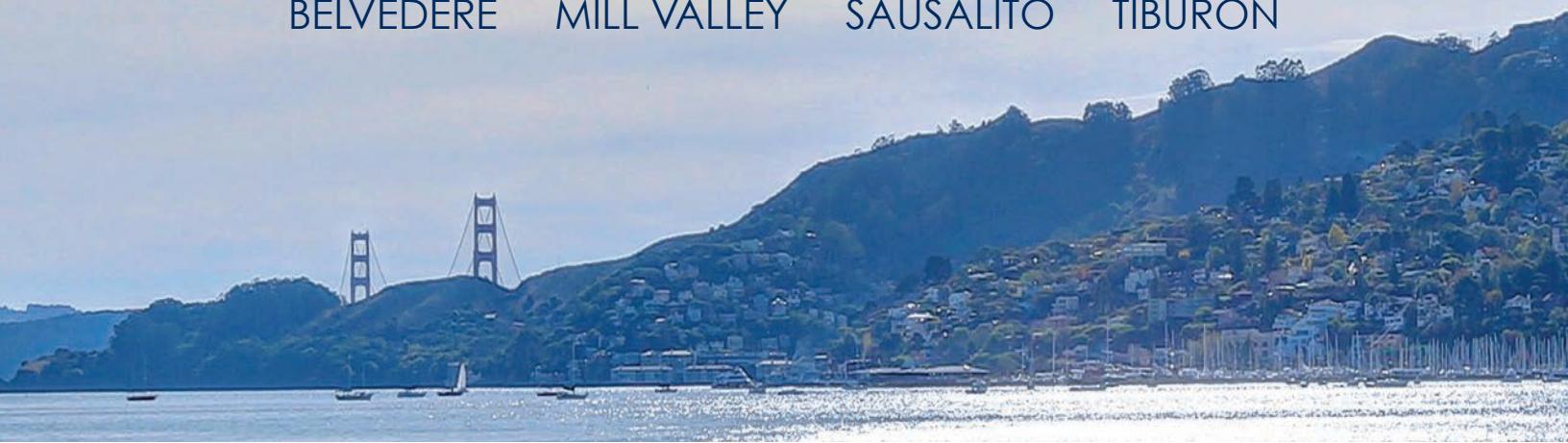


# 2016 YEAR-END SOUTHERN MARIN MILLSTEIN MARKET REPORT

BELVEDERE   MILL VALLEY   SAUSALITO   TIBURON



Dear Marin Resident,

Even if a purchase or sale is not in your immediate future, I'd like you to have accurate and meaningful market insight throughout the year. That way, you'll be able to make better decisions when you do want to sell or purchase a home. This bi-annual report will give you the information and insight about your neighborhood that you need.

**If you're selling your home**, I have extensive experience advising people on their pre-sale home improvements. I help my clients maximize their returns—while minimizing unnecessary work. I know what it takes to prepare a home for sale, maximize its value, and help you invest in only those improvements that really make sense. Additionally, if you do move forward with pre-sale home improvements, I can easily manage this process for you if you'd like. I've been in the industry long enough that I can leverage my relationships with industry pros to keep your costs low.

I also have many fantastic resources to make marketing your home easy and successful. I use aerial photography and video, as well as extensive local and international print and online advertising. Generating widespread interest and extensive listing exposure insures that you will receive the highest sale price, the best terms, and a rapid sale.

**If you're buying a home**, my decades of transaction experience will give you the edge you need in today's competitive market. In addition, my assistance with the physical property inspection can save you headaches (and big dollars!). It's important to fully understand the scope of work and costs involved with a new home, especially those that need more than cosmetic renovations.

**Expertise = Success.** Navigating today's market requires partnering with an attentive, knowledgeable, local real estate professional.

Please don't hesitate to call me with your real estate questions or to learn about the extensive marketing program of Sotheby's International Realty.

Best Regards,

415.601.9240  
mark.millstein@sothebysrealty.com



## Belvedere Summary

Fewer homes sold during 2016 than in 2015, with 33 homes sold versus 38 homes respectively. The average price per square foot sold in Belvedere was \$1,242 last year.

A significant sales volume change occurred for homes priced above \$6 million, where just one home sold during 2016 compared to the 10 that sold the previous year. A lack of homes available for sale in this price point in 2016 (versus 2015) contributed substantially to this reduced number of sales.

