

What happened in Mill Valley Real Estate in the first quarter 2012?

Inventory and escrows are up. At the end of 2011, there were 39 homes for sale priced \$1 million and above; there are now 59 homes on the market with 23 homes in escrow!

Average prices remained stable. Average price per square foot sold remained nearly the same as the previous quarter at \$548. Even so, remodeled homes continue to experience price strengthening and brisk demand, as buyers who had previously been on the sidelines are now re-entering the market.

Number of home sales are slightly up. Twenty-nine homes priced \$1 million and above sold in the first quarter, compared to 27 homes in the same period in 2011.

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 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.

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Warmly,



Mill Valley Homes Sold \$1.2M and Above 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
806 Denise	\$1,210,000	\$1,395,000	4 bd. / 3½ ba.	3,406 sq. ft.	\$355	7,800 sq. ft.	100	2/7
925 Ventura	\$1,250,000	\$1,350,000	4 bd. / 3 ba.	3,248 sq. ft.	\$384	11,718 sq. ft.	111	1/26
90 Tamalpais	\$1,250,000	\$1,395,000	4 bd. / 3 ba.	2,522 sq. ft.	\$495	19,975 sq. ft.	135	3/8
209 Julia	\$1,276,000	\$1,346,000	4 bd. / 3 ba.	3,293 sq. ft.	\$387	9,888 sq. ft.	29	2/29
907 Alturas	\$1,300,000	\$1,385,000	4 bd. / 3½ ba.	2,600 sq. ft.	\$500	8,668 sq. ft.	66	1/10
301 Ricardo	\$1,315,000	\$1,350,000	3 bd. / 3 ba.	2,245 sq. ft.	\$585	10,454 sq. ft.	24	3/2
129 Alta Vista	\$1,360,000	\$1,445,000	4 bd. / 3 ba.	2,329 sq. ft.	\$579	10,193 sq. ft.	104	3/14
78 Locust	\$1,411,000	\$1,200,000	5 bd. / 2 ba.	2,547 sq. ft.	\$553	5,881 sq. ft.	14	2/10
21 Meadow	\$1,510,000	\$1,525,000	4 bd. / 3½ ba.	2,340 sq. ft.	\$645	7,797 sq. ft.	33	2/22
285 Hillside	\$1,520,000	\$1,030,000	3bd. / 2½ ba.	2,632 sq. ft.	\$577	7,884 sq. ft.	60	1/13
4 Starboard	\$1,545,000	\$1,645,000	4 bd. / 2½ ba.	2,534 sq. ft.	\$609	17,032 sq. ft.	49	3/16
288 Magee	\$1,550,000	\$1,599,000	4 bd. / 3½ ba.	3,935 sq. ft.	\$393	1 acre	235	3/2
35 Bernard	\$1,650,000	\$1,799,999	4 bd. / 3 ba.	2,448 sq. ft.	\$674	4,008 sq. ft.	73	1/6
300 Reed	\$1,650,000	\$1,475,000	3 bd. / 2 ba.	2,096 sq. ft.	\$787	29,098 sq. ft.	8	3/8
941 Vernal	\$1,690,000	\$1,695,000	5 bd. / 4½ ba.	3,019 sq. ft.	\$559	6,316 sq. ft.	20	2/17
27 Seminary Cove	\$1,792,000	\$1,995,000	3 bd. / 3½ ba.	2,457 sq. ft.	\$729	5,314 sq. ft.	57	1/2
280 Hazel	\$1,800,000	\$1,875,000	5 bd. / 3½ ba.	3,090 sq. ft.	\$582	30,056 sq. ft.	22	3/13
25 Weatherly	\$2,095,000	\$2,095,000	4 bd. / 2½ ba.	3,170 sq. ft.	\$660	8,276 sq. ft.	228	3/22
930 Marin	\$2,225,000	\$2,395,000	6 bd. / 5½ ba.	5,668 sq. ft.	\$392	24,350 sq. ft.	177	3/9
880 Edgewood	\$2,250,000	\$3,000,000	3 bd. / 3 ba.	3,158 sq. ft.	\$712	7.2 acre	355	3/30
565 Throckmorton	\$3,050,000	\$3,900,000	7 bd. / 5 ba.	6,257 sq. ft.	\$487	35,676 sq. ft.	260	1/20
306 Oakdale	\$3,575,000	\$3,500,000	4 bd. / 3½ ba.	3,500 sq. ft.	\$1,021	15,119 sq. ft.	7	3/15