camino Real
 Menlo Park, CA 94025



Rental Rates by Neighborhood © - Single Family Homes/Condos

Neighborhood	2 Bedroom	3 Bedroom	4+ Bedroom
Barron Park, Green Acres I/II	Range: \$1600-3500 Average: \$2,489	Range: \$1800-5950 Average: \$3,680	Range: \$2800-8000 Average: \$5,304
College Terrace, Evergreen Park, Southgate	Range: \$1400-4700 Average: \$2,622	Range: \$2000-5000 Average: 3,387	Range: \$2900-9000 Average: \$5,678
Crescent Park	Range: \$1550-5900 Average: \$3,299	Range: \$2000-7500 Average: \$4,529	Range: \$4400-15000 Average: \$7,539
Downtown North/University South	Range: \$1645-6500 Average: \$3,160	Range: \$1695-6500 Average: \$4,028	Range: \$2900-8900 Average: \$5,817
Duveneck, Green Gables, Community Center, Triple EI	Range: \$1600-4400 Average: \$2,766	Range: \$2000-6000 Average: \$3,756	Range: \$2400-10000 Average: \$5,408
Fairmeadow, Meadow Park, Charleston Gardens	Range: \$2200-3500 Average: \$3,056	Range: \$1800-4500 Average: \$3,178	Range: \$2250-11,500 Average: \$4,418
Green Meadow, Walnut Grove Grendell, Greenhouse	Range: \$1295-3000 Average: \$2,229	Range: \$1900-4500 Average: \$3,065	Range: \$2600-5000 Average: 3,856
Midtown	Range: \$1350-3600 Average: \$2,626	Range: \$1595-5500 Average: \$3,297	Range: \$2250-7500 Average: \$4,572
Old Palo Alto, Leland Manor	Range: \$1400-5000 Average: \$2,736	Range: \$1995-8300 Average: \$4,419	Range: \$2400-15000 Average: \$7,016
Palo Verde, South of Midtown	Range: \$1395-3200 Average: \$2,520	Range: \$1975-6000 Average: \$3,196	Range: \$2375-6900 Average: \$4,689
Ventura, Charleston Meadows	Range: \$1500-3500 Average: \$2,432	Range: \$1600-5800 Average: \$3,513	Range: \$2500-6500 Average: \$4,459

Data Points: 2,047 (Jan, 2007 – Present)

Sample Property Sales: June, 2011 - July, 2011

Neighborhood	Street	Type	Bed	Bath	Sales Price
Barron Park	Ilima Ct	House	3	2	\$1,230,000
Barron Park	Villa Real	Townhouse	3	2.5	\$935,000
College	Park Blvd	Condo	2	2.5	\$570,000
Community Center	Channing	House	3	1	\$1,285,000
Downtown	High	Condo	2	2	\$771,800
Duveneck	Heather Ln	House	3	2	\$1,675,000
Fairmeadow	Roosevelt Cir	House	3	2	\$1,137,138
Greenmeadow	Greenmeadow	Townhouse	2	2	\$648,000
Meadow Park	Louis	House	4	2	\$1,205,000
Midtown	Clara	House	3	1	\$985,000
Midtown	Cowper	House	3	2	\$1,380,000
Midtown	Loma Verde	Townhouse	2	2.5	\$827,000
Old Palo Alto	Emerson	House	3	1	\$1,300,000

To receive this newsletter by e-mail, please send your e-mail address to lleong@cashin.com