Seventy percent of homes sold below their asking price, and only 6 homes received multiple offers (50% less than 2015).

The largest volume of homes sold during 2016 were priced between \$3 million and \$4 million. In this category, 11 homes

sold, with an average price per square foot of \$1,364. The average time on the market was 56 days.

Homes selling on the lagoon continue to break pricing records and achieve new highs. Those that are newly constructed or completely renovated are selling on average at \$1,750 per square foot; those that are not new or renovated are averaging \$1,551 per square foot.

Constrained inventory, particularly for homes priced below \$4 million and those priced above \$6 million, is hampering sales volume in Belvedere. Prices are edging up slowly, in part because demand continues to outstrip supply. There is a void in the market for trophy properties, as buyers remain patient for these opportunities.

## Belvedere Homes Sold July – December 2016

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
39 Cove	\$1,700,000	\$1,750,000	\$1,096	1,551 sq. ft.	3 bd./2 ba.	8,307 sq. ft.	45
11 Bayview	\$1,875,000	\$2,499,000	\$824	2,275 sq. ft.	4 bd./2 ba.	9,840 sq. ft.	135
5 Tamalpais	\$1,920,000	\$1,995,000	\$1,138	1,686 sq. ft.	1 bd./2 ba.	8,137 sq. ft.	36
7 Golden Gate	\$2,235,000	\$2,395,000	\$1,110	2,013 sq. ft.	4 bd./2 ba.	7,275 sq. ft.	63
147 Beach	\$2,325,000	\$2,550,000	\$721	3,223 sq. ft.	4 bd./3.5 ba.	5,310 sq. ft.	170
2 Hilarita	\$2,613,360	\$2,495,000	\$1,568	1,710 sq. ft.	3 bd./2.5 ba.	6,098 sq. ft.	365
29 Oak Pl.	\$2,720,000	\$2,980,000	\$1,056	2,575 sq. ft.	4 bd./3.5 ba.	7,545 sq. ft.	99
57 Peninsula	\$3,000,000	\$3,000,000	\$1,978	1,516 sq. ft.	2 bd./2 ba.	7,370 sq. ft.	30
157 Beach	\$3,099,000	\$3,249,000	\$900	3,128 sq. ft.	5 bd./3.5 ba.	7,000 sq. ft.	21
25 Peninsula	\$3,100,000	\$3,295,000	\$1,466	2,114 sq. ft.	3 bd./2 ba.	6,364 sq. ft.	206
5 Windward	\$3,212,000	\$3,795,000	\$1,189	2,701 sq. ft.	3 bd./3.5 ba.	6,721 sq. ft.	123
17 W. Shore	\$3,400,000	\$3,495,000	\$1,355	2,509 sq. ft.	4 bd./3 ba.	10,459 sq. ft.	25
6 Lagoon	\$3,475,000	\$3,395,000	\$1,693	2,052 sq. ft.	3 bd./2.5 ba.	5,998 sq. ft.	42
242 Beach	\$3,740,000	\$3,790,000	\$1,347	2,775 sq. ft.	4 bd./3.5 ba.	5,563 sq. ft.	49
180 Beach	\$4,000,000	\$4,895,000	\$1,440	2,776 sq. ft.	3 bd./2.5 ba.	7,122 sq. ft.	138
1 Belvedere	\$4,100,000	\$4,995,000	\$1,236	3,316 sq. ft.	4 bd./3.5 ba.	36,856 sq. ft.	459
42 Lagoon	\$4,295,000	\$4,295,000	\$1,305	3,290 sq. ft.	5 bd./3 ba.	8,738 sq. ft.	13
124 Madrona	\$5,000,000	\$5,700,000	\$1,028	4,860 sq. ft.	5 bd./4.5 ba.	22,651 sq. ft.	175
16 Peninsula	\$5,220,000	\$5,195,000	\$1,735	3,007 sq. ft.	4 bd./3.5 ba.	7,170 sq. ft.	2

## Sausalito Summary

Nearly the same number of homes priced at \$1 million and above sold during 2016 (54 homes sold) versus 2015. The average price of homes sold increased 5% in 2016 over 2015 to a record-setting \$2,235,000.

Fewer homes priced between \$2 million and \$3 million sold in 2016 (16) versus the 26 that sold during 2015.

More expensive homes in Sausalito (those priced above \$3 million) saw an increase in sales; 11 homes in this price category sold in 2016 compared to just 3 that sold in 2015.

