

Belvedere Real Estate Review – January – March 2014

The selling season began early this year as the winter market has been more active than in years past.

So far in 2014, more homes have sold in Belvedere when compared to the same period since 2000! Moreover, the average selling price increased. Fifty percent of the homes sold were priced above \$3 million. Buyers are moving quicker and spending more on their home purchases.

Average pricing increased. The average price per square foot sold during 2014 increased to \$1,070.

Most notable is the recent sale of 8 Crest Road for \$12 million. As recent sales have been extremely limited for homes priced above \$10 million, this sale could signal the beginning of the re-entry of buyers in this higher price range.

We are now experiencing a much stronger market than previous years. Buyers are out and looking. Inventory is most limited for homes priced between \$2-5 million. If you've been waiting to sell, now is the time, as prices have returned to 2008 levels.

As a Belvedere specialist at Sotheby's International Realty, I provide the highest level of service. Because I use aerial photography, video, and extensive local and international advertising, you'll find my reach in exposing your home to potential buyers is unsurpassed.

Please call me (415-601-9240) or email me at mark.millstein@sothebysrealty.com to learn about the personal service I offer along with the benefit of Sotheby's International Realty.

Warmly,



Decker
Bullock

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BELVEDERE HOMES SOLD JANUARY-MARCH 2014

Address	Selling Price	Original Listing Price	Price Per Sq. Ft. Sold	Approx. Size of Home	Bedrooms/Baths	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Days on Market
88 Bayview	\$1,750,000	\$1,585,000	\$983	1,779 sq. ft.	2 bd. / 2.5 ba.	6,251sq. ft.	44
175 San Rafael	\$1,950,000	\$2,195,000	\$749	2,601 sq. ft.	3 bd. / 3 ba.	8,838 sq. ft.	124
130 Bella Vista	\$2,134,000	\$2,495,000	\$997	2,139 sq. ft.	4 bd. / 2.5 ba.	17,820 sq. ft.	157
440 Bella Vista	\$2,575,000	\$2,795,000	\$614	4,193 sq. ft.	5 bd. / 3.5 ba.	9,016 sq. ft.	96
129 Bella Vista	\$2,653,000	\$2,495,000	\$812	3,267 sq. ft.	5 bd. / 4 ba.	7,022 sq. ft.	33
333 Bella Vista	\$2,655,000	\$2,995,000	\$748	3,545 sq. ft.	4 bd. / 3.5 ba.	14,418 sq. ft.	9
330 Golden Gate	\$2,760,000	\$2,695,000	\$1,151	2,397 sq. ft.	4 bd. / 5 ba.	13,058 sq. ft.	54
288 Beach	\$3,300,000	\$3,349,000	\$1,073	3,075 sq. ft.	4 bd. / 3 ba.	10,716 sq. ft.	133
280 Beach	\$3,700,000	\$3,970,000	\$942	3,926 sq. ft.	5 bd. / 4.5 ba.	8,150 sq. ft.	55
27 Peninsula	\$3,765,000	\$3,495,000	\$1,199	3,138 sq. ft.	4 bd. / 4 ba.	6,098 sq. ft.	17
304 Golden Gate	\$3,950,000	\$4,750,000	\$920	4,293 sq. ft.	5 bd. / 4.5 ba.	16,250 sq. ft.	219
88 W. Shore	\$4,600,000	\$4,995,000	\$1,052	4,371 sq. ft.	4 bd. / 5.5 ba.	15,115 sq. ft.	589
57 W. Shore	\$5,725,000	\$6,950,000	\$1,675	3,417 sq. ft.	4 bd. / 3.5 ba.	9,762 sq. ft.	132
8 Crest	\$12,000,000	\$17,500,000	\$1,945	6,200 sq. ft.	6 bd. / 4.5 ba.	23,627 sq. ft.	180