

Mark Millstein, Broker Associate 415.601.9240 www.marinpremierhomes.com

1st Quarter 2010

Nearly the same number of homes were listed during the first quarter of 2010 compared to Q1 2009. The average price per square foot for homes sold during the first quarter of 2010 was 6.8% lower than the previous year. The market is active for what is traditionally a quieter winter/spring period; there are currently 26 homes for sale with five of those currently in escrow. This indicates that excellent opportunities continue to exist for both buyers and sellers.

Setting expectations in today's market is critical for success. Although pricing a home has become more complex, with more than 30 years of real estate experience, Mark Millstein provides his clients with the in-depth market analyses and exceptional marketing that leads to great results. For a confidential analysis of your real estate opportunities, contact Mark Millstein, Sotheby's International Realty / Decker Bullock at 415.601.9240 or mark.millstein@sothebysrealty.com.

Ross Summary

Year	New Listings for Month of March	Average Listing Price	Number of Homes Sold January - March	Price Per Sq. Ft. Sold (Average)	Price Per Sq. Ft. Sold (Range)	Average Days On Market Until Ratified Contract
2010	6	\$3,252,833	4	\$728	\$352-\$1,217	90
2009	5	\$3,614,800	7	\$781	\$550-\$984	76

Ross Homes Sold January – March 2010

Address	Selling Price	Original Listing Price	Bedrooms/ Baths	Approximate Size of Home	Price Per Sq. Ft. Sold	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Days on Market until Ratified Contract	Date Sold
102 Wellington Ave.	\$750,000	\$839,000	3 bd. / 2 ba.	2,128 sq. ft.	\$352	7,187 sq. ft.	116	03/17/10
46 Sir Francis Drake Blvd.	\$2,197,500	\$2,295,000	4 bd. / 3½ ba.	4,262 sq. ft.	\$515	29,055 sq. ft.	16	02/25/10
7 Laurel Grove Ave.	\$8,000,000	\$10,000,000	6 bd. / 5½ ba.	9,656 sq. ft.	\$828	2.21 acres	87	01/20/10
1 Upper Road	\$14,000,000	\$17,500,000	10 bd. / 8½ ba.	11,500 sq. ft.	\$1,217	3.03 acres	144	01/15/10

MILLSTEIN MARKET ANALYSIS™

Ross Residential Real Estate Report

Decker
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INTERNATIONAL REALTY

1st Quarter 2010



Mark A Millstein

980 Magnolia Avenue

Larkspur, CA 94937

415.601.9240

mark.millstein@sothebysrealty.com



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