A reduced number of homes (15) sold above the asking price during 2016 compared to the 31 that sold in 2015.

The limited inventory that currently exists in Sausalito is hampering market activity. With consistent sales of homes between \$1 million and \$2 million, growth in the market is continuing in the \$3 million to \$5 million sector, which will impact the market overall. The tremendous appeal of this wonderful waterfront community will continue to fuel housing activity in Sausalito.

### Sausalito Homes Sold July – December 2016

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
804 Butte	\$1,179,000	\$1,195,000	\$697	1,690 sq. ft.	3 bd./2.5 ba.	1,690 sq. ft.	120
37 Crecienta	\$1,200,000	\$1,199,000	\$752	1,594 sq. ft.	2 bd./2 ba.	11,256 sq. ft.	34
131 Stanford	\$1,278,000	\$1,298,000	\$730	1,750 sq. ft.	2 bd./2.5 ba.	1,498 sq. ft.	18
536 Sausalito	\$1,280,000	\$1,295,000	\$822	1,556 sq. ft.	3 bd./3 ba.	3,250 sq. ft.	22
521 Sausalito	\$1,380,000	\$1,425,000	\$1,362	1,013 sq. ft.	2 bd./1 ba.	5,375 sq. ft.	98
65 Cazneau	\$1,393,000	\$1,495,000	\$808	1,723 sq. ft.	3 bd./2 ba.	6,599 sq. ft.	41
210 West	\$1,479,000	\$1,479,000	\$835	1,770 sq. ft.	3 bd./3 ba.	3,302 sq. ft.	10
181 Spencer	\$1,500,000	\$1,695,000	\$710	2,110 sq. ft.	3 bd./1.5 ba.	5,306 sq. ft.	22
35 Woodward	\$1,550,000	\$1,395,000	\$1,239	1,251 sq. ft.	3 bd./2 ba.	2,862 sq. ft.	40
214 Richardson	\$1,665,000	\$1,895,000	\$892	1,866 sq. ft.	3 bd./3 ba.	3,842 sq. ft.	124
707 Olema	\$1,695,000	\$1,450,000	\$634	2,670 sq. ft.	4 bd./3 ba.	8,699 sq. ft.	13
153 Toyon	\$1,800,000	\$1,699,000	\$750	2,400 sq. ft.	3 bd./2 ba.	10,228 sq. ft.	27
424 Pine	\$1,860,000	\$1,799,000	\$995	1,868 sq. ft.	3 bd./3 ba.	3,877 sq. ft.	155
70 Rodeo	\$1,979,000	\$1,988,000	\$944	2,096 sq. ft.	3 bd./2.5 ba.	7,039 sq. ft.	16
10 Channing	\$2,000,000	\$2,699,000	\$569	3,511 sq. ft.	4 bd./4 ba.	8,999 sq. ft.	509
145 Edwards	\$2,000,000	\$1,995,000	\$875	2,285 sq. ft.	3 bd./2.5 ba.	3,676 sq. ft.	25
251 Woodward	\$2,075,000	\$2,195,000	\$745	2,785 sq. ft.	5 bd./4.5 ba.	6,684 sq. ft.	112
34 Atwood	\$2,110,000	\$2,200,000	\$765	2,755 sq. ft.	3 bd./3 ba.	5,445 sq. ft.	13
107 Prospect	\$2,540,000	\$2,795,000	\$1,008	2,519 sq. ft.	4 bd./3.5 ba.	3,900 sq. ft.	50
23 Wolfback Ridge	\$2,650,000	\$2,650,000	\$1,141	2,322 sq. ft.	3 bd./2 ba.	15,750 sq. ft.	20
164 Crescent	\$3,095,000	\$3,250,000	\$901	3,434 sq. ft.	4 bd./3 ba.	6,625 sq. ft.	113
39 Cooper	\$3,195,000	\$3,195,000	\$1,075	2,970 sq. ft.	4 bd./4 ba.	6,003 sq. ft.	24
19 Toyon	\$4,734,150	\$5,500,000	\$1,099	4,304 sq. ft.	5 bd./4.5 ba.	16,309 sq. ft.	184

## Mill Valley Summary

Fewer homes priced at \$1 million and above sold during 2016 (254 homes) compared to the 290 that sold during 2015. Limited supply hampered sales. Overall pricing generally stayed the same as in 2015, with an average selling price of \$793 per square foot in 2016.

