

Millstein Market Report

MILL VALLEY RESIDENTIAL REAL ESTATE



2018 Year-End

Golden Gate | Sotheby's
INTERNATIONAL REALTY



Market Perspective

Some of my clients are concerned about the current economic climate and how it might be affecting real estate here in Marin.

Fortunately, Marin doesn't usually move in step with other real estate markets or even other financial markets. Our market is seldom flooded with inventory, and limited supply sustains prices. While prices could flatten and we may see fewer multiple bids and fewer homes sell over list price, Marin's desirability keeps real estate prices relatively stable. Highly desirable properties will continue to attract significant interest and command premium prices.

Selling prices continued to hit record highs in Marin County in 2018. While the number of homes sold in 2018 dropped slightly (2.2%) from 2017, the average selling price rose 4.9% to a record setting \$1,682,000. Fewer homes sold at prices below \$1 million than in 2017, while homes priced between \$1 million and \$4 million sold in record numbers. In fact, 2018 marked the tenth year of record growth.

Mill Valley experienced a continuation of the heated pace set in 2017 with record setting prices in 2018 along with the highest annual number of homes ever sold. Nearly half of all homes sold over the listing price and with multiple offers. A record number of homes priced between \$1 million and \$2 million changed hands; 26% more homes sold at prices exceeding \$3 million compared to 2017. The Mill Valley market shows no signs of slowing, reflecting its ongoing desirability.

I would love to discuss strategies for selling your home and maximizing the value, for purchasing a new home, or for any questions you may have.

Best Regards,

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The Mark Millstein Difference

Maximizing value for my clients is a science. Seeing the possibilities in a property is my art. As one of Golden Gate Sotheby's Top Producing Agents, I put the full network of Sotheby's International Realty resources to work for you. Sotheby's is the most active real estate firm in Marin, offering sophisticated marketing that attracts qualified buyers and sellers nationally and internationally.

EXPERIENCE THAT GIVES YOU AN EDGE

I have been working in Real Estate for over 35 years since I graduated from UCLA with a business degree. I have worked both in commercial and residential real estate as a developer, renovator, builder, and broker in Marin and San Francisco. This depth and breadth of experience gives my clients a meaningful edge as they buy or sell their homes.

DATA-DRIVEN MARKET INSIGHT

Data-driven, meaningful market insight drives good decisions. I extensively analyze activity in the Marin real estate markets to support your decision-making.

HOME INSPECTION ASSISTANCE

Reading between the lines of a physical inspection can protect you from surprises. Whether buying or selling, I'll make sure you fully understand the potential costs and risks involved.

EXTENSIVE RENOVATION EXPERIENCE

Early in my career, I realized I have a talent for maximizing the value of a property. After renovating and building dozens of homes in Marin as well as selling many others, I can pinpoint the changes worth making to maximize the return on your investment. My known and trusted network of tradesmen can save my clients money and hassle. And given my experience with remodeling, I am happy to manage all pre-listing home improvements for my clients when they prefer.

HANDS-ON ATTENTION

Each and every one of my clients receives my dedicated focus. I will handle your concerns so that you are not left in the hands of a less experienced associate or assistant.

METICULOUS PLANNING AND NEGOTIATING

Contract negotiations are complex, and the devil is in the details. I scrutinize those details and focus on strategy to eliminate surprises and ensure the best possible outcome for my clients.

2018 YEAR-END RESIDENTIAL REAL ESTATE ACTIVITY IN MILL VALLEY

315

Record Homes Sold (priced \$1 million and above)
(versus 279 in 2017)

\$2,056,000

Record Average Sale Price
(versus \$1,920,000 in 2017)

\$889

Record Average Price per sq. ft.
(versus \$825 in 2017)

49%

Homes Sold Above Asking Price
(versus 48% in 2017)

49%

Sellers Received Multiple Offers
(versus 52% in 2017)

62%

Homes In Escrow Within 15 Days On Market
(versus 52% in 2017)

209

Homes Sold Between \$1-\$2 Million
(versus 195 in 2017)

63

Homes Sold Between \$2-\$3 Million
(versus 52 in 2017)

\$847

Record Average Price per sq. ft.

