

Mill Valley Real Estate Review – January-April 2013

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

So far in 2013, average time on the market has significantly decreased. Sixteen of the 44 homes sold priced \$1 million and above were on the market for less than 30 days. Buyers are now moving quickly and multiple offers are common.

Prices are increasing. Fifty-five percent of homes sold year-to-date priced \$1 million and above have sold at or above the list price. The average price per square foot sold increased about 4% to \$635, compared to 2012.

More homes are in escrow. Forty-six percent of the homes on the market are in escrow! Sixty-one homes priced \$1 million and above are currently on the market in Mill Valley.

We are primed for a strong selling season. Buyers are out and looking, despite low inventories. If you've been waiting to sell, now is the time, while interest rates are still at historical lows and buyers who have been waiting on the sidelines are coming out in record numbers.

I'm available to speak with you more about these trends – call or email anytime!

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Warmly,

Mark Millstein



Mill Valley Homes Sold \$1.5M and Above January-April 2013

Address	Selling Price	Original Listing Price	Approx. Size of Home	Price Per Sq. Ft. Sold	Bedrooms/ Baths	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Days on Market
322 Laverne	\$1,525,000	\$1,695,000	2,530 sq. ft.	\$602	4 bd. / 3 ba.	12,458 sq. ft.	77
14 Monte Cimas	\$1,539,000	\$1,649,000	2,812 sq. ft.	\$547	4 bd. / 2.5 ba.	16,509 sq. ft.	150
85 Marin View	\$1,540,000	\$1,695,000	2,189 sq. ft.	\$703	2 bd. / 2.5 ba.	14,680 sq. ft.	64
293 Corte Madera	\$1,581,000	\$1,420,000	2,286 sq. ft.	\$691	4 bd. / 3 ba.	7,100 sq. ft.	15
85 Coronet	\$1,602,000	\$1,395,000	2,198 sq. ft.	\$728	4 bd. / 2 ba.	6,621 sq. ft.	16
600 Glenwood	\$1,685,000	\$1,785,000	2,117 sq. ft.	\$795	3 bd. / 2 ba.	7,231 sq. ft.	108
443 Montford	\$1,690,000	\$1,695,000	2,877 sq. ft.	\$587	4 bd. / 3 ba.	13,098 sq. ft.	10
24 Del Casa	\$1,725,000	\$1,650,000	2,442 sq. ft.	\$706	4 bd. / 3 ba.	7,501 sq. ft.	20
35 Locke	\$1,750,000	\$1,895,000	2,932 sq. ft.	\$596	5 bd. / 3½ ba.	6,882 sq. ft.	236
28 Montford	\$1,795,000	\$1,795,000	2,009 sq. ft.	\$893	4 bd. / 2½ ba.	5,271 sq. ft.	38
13 Heather	\$1,830,000	\$1,799,000	2,483 sq. ft.	\$737	4 bd. / 3½ ba.	8,999 sq. ft.	47
38 Del Casa	\$1,925,000	\$1,895,000	2,633 sq. ft.	\$731	4 bd. / 3½ ba.	7,250 sq. ft.	10
136 Richardson	\$1,995,000	\$1,938,000	3,401 sq. ft.	\$586	4 bd. / 3½ ba.	11,456 sq. ft.	44
14 Albert	\$2,065,000	\$2,295,000	3,847 sq. ft.	\$536	5 bd. / 4 ba.	13,286 sq. ft.	66
78 Coronet	\$2,083,000	\$2,050,000	2,177 sq. ft.	\$956	3 bd. / 2½ ba.	8,988 sq. ft.	11
28 Harbor Cove	\$2,200,000	\$2,000,000	2,344 sq. ft.	\$938	2 bd. / 2 ba.	12,970 sq. ft.	24
77 Country Club	\$2,300,000	\$2,295,000	3,008 sq. ft.	\$764	4 bd. / 3½ ba.	19,341 sq. ft.	15
400 Monte Vista	\$2,345,000	\$2,345,000	4,960 sq. ft.	\$472	5 bd. / 5½ ba.	22,869 sq. ft.	256
35 Ralston	\$2,525,000	\$2,695,000	4,767 sq. ft.	\$529	4 bd. / 4½ ba.	13,504 sq. ft.	44
73 Sunrise	\$3,278,000	\$3,695,000	3,651 sq. ft.	\$897	5 bd. / 4½ ba.	12,589 sq. ft.	155
40 Tamalpais	\$3,775,000	\$4,200,000	3,400 sq. ft.	\$1,110	5 bd. / 4 ba.	9,104 sq. ft.	100