Slightly fewer homes priced between \$1 million and \$2 million sold (6% less) in 2016 versus 2015, yet pricing remained nearly on par, with an average price per square foot sold of \$737. The average time on the market followed closely as well, at 42 days.

The most notable change in the Mill Valley market occurred for homes priced above \$3 million. Here 18 homes sold in 2016 as compared to the 40 that sold in 2015. At the same time, the average selling price increased by 6% to \$1,053 per square foot.

Thirty-five percent fewer homes sold over the asking price, with the majority (76%) of these homes priced between \$1 million and \$2 million.

We are seeing premium pricing (over \$1,000 per square foot) for homes located in Sycamore Park as well as newly-built homes and homes that have been extensively renovated or remodeled. Many have a modern farm house look or clean, contemporary design.

There is no let-up in the demand for Mill Valley homes. The average time on the market in 2016 stayed virtually the same as in 2015, at 47 days. With fewer homes selling over the asking price, price increases may be tempered going forward. Nevertheless, the desirability of Mill Valley will continue to support a strong market and vibrant real estate climate.



## Mill Valley Homes Sold July – December 2016

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
31 Magdalena	\$1,750,000	\$2,100,000	\$666	2,626 sq. ft.	5 bd./2.5 ba.	21,600 sq. ft.	99
1219 W. California	\$1,750,000	\$1,750,000	\$590	2,964 sq. ft.	4 bd./3 ba.	3 ac.	25
7 Plymouth	\$1,800,000	\$1,625,000	\$1,178	1,528 sq. ft.	3 bd./2 ba.	5,502 sq. ft.	12
36 Valley	\$1,805,000	\$1,595,000	\$1,155	1,562 sq. ft.	3 bd./2 ba.	6,050 sq. ft.	4
108 Eldridge	\$1,812,000	\$1,850,000	\$687	2,636 sq. ft.	5 bd./2 ba.	8,398 sq. ft.	7
30 Amicita	\$1,820,000	\$1,795,000	\$680	2,673 sq. ft.	3 bd./2.5 ba.	6,952 sq. ft.	39
309 Tamalpais	\$1,825,000	\$1,995,000	\$820	2,263 sq. ft.	4 bd./2 ba.	32,910 sq. ft.	91
107 Rising	\$1,840,000	\$1,798,800	\$681	2,701 sq. ft.	4 bd./4 ba.	8,398 sq. ft.	36
265 Princeton	\$1,850,000	\$2,379,000	\$547	3,380 sq. ft.	4 bd./3 ba.	12,502 sq. ft.	121
1220 Waterview	\$1,850,000	\$1,675,000	\$582	3,174 sq. ft.	4 bd./3.5 ba.	9,601 sq. ft.	23
230 Rose	\$1,900,000	\$2,048,000	\$708	2,680 sq. ft.	3 bd./1.5 ba.	28,043 sq. ft.	146
121 Reed	\$1,942,500	\$2,050,000	\$703	2,762 sq. ft.	4 bd./3 ba.	10,642 sq. ft.	22
25 Sunnycrest	\$1,950,000	\$2,450,000	\$638	3,055 sq. ft.	4 bd./3.5 ba.	10,302 sq. ft.	106
6 Mirabel	\$1,973,000	\$2,000,000	\$1,315	1,500 sq. ft.	3 bd./2.5 ba.	16,392 sq. ft.	23
328 Melrose	\$2,100,000	\$1,595,000	\$1,590	1,320 sq. ft.	2 bd./1 ba.	19,998 sq. ft.	15
556 Northern	\$2,100,000	\$1,995,000	\$954	2,199 sq. ft.	3 bd./2.5 ba.	17,999 sq. ft.	7
482 Green Glen	\$2,150,000	\$2,275,000	\$864	2,487 sq. ft.	3 bd./3.5 ba.	18,400 sq. ft.	55
562 Alta	\$2,200,000	\$2,300,000	\$564	3,900 sq. ft.	3 bd./2.5 ba.	10,400 sq. ft.	77
166 Helens	\$2,200,000	\$2,250,000	\$830	2,648 sq. ft.	5 bd./3.5 ba.	13,543 sq. ft.	30
