

## Mill Valley 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 Mill Valley when compared to the same period since 2007! In fact, 46 homes priced \$1 million and above sold during the first quarter of this year compared to 25 homes selling last year. Buyers are moving quickly and multiple offers continue to occur.

Prices are increasing. The average price per square foot sold increased about 11% to \$727, compared to 2013. The average selling price has also increased as buyers are spending more on their home purchases.

More homes are in escrow; inventory is limited. Just 18 homes priced \$1M and above are currently on the market and 27 homes are in escrow.

We are now experiencing a much stronger market than previous years. Buyers are out and looking (particularly those currently residing in San Francisco), despite low inventories.

If you've been waiting to sell, now is the time, as prices are now at record levels.

As a Mill Valley 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](mailto: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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### MILL VALLEY HOMES SOLD \$1.5M AND ABOVE 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
949 Vernal	\$1,525,000	\$1,300,000	\$681	2,237 sq. ft.	3 bd. / 3 ba.	7,700 sq. ft.	8
34 Laurelwood	\$1,540,000	\$1,625,000	\$900	1,710 sq. ft.	3 bd. / 2.5 ba.	2,555 sq. ft.	69
1010 Melaleuca	\$1,705,000	\$1,499,999	\$533	3,195 sq. ft.	4 bd. / 3 ba.	16,069 sq. ft.	31
84 Buena Vista	\$1,850,000	\$1,399,000	n/a	n/a	4 bd. / 3 ba.	6,076 sq. ft.	15
195 Buena Vista	\$1,870,000	\$1,750,000	\$849	2,201 sq. ft.	3 bd. / 2 ba.	7,244 sq. ft.	7
1013 Erica	\$1,882,415	\$1,795,000	\$560	3,358 sq. ft.	4 bd. / 4.5 ba.	21,194 sq. ft.	16
32 Laurelwood	\$1,885,000	\$1,995,000	\$961	1,960 sq. ft.	3 bd. / 2.5 ba.	2,599 sq. ft.	124
70 Bolsa	\$1,888,888	\$1,895,000	\$796	2,371 sq. ft.	3 bd. / 3 ba.	26,998 sq. ft.	45
240 Del Casa	\$1,899,000	\$1,950,000	\$586	3,236 sq. ft.	5 bd. / 5 ba.	9,601 sq. ft.	11
190 Cascade	\$1,955,000	\$1,995,000	\$774	2,523 sq. ft.	5 bd. / 2 ba.	8,799 sq. ft.	45
400 Throckmorton	\$2,082,000	\$1,595,000	\$875	2,377 sq. ft.	3 bd. / 1.5 ba.	6,686 sq. ft.	7
9 Lillian	\$2,150,000	\$1,995,000	\$1,045	2,056 sq. ft.	4 bd. / 3 ba.	6,838 sq. ft.	15
7 Escalon	\$2,328,000	\$2,385,000	\$773	3,009 sq. ft.	5 bd. / 2.5 ba.	16,562 sq. ft.	27
4 Heron	\$2,425,000	\$2,695,000	\$741	3,271 sq. ft.	5 bd. / 3 ba.	9,148 sq. ft.	97
605 Seminary	\$2,650,000	\$3,225,000	\$654	4,046 sq. ft.	4 bd. / 3.5 ba.	18,273 sq. ft.	80
426 E. Strawberry	\$2,870,000	\$2,825,000	\$901	3,184 sq. ft.	4 bd. / 3.5 ba.	17,772 sq. ft.	10
10 Manor Terrace	\$3,075,000	\$3,195,000	\$711	4,324 sq. ft.	6 bd. / 4.5 ba.	9,836 sq. ft.	54
16 Escalon	\$3,399,000	\$3,399,000	\$1,121	3,032 sq. ft.	4 bd. / 3.5 ba.	14,309 sq. ft.	23
8 Walsh	\$3,400,000	\$3,200,000	\$695	4,888 sq. ft.	4 bd. / 4.5 ba.	21,876 sq. ft.	28
101 Underhill	\$4,000,000	\$3,995,000	\$804	4,969 sq. ft.	5 bd. / 4.5 ba.	29,251 sq. ft.	53
37 Heron	\$4,500,000	\$5,495,000	\$865	5,200 sq. ft.	4 bd. / 4.5 ba.	15,076 sq. ft.	6
22 Sky	\$5,275,000	\$5,400,000	\$837	6,300 sq. ft.	5 bd. / 8 ba.	1.6 ac.	26
216-218 Corte Madera	\$5,750,000	\$5,495,000	\$1,238	17,999 sq. ft.	4 bd. / 4.5 ba.	17,999 sq. ft.	30