\$908

Average Price per sq. ft.

28

Homes Sold Between \$3-\$4 Million
(versus 22 in 2017)

8

Homes Sold Between \$4-5 Million
(versus 5 in 2017)

\$1,042

Record Average Price per sq. ft.

\$1,130

Average Price per sq. ft.

4

Homes Sold Between \$5-\$6 Million
(same as in 2017)

3

Homes Sold Above \$6 Million
(versus 1 in 2017)

\$1,065

Average Price per sq. ft.

\$1,330

Average Price per sq. ft.

MILL VALLEY HOMES SOLD JULY - DECEMBER 2018
\$1,000,000 - \$1,500,000

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 Before Offer
243 Flamingo	\$1,000,000	\$925,000	\$994	1,006 sq. ft.	2 bd. / 1 ba.	.13 ac.	6
54 Magee	\$1,015,000	\$1,175,000	\$664	1,528 sq. ft.	3 bd. / 2 ba.	.26 ac.	118
121 Ryan	\$1,017,500	\$1,235,000	\$925	1,100 sq. ft.	3 bd. / 1 ba.	.10 ac.	144
210 Summit	\$1,050,000	\$1,095,000	\$545	1,924 sq. ft.	3 bd. / 1 ba.	.24 ac.	15
108 Miller	\$1,050,000	\$995,000	\$656	1,600 sq. ft.	3 bd. / 2 ba.	.09 ac.	17
217 Rhonda	\$1,100,000	\$925,000	\$916	1,200 sq. ft.	3 bd. / 2 ba.	.17 ac.	11
569 Fairview	\$1,100,000	\$1,195,000	\$407	2,700 sq. ft.	4 bd. / 2.5 ba.	.24 ac.	9
388 Edgewood	\$1,106,500	\$1,549,000	\$486	2,273 sq. ft.	3 bd. / 2.5 ba.	.38 ac.	40
288 Morning Sun	\$1,120,000	\$1,100,000	\$824	1,359 sq. ft.	3 bd. / 2 ba.	.06 ac.	10
715 Cabin	\$1,125,000	\$1,095,000	\$781	1,440 sq. ft.	2 bd. / 2 ba.	.29 ac.	15
514 Browning	\$1,128,975	\$1,195,000	\$681	1,657 sq. ft.	4 bd. / 2 ba.	.29 ac.	40
69 Valley Circle	\$1,150,000	\$995,000	\$1,300	884 sq. ft.	2 bd. / 1 ba.	.11 ac.	7
16 Saint Jude	\$1,150,000	\$1,150,000	\$887	1,296 sq. ft.	2 bd. / 2 ba.	.17 ac.	9
276 Shoreline	\$1,175,000	\$1,245,000	\$740	1,587 sq. ft.	3 bd. / 2.5 ba.	.11 ac.	32
110 Highland	\$1,200,000	\$1,269,000	\$840	1,427 sq. ft.	3 bd. / 1 ba.	.13 ac.	31
332 Dolan	\$1,200,000	\$1,198,000	\$765	1,568 sq. ft.	3 bd. / 2 ba.	.15 ac.	8
25 Plaza	\$1,200,000	\$1,250,000	\$772	1,554 sq. ft.	3 bd. / 2 ba.	.12 ac.	6
925 W California	\$1,200,000	\$1,200,000	\$1,076	1,115 sq. ft.	2 bd. / 1 ba.	.18 ac.	0
879 Marin	\$1,202,500	\$1,200,000	\$793	1,516 sq. ft.	3 bd. / 2 ba.	.17 ac.	2
16 Stanton	\$1,205,000	\$1,100,000	\$453	2,660 sq. ft.	4 bd. / 3.5 ba.	.52 ac.	19
121 Morning Sun	\$1,205,000	\$1,050,000	\$656	1,835 sq. ft.	4 bd. / 3 ba.	.15 ac.	7
1204 Lattie	\$1,225,000	\$1,296,000	\$608	2,012 sq. ft.	4 bd. / 3 ba.	.14 ac.	56
302 Sheffield	\$1,225,000	\$1,225,000	\$894	1,369 sq. ft.	3 bd. / 2 ba.	.14 ac.	19
2 Lomita	\$1,250,000	\$1,295,000	\$928	1,346 sq. ft.	4 bd. / 2 ba.	.17 ac.	10
421 Montford	\$1,250,000	\$1,195,000	\$710	1,760 sq. ft.	3 bd. / 3 ba.	.25 ac.	10