20 Bay Vista	\$2,215,000	\$2,250,000	\$835	2,650 sq. ft.	3 bd./3 ba.	15,869 sq. ft.	22
740 Edgewood	\$2,200,000	\$2,950,000	\$492	4,508 sq. ft.	4 bd./4.5 ba.	1.2 ac.	168
10 Vista Real	\$2,225,000	\$2,295,000	\$709	3,135 sq. ft.	4 bd./3.5 ba.	9,466 sq. ft.	45
358 Ethel	\$2,245,950	\$2,395,000	\$907	2,476 sq. ft.	4 bd./2.5 ba.	11,090 sq. ft.	78
41 Seminary Cove	\$2,250,000	\$2,400,000	\$915	2,457 sq. ft.	3 bd./3.5 ba.	5,750 sq. ft.	65
78 Buena Vista	\$2,275,000	\$2,299,000	\$1,091	2,085 sq. ft.	4 bd./3.5 ba.	3,751 sq. ft.	9
8 Stanton	\$2,300,000	\$1,895,000	\$946	2,431 sq. ft.	5 bd./3 ba.	18,056 sq. ft.	17
901 Marin	\$2,400,000	\$3,495,000	\$479	5,009 sq. ft.	5 bd./5 ba.	18,169 sq. ft.	240
235 Oakdale	\$2,400,000	\$2,595,000	\$1,094	2,193 sq. ft.	4 bd./3.5 ba.	8,499 sq. ft.	90
326 Panoramic	\$2,404,000	\$2,795,000	\$521	4,612 sq. ft.	4 bd./4 ba.	1.25 ac.	90
8 Robertson	\$2,512,000	\$2,495,000	\$693	3,622 sq. ft.	5 bd./2.5 ba.	12,171 sq. ft.	30
36 Plaza	\$2,550,000	\$2,495,000	\$1,113	2,291 sq. ft.	4 bd./2.5 ba.	7,000 sq. ft.	49
230 Laverne	\$2,575,000	\$2,495,000	\$1,256	2,049 sq. ft.	4 bd./3.5 ba.	6,875 sq. ft.	6
409 Tennessee Glen	\$2,600,000	\$3,295,000	\$595	4,364 sq. ft.	5 bd./4.5 ba.	23,091 sq. ft.	123
290 Edgewood	\$2,600,000	\$3,397,000	\$850	3,057 sq. ft.	4 bd./3.5 ba.	7,096 sq. ft.	70
25 Jacklyn	\$2,600,000	\$2,749,000	\$792	3,282 sq. ft.	4 bd./3.5 ba.	34,848 sq. ft.	46
412 Ash	\$2,600,000	\$2,195,000	\$1,124	2,313 sq. ft.	3 bd./3.5 ba.	7,749sq. ft.	4
13 Daffodil	\$2,650,000	\$2,895,000	\$996	2,658 sq. ft.	4 bd./3.5 ba.	8,307 sq. ft.	84
56 Locust	\$2,650,000	\$2,295,000	\$1,153	2,298 sq. ft.	3 bd./3 ba.	5,850 sq. ft.	21
106 Locust	\$2,675,000	\$3,250,000	\$1,061	2,519 sq. ft.	5 bd./4.5 ba.	5,101 sq. ft.	129
538 Northern	\$2,695,000	\$2,995,000	\$790	3,410 sq. ft.	5 bd./3.5 ba.	18,901 sq. ft.	51
20 Wainwright	\$2,695,000	\$2,695,000	\$666	4,045 sq. ft.	4 bd./3.5 ba.	22,046 sq. ft.	25
212 Hawthorne	\$2,705,000	\$2,599,000	\$932	2,900 sq. ft.	5 bd./3.5 ba.	7,475 sq. ft.	25
130 Walnut	\$2,920,000	\$2,795,000	\$940	3,106 sq. ft.	4 bd./3 ba.	10,010 sq. ft.	10
132 Oakdale	\$2,985,000	\$3,150,000	\$1,243	2,401 sq. ft.	3 bd./2.5 ba.	16,833 sq. ft.	46
41 W Blithedale	\$2,995,000	\$3,195,000	\$915	3,270 sq. ft.	5 bd./3 ba.	6,260 sq. ft.	42
333 Lovell	\$3,000,000	\$2,995,000	\$795	3,771 sq. ft.	4 bd./4.5 ba.	12,210 sq. ft.	30
120 Hillside	\$3,150,000	\$3,495,000	\$1,167	2,697 sq. ft.	4 bd./3.5 ba.	5,401 sq. ft.	106
9 Sky	\$3,590,000	\$3,795,000	\$656	5,470 sq. ft.	4 bd./4.5 ba.	21,642 sq. ft.	132
301 E. Strawberry	\$3,625,000	\$3,225,000	\$1,218	2,976 sq. ft.	4 bd./4 ba.	1.4 ac.	9
4 Cottage	\$3,950,000	\$3,950,000	\$859	4,595 sq. ft.	5 bd./3.5 ba.	30,000 sq. ft.	93
84 Buena Vista	\$4,100,000	\$4,399,000	\$1,230	3,333 sq. ft.	4 bd./4.5 ba.	6,251 sq. ft.	55
441 Tamalpais	\$4,450,000	\$5,295,000	\$1,109	4,012 sq. ft.	5 bd./4.5 ba.	23,000 sq. ft.	123
600 Seminary	\$5,374,500	\$5,600,000	\$936	5,738 sq. ft.	5 bd./6 ba.	28,519 sq. ft.	204

