

Ross Real Estate Review – January – March 2014

The selling season has begun and the real estate market continues to trend upward.

So far in 2014, fewer homes have sold in Ross compared to the same period in 2013 due to limited inventory mainly for homes priced between \$2-5 million. When homes do become available, buyers are moving quickly and multiple offers are common.

Prices are increasing. Homes recently placed in escrow were priced at higher levels and quickly received multiple offers.

Ten homes are on the market and 4 homes are in escrow. Of the ten homes on the market, seven are priced above \$5 million. We expect more homes priced below \$5 million to be placed on the market during the spring in order to accommodate the demand for Ross homes.

We are now experiencing an even stronger market than previous years. Buyers are out and looking. If you've been waiting to sell, now is the time, as prices are now approaching new higher levels.

As a Ross 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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ROSS 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
25 Sir Francis Drake	\$850,000	\$949,000	\$471	1,804 sq. ft.	3 bd. / 2 ba.	11,962 sq. ft.	28
7 Woodhaven	\$1,200,000	\$1,195,000	\$960	1,249 sq. ft.	2 bd. / 2 ba.	1.66 ac.	37
24 El Camino Bueno	\$1,895,000	\$1,910,000	\$822	2,305 sq. ft.	4 bd. / 3.5 ba.	19,201 sq. ft.	37
15 Morrison	\$2,700,000	\$2,750,000	\$429	6,405 sq. ft.	5 bd. / 4.5 ba.	3.5 ac.	122
11 Olive	\$2,700,000	\$2,595,000	\$1,136	2,376 sq. ft.	4 bd. / 3 ba.	7,020 sq. ft.	9
188 Lagunitas	\$3,160,000	\$3,199,000	\$957	3,302 sq. ft.	4 bd. / 4 ba.	16,000 sq. ft.	15