308 Sheffield	\$1,299,000	\$1,299,000	\$807	1,608 sq. ft.	3 bd. / 2 ba.	.14 ac.	13
239 Princeton	\$1,300,000	\$1,197,000	\$1,046	1,242 sq. ft.	2 bd. / 2 ba.	.15 ac.	15
224 Morning Sun	\$1,300,000	\$1,099,000	\$711	1,828 sq. ft.	3 bd. / 2 ba.	.15 ac.	11
1077 W California	\$1,300,000	\$1,289,000	\$1,031	1,260 sq. ft.	2 bd. / 1 ba.	.11 ac.	17
75 Woodside	\$1,310,000	\$1,495,000	\$513	2,550 sq. ft.	5 bd. / 2 ba.	.15 ac.	31
381 Durant	\$1,322,500	\$1,399,000	\$646	2,047 sq. ft.	3 bd. / 2.5 ba.	.08 ac.	25
15 Morning Sun	\$1,350,000	\$1,025,000	\$626	2,156 sq. ft.	3 bd. / 2 ba.	.17 ac.	11
123 Tiburon	\$1,350,000	\$1,295,000	\$972	1,388 sq. ft.	3 bd. / 2 ba.	.26 ac.	11
439 Molino	\$1,350,000	\$1,295,000	\$869	1,552 sq. ft.	4 bd. / 2 ba.	.22 ac.	18
340 Carrera	\$1,350,000	\$1,395,000	\$572	2,360 sq. ft.	4 bd. / 2.5 ba.	.22 ac.	15
108 E Strawberry	\$1,370,000	\$1,425,000	\$904	1,515 sq. ft.	3 bd. / 2 ba.	.13 ac.	26
642 Northern	\$1,380,000	\$1,295,000	\$985	1,400 sq. ft.	3 bd. / 2 ba.	.16 ac.	3
172 Stanford	\$1,395,000	\$1,395,000	\$915	1,523 sq. ft.	3 bd. / 2 ba.	.17 ac.	8
29 Loring	\$1,400,000	\$1,299,000	\$828	1,689 sq. ft.	2 bd. / 2.5 ba.	.13 ac.	9
49 Valley	\$1,400,000	\$1,250,000	\$1,059	1,321 sq. ft.	2 bd. / 1 ba.	.12 ac.	6
513 Brookline	\$1,403,060	\$1,395,000	\$781	1,796 sq. ft.	3 bd. / 2 ba.	.25 ac.	20
165 Locust	\$1,405,000	\$1,359,000	\$1,229	1,143 sq. ft.	3 bd. / 1.5 ba.	.09 ac.	10
202 Princess	\$1,405,000	\$1,195,000	\$1,135	1,237 sq. ft.	3 bd. / 2 ba.	.16 ac.	7
77 Hilarita	\$1,411,000	\$1,300,000	\$1,209	1,167 sq. ft.	2 bd. / 1 ba.	.13 ac.	1
455 W Live Oak	\$1,440,000	\$1,495,000	\$725	1,984 sq. ft.	3 bd. / 3 ba.	.76 ac.	25
126 Belvedere	\$1,445,000	\$1,495,000	\$815	1,771 sq. ft.	3 bd. / 2 ba.	.20 ac.	20
617 Eucalyptus	\$1,450,000	\$1,395,000	\$784	1,849 sq. ft.	3 bd. / 3 ba.	.24 ac.	14
251 Marin	\$1,450,000	\$1,260,000	\$1,109	1,307 sq. ft.	4 bd. / 2 ba.	.13 ac.	7
48 Plymouth	\$1,450,000	\$1,550,000	\$1,210	1,198 sq. ft.	3 bd. / 2 ba.	.12 ac.	59
1 Wainwright	\$1,450,000	\$1,595,000	\$705	2,054 sq. ft.	3 bd. / 2 ba.	.79 ac.	24
351 Melrose	\$1,450,000	\$1,350,000	\$766	1,892 sq. ft.	3 bd. / 2 ba.	.27 ac.	9
321 W Blithedale	\$1,455,000	\$1,195,000	\$978	1,487 sq. ft.	2 bd. / 1 ba.	.25 ac.	6
219 Rhonda	\$1,460,000	\$1,275,000	\$723	2,019 sq. ft.	3 bd. / 2 ba.	.25 ac.	8
403 Spruce	\$1,475,000	\$1,475,000	\$1,033	1,427 sq. ft.	3 bd. / 3 ba.	.10 ac.	14
311 Carrera	\$1,485,000	\$1,495,000	\$909	1,632 sq. ft.	3 bd. / 2.5 ba.	.20 ac.	22
955 Greenhill	\$1,485,000	\$1,395,000	\$867	1,712 sq. ft.	3 bd. / 3 ba.	.20 ac.	7