## Tiburon Summary

Fewer homes priced at \$1 million and above (102 homes) sold during 2016 – a 13% decline from 2015. Even with lower volume, average pricing increased 2%, as the average price per square foot sold hit a new record of \$931.

Most sales activity occurred for homes priced between \$1 million and \$3 million: 73 homes in this price category sold (from a total of 102), with an average price per square foot of \$896, compared to the 2015 average of \$861.

The most noticeable sales volume change occurred for homes priced between \$3 million and \$4 million – just 13 sold, compared to the 26 that sold in 2015.

In 2016, 28 homes sold over the asking price, compared to the 49 that sold over-the-ask in 2015.

Forty-four percent of homes were on the market for 30 days or less, the same as 2015. The average time on the market was also nearly the same, at 76 days.

The Tiburon real estate market continues to be robust, although we may start to see a very slight tapering of prices with fewer homes selling over the asking price. Political and economic uncertainty could stall some larger purchases going forward, but that remains to be seen. The desirability of the area will always remain strong and keep the market healthy as buyers flock to this sought-after community



## Tiburon Homes Sold July – December 2016

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
15 Rancho	\$1,520,000	\$1,699,000	\$737	2,060 sq. ft.	4 bd./3 ba.	8,542 sq. ft.	65
92 Red Hill	\$1,525,000	\$1,500,000	\$637	2,392 sq. ft.	3 bd./2.5 ba.	4,002 sq. ft.	9
1474 Vistazo W	\$1,535,000	\$1,599,000	\$730	2,100 sq. ft.	3 bd./2.5 ba.	10,032 sq. ft.	82
2550 Mar East	\$1,604,000	\$2,395,000	\$839	1,910 sq. ft.	3 bd./2 ba.	2,474 sq. ft.	234
4071 Paradise	\$1,635,000	\$1,695,000	\$555	2,941 sq. ft.	4 bd./3 ba.	33,781 sq. ft.	88
257 Karen	\$1,700,000	\$1,795,000	\$772	2,200 sq. ft.	5 bd./2.5 ba.	8,294 sq. ft.	60
25 Juno	\$1,700,000	\$1,795,000	\$1,121	1,516 sq. ft.	4 bd./2 ba.	8,568 sq. ft.	33
696 Hilary	\$1,770,000	\$1,795,000	\$1,153	1,534 sq. ft.	3 bd./2 ba.	8,298 sq. ft.	24
4386 Paradise	\$1,775,000	\$2,475,000	\$589	3,009 sq. ft.	4 bd./3.5 ba.	20,360 sq. ft.	404
3 Las Palmas	\$1,800,000	\$1,695,000	\$895	2,010 sq. ft.	3 bd./2 ba.	8,001 sq. ft.	30
256 Karen	\$1,814,000	\$1,799,000	\$902	2,010 sq. ft.	4 bd./2 ba.	8,777 sq. ft.	25
142 Leland	\$1,850,000	\$1,649,000	\$1,228	1,506 sq. ft.	4 bd./2 ba.	7,928 sq. ft.	8
2165 Paradise	\$1,860,000	\$1,895,000	\$1,148	1,620 sq. ft.	4 bd./2 ba.	7,226 sq. ft.	79
