

What happened in Belvedere Real Estate in the first quarter 2012?

Inventory is up, slightly. At the end of 2010, there were 21 homes for sale; there are now 25 homes on the market with 3 in escrow.

Seven homes sold, fewer than in the first quarter of 2011. Nine sold in the same period in 2011.

More expensive homes are selling. Four homes priced over \$4 million sold during the first quarter of 2012. Just three homes in this price range sold during 2011. We're off to a great start!

Pricing remains challenging. Buyers continue to be patient, well informed, and seeking value. Sellers are also patient, and often are remaining firm in pricing.

There is a gap in inventory. There are currently no homes on the market priced between \$6 and \$18 million, leaving a tremendous opportunity for sellers in this price range.

What does the future hold? Fueled by technology sector gains, the San Francisco residential and commercial real estate markets are taking off. Thanks to this economic trend, residential purchases in Marin

County are also gaining momentum. In addition, housing demand from San Francisco is spreading to Southern Marin.

Even with spring inventory increasing, there is a pervasive sense that inventory is still lower than demand. We have many buyers actively looking for the right home. **If you are thinking of selling, this is an ideal time to get your home on the market.**

I always enjoy talking about real estate trends or the particulars of your home. Please feel free to contact me or send me an email.

415-601-9240 or
mark.millstein@sothebysrealty.com.

Warmly,

Mark Millstein





Mark A Millstein
 100 Tiburon Blvd
 Mill Valley, CA 94941
 415.601.9240
 mark.millstein@sothebysrealty.com

Prsrt Std
 U.S. Postage
PAID
 Mill Valley, CA
 Permit No. 220

Belvedere Homes Sold 1st Quarter 2012

Address	Selling Price	Original Listing Price	Bedrooms/ Baths	Approx. Size of Home	Price Per Sq. Ft. Sold	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Days on Market	Date Sold
110 Belle Vista	\$1,725,000	\$1,888,000	4 bd. / 3 ba.	2,663 sq. ft.	\$647	10,280 sq. ft.	155	2/28
74 Bayview	\$1,850,000	\$1,895,000	4 bd. / 3½ ba.	2,754 sq. ft.	\$671	8,189 sq. ft.	36	3/5
19 Bayview	\$2,936,500	\$3,495,000	4 bd. / 3½ ba.	3,375 sq. ft.	\$870	11,892 sq. ft.	114	2/3
43 Cliff	\$4,200,000	\$4,500,000	5 bd. / 6½ ba.	5,506 sq. ft.	\$762	30,013 sq. ft.	48	2/7
16 Crest	\$4,650,000	\$4,995,000	3 bd. / 6 ba.	4,000 sq. ft.	\$1,162	20,125 sq. ft.	126	1/20
35 W. Shore	\$5,300,000	\$6,500,000	5 bd. / 4½ ba.	4,239 sq. ft.	\$1,250	10,280 sq. ft.	361	3/16
35 Bellevue	\$5,500,000	\$7,995,000	4 bd. / 3½ ba.	3,400 sq. ft.	\$1,617	6,273 sq. ft.	475	2/17

Conserve! Sign up to receive this report via email at marinpremierhomes.com