MILL VALLEY HOMES SOLD JULY - DECEMBER 2018
\$1,500,000 - \$2,500,000

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 Before Offer
65 Oakdale	\$1,500,000	\$1,295,000	\$920	1,630 sq. ft.	4 bd. / 2 ba.	.17 ac.	9
466 Molino	\$1,537,500	\$1,537,500	\$861	1,784 sq. ft.	4 bd. / 3 ba.	.16 ac.	125
127 Richardson	\$1,547,500	\$1,575,000	\$814	1,900 sq. ft.	4 bd. / 2 ba.	.11 ac.	15
1231 Waterview	\$1,550,000	\$1,495,000	\$869	1,783 sq. ft.	3 bd. / 2.5 ba.	.08 ac.	14
263 Morning Sun	\$1,595,000	\$1,595,000	\$926	1,721 sq. ft.	3 bd. / 2 ba.	.13 ac.	14
17 Hill	\$1,608,000	\$1,549,000	\$924	1,740 sq. ft.	3 bd. / 2.5 ba.	.11 ac.	11
210 California	\$1,610,000	\$1,500,000	\$900	1,788 sq. ft.	3 bd. / 2 ba.	.15 ac.	50
6 Bay Vista	\$1,615,000	\$1,499,000	\$684	2,358 sq. ft.	3 bd. / 2.5 ba.	.16 ac.	8
111 E Strawberry	\$1,624,000	\$1,495,000	\$986	1,647 sq. ft.	3 bd. / 2 ba.	.16 ac.	13
69 Milland	\$1,627,000	\$1,450,000	\$754	2,156 sq. ft.	3 bd. / 2.5 ba.	.18 ac.	8
883 Marin	\$1,635,000	\$1,495,000	\$767	2,130 sq. ft.	4 bd. / 3 ba.	.09 ac.	16
224 Richardson	\$1,650,000	\$1,495,000	\$1,185	1,392 sq. ft.	3 bd. / 2 ba.	.21 ac.	8
3 Beverly	\$1,667,000	\$1,695,000	\$731	2,279 sq. ft.	3 bd. / 3 ba.	.22 ac.	9
70 Evelyn	\$1,675,000	\$1,825,000	\$562	2,976 sq. ft.	5 bd. / 4.5 ba.	1.11 ac.	150
46 Elinor	\$1,685,000	\$1,759,000	\$662	2,543 sq. ft.	4 bd. / 2 ba.	.32 ac.	67
109 Shelley	\$1,695,000	\$1,850,000	\$726	2,332 sq. ft.	4 bd. / 3 ba.	.21 ac.	31
12 Shell	\$1,700,000	\$1,749,000	\$1,004	1,692 sq. ft.	4 bd. / 3 ba.	.19 ac.	8
125 Highland	\$1,700,000	\$1,595,000	\$879	1,945 sq. ft.	3 bd. / 2 ba.	.17 ac.	8
230 Miller	\$1,710,000	\$1,995,000	\$705	2,455 sq. ft.	2 bd. / 4 ba.	.15 ac.	113
319 Ralston	\$1,750,000	\$1,950,000	\$495	3,530 sq. ft.	3 bd. / 2.5 ba.	.79 ac.	138
101 California	\$1,750,000	\$1,595,000	\$903	1,936 sq. ft.	4 bd. / 3 ba.	.20 ac.	8
322 Sheffield	\$1,750,000	\$1,750,000	\$835	2,094 sq. ft.	4 bd. / 2.5 ba.	.13 ac.	0