546 Silverado	\$1,861,000	\$1,689,000	\$1,299	1,432 sq. ft.	3 bd./2 ba.	10,498 sq. ft.	16
697 Hilary	\$1,985,000	\$2,195,000	\$964	2,059 sq. ft.	3 bd./2 ba.	9,348 sq. ft.	43
1919 Mar West	\$2,100,500	\$1,775,000	\$1,262	1,664 sq. ft.	3 bd./2 ba.	5,933 sq. ft.	8
108 Barn	\$2,135,000	\$2,295,000	\$692	3,084 sq. ft.	5 bd./4 ba.	10,071 sq. ft.	41
23 Teaberry	\$2,150,000	\$2,595,000	\$530	4,051 sq. ft.	3 bd./4.5 ba.	39,047 sq. ft.	211
123 Taylor	\$2,250,000	\$2,500,000	\$924	2,433 sq. ft.	4 bd./3 ba.	1 ac.	67
154 Trinidad	\$2,285,000	\$2,295,000	\$884	2,584 sq. ft.	4 bd./2.5 ba.	11,935 sq. ft.	17
33 Terrace	\$2,300,000	\$2,220,000	\$781	2,942 sq. ft.	4 bd./3 ba.	10,058 sq. ft.	6
84 Eastview	\$2,335,000	\$2,850,000	\$930	2,510 sq. ft.	3 bd./2.5 ba.	8,150 sq. ft.	128
23 Sonora	\$2,425,000	\$2,450,000	\$918	2,641 sq. ft.	4 bd./3.5 ba.	9,383 sq. ft.	27
37 Terrace	\$2,443,000	\$2,395,000	\$918	2,659 sq. ft.	4 bd./4 ba.	9,222 sq. ft.	20
8 Midden	\$2,530,000	\$2,749,900	\$796	3,175 sq. ft.	3 bd./3 ba.	13,068 sq. ft.	33
34 Southbridge	\$2,600,000	\$2,675,000	\$858	3,028 sq. ft.	4 bd./3.5 ba.	9,047 sq. ft.	38
2101 Mar East	\$2,650,000	\$2,895,000	\$976	2,715 sq. ft.	3 bd./3 ba.	9,845 sq. ft.	309
82 Saint Thomas	\$2,675,000	\$2,695,000	\$777	3,441 sq. ft.	3 bd./2.5 ba.	9,792 sq. ft.	21
2265 Paradise	\$2,715,000	\$2,695,000	\$1,011	2,683 sq. ft.	4 bd./3.5 ba.	7,235 sq. ft.	29
11 Reed Ranch	\$2,725,000	\$2,350,000	\$1,086	2,509 sq. ft.	3 bd./2 ba.	15,599 sq. ft.	10
2250 Paradise	\$2,900,000	\$2,975,000	\$811	3,574 sq. ft.	4 bd./4.5 ba.	9,274 sq. ft.	47
16 Place Moulin	\$3,150,000	\$3,150,000	\$878	3,584 sq. ft.	4 bd./4.5 ba.	15,028 sq. ft.	149
145 Rancho	\$3,500,000	\$3,495,000	\$825	4,239 sq. ft.	5 bd./4.5 ba.	17,942 sq. ft.	26
88 Paseo Mirasol	\$3,580,000	\$3,700,000	\$838	4,268 sq. ft.	5 bd./4.5 ba.	35,719 sq. ft.	32
10 Hillcrest	\$3,600,000	\$3,995,000	\$659	5,456 sq. ft.	5 bd./4.5 ba.	31,320 sq. ft.	107
1830 Mountain View	\$3,670,000	\$4,195,000	\$829	4,425 sq. ft.	6 bd./4 ba.	30,597 sq. ft.	68
10 Audrey	\$3,750,000	\$3,795,000	\$1,034	3,624 sq. ft.	5 bd./4 ba.	18,090 sq. ft.	128
25 Bond	\$3,975,000	\$4,100,000	\$1,018	3,901 sq. ft.	4 bd./3 ba.	1.17 ac.	58
16 Old Landing	\$4,000,000	\$4,995,000	\$855	4,675 sq. ft.	4 bd./6.5 ba.	7.2 ac.	160
5 Barner	\$5,550,000	\$5,750,000	\$1,073	5,171 sq. ft.	5 bd./5 ba.	1 ac.	3
20 Tanfield	\$5,565,000	\$5,785,000	\$876	6,350 sq. ft.	5 bd./6 ba.	2 ac.	69
21 Gilmartin	\$6,500,000	\$7,585,000	\$1,402	4,633 sq. ft.	4 bd./4 ba.	16,605 sq. ft.	122