

Tiburon 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 Tiburon when compared to the same period in 2013. Moreover, the average selling price dramatically increased. Nearly 50% percent of homes sold were priced above \$3 million. Buyers are moving quickly and spending more on their home purchases.

Average pricing increased. The average price per square foot sold during 2014 increased to \$785.

More homes are in escrow; inventory is limited. Thirty percent of the homes on the market are in escrow. Current inventory is particularly limited for homes priced between \$2-3 million.

We are now experiencing a much stronger market than previous years. Buyers are out and looking, despite low inventories. If you've been waiting to sell, now is the time, as prices have returned to 2008 levels.

As a Tiburon 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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TIBURON HOMES SOLD \$1.4M 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
4800 Paradise	\$1,422,130	\$1,589,000	\$640	2,222 sq. ft.	3 bd. / 3 ba.	2 ac.	247
100 Jamaica	\$1,500,000	\$1,685,000	\$743	2,018 sq. ft.	3 bd. / 2 ba.	40,049 sq. ft.	12
4887 Paradise	\$1,640,000	\$1,698,000	\$695	2,358 sq. ft.	4 bd. / 2 ba.	39,487	3
9 Tower Point	\$2,000,000	\$1,995,000	\$809	2,471 sq. ft.	3 bd. / 3 ba.	9,901 sq. ft.	67
3606 Paradise	\$2,050,000	\$2,495,000	\$1,106	1,853 sq. ft.	3 bd. / 3 ba.	42,035 sq. ft.	141
4 Corte Palos Verdes	\$2,150,000	\$2,395,000	\$636	3,379 sq. ft.	5 bd. / 4.5 ba.	25,199 sq. ft.	122
1850 Mountain View	\$2,493,000	\$2,500,000	\$758	3,286 sq. ft.	5 bd. / 3 ba.	22,952 sq. ft.	11
2441 Spanish Trail	\$2,730,000	\$2,795,000	\$713	3,827 sq. ft.	4 bd. / 3.5 ba.	13,081 sq. ft.	86
825 Stony Hill	\$2,870,000	\$3,950,000	\$676	4,244 sq. ft.	4 bd. / 4 ba.	27,007 sq. ft.	294
30 Meadow Hill	\$3,150,000	\$3,800,000	\$417	7,552 sq. ft.	3 bd. / 5.5 ba.	1.22 ac	169
10 Venado	\$3,325,000	\$4,400,000	\$693	4,797 sq. ft.	4 bd. / 4.5 ba.	27,935 sq. ft.	242
79 Saint Thomas	\$3,470,000	\$3,950,000	\$618	5,612 sq. ft.	4 bd. / 3.5 ba.	30,840 sq. ft.	171
177 Avenida Miraflores	\$3,545,000	\$3,695,000	\$985	3,596 sq. ft.	4 bd. / 4 ba.	15,250 sq. ft.	26
45 Meadow Hill	\$3,600,000	\$3,850,000	\$984	3,656 sq. ft.	5 bd. / 4 ba.	15,516 sq. ft.	81
8 Turtle Rock	\$3,725,000	\$3,795,000	\$740	5,028 sq. ft.	5 bd. / 4.5 ba.	27,717 sq. ft.	164
233 Jamaica	\$3,750,000	\$3,900,000	\$805	4,654 sq. ft.	5 bd. / 4.5 ba.	20,151 sq. ft.	84
7 Park	\$3,925,000	\$3,995,000	\$956	4,105 sq. ft.	5 bd. / 7 ba.	3.15 ac.	19
280 Round Hill	\$5,350,000	\$5,570,000	\$646	8,270 sq. ft.	10 bd. / 9 ba.	1.68 ac.	1,280
99 Sugarloaf	\$6,200,000	\$7,500,000	\$816	7,598 sq. ft.	5 bd. / 8 ba.	29,699 sq. ft.	975