643 Northern	\$1,755,000	\$1,849,000	\$830	2,113 sq. ft.	3 bd. / 2 ba.	.26 ac.	26
981 Greenhill	\$1,775,000	\$1,850,000	\$636	2,778 sq. ft.	5 bd. / 3 ba.	.18 ac.	52
268 Cascade	\$1,775,000	\$2,395,000	\$518	3,421 sq. ft.	5 bd. / 5 ba.	.37 ac.	55
351 Laverne	\$1,780,000	\$1,650,000	\$785	2,266 sq. ft.	3 bd. / 2.5 ba.	.28 ac.	9
374 Edgewood	\$1,795,000	\$1,995,000	\$753	2,381 sq. ft.	4 bd. / 3.5 ba.	.39 ac.	55
35 Underhill	\$1,799,850	\$1,995,000	\$681	2,641 sq. ft.	4 bd. / 2.5 ba.	.21 ac.	47
260 Morning Sun	\$1,810,000	\$1,695,000	\$868	2,084 sq. ft.	3 bd. / 2 ba.	.27 ac.	8
109 Hillside	\$1,810,000	\$1,750,000	\$670	2,700 sq. ft.	5 bd. / 3 ba.	.20 ac.	10
503 Pixie	\$1,812,500	\$1,995,000	\$814	2,225 sq. ft.	3 bd. / 3.5 ba.	.23 ac.	97
272 Ricardo	\$1,825,000	\$1,850,000	\$842	2,165 sq. ft.	4 bd. / 2.5 ba.	.24 ac.	12
101 Coronet	\$1,850,000	\$2,196,000	\$771	2,397 sq. ft.	3 bd. / 3 ba.	.24 ac.	35
129 Alta Vista	\$1,850,000	\$2,095,000	\$794	2,329 sq. ft.	4 bd. / 3 ba.	.23 ac.	41
400 Hilldale	\$1,851,500	\$1,895,000	\$920	2,011 sq. ft.	4 bd. / 2 ba.	.45 ac.	27
3 Wainwright	\$1,875,000	\$1,700,000	\$983	1,906 sq. ft.	2 bd. / 2 ba.	.42 ac.	2
155 Buena Vista	\$1,900,000	\$2,350,000	\$620	3,061 sq. ft.	5 bd. / 3 ba.	.18 ac.	54
211 Reed	\$1,925,000	\$1,600,000	\$1,190	1,617 sq. ft.	4 bd. / 2.5 ba.	.24 ac.	6
210 Elm	\$1,925,000	\$1,695,000	\$992	1,940 sq. ft.	3 bd. / 2.5 ba.	.09 ac.	6
39 Renz	\$1,995,000	\$2,175,000	\$809	2,463 sq. ft.	3 bd. / 3.5 ba.	.51 ac.	76
2 Carolyn	\$1,995,000	\$2,150,000	\$693	2,878 sq. ft.	4 bd. / 2.5 ba.	.22 ac.	20
383 Molino	\$2,000,000	\$1,850,000	\$1,072	1,865 sq. ft.	3 bd. / 2 ba.	.22 ac.	7
139 Belvedere	\$2,060,000	\$1,995,000	\$956	2,154 sq. ft.	4 bd. / 3 ba.	.25 ac.	2
240 Del Casa	\$2,100,000	\$2,349,000	\$648	3,236 sq. ft.	5 bd. / 5 ba.	.22 ac.	126
208 Sycamore	\$2,100,000	\$2,195,000	\$1,194	1,758 sq. ft.	3 bd. / 2.5 ba.	.11 ac.	18
304 Durant	\$2,125,000	\$2,495,000	\$532	3,990 sq. ft.	5 bd. / 3.5 ba.	.18 ac.	12
431 Live Oak	\$2,125,000	\$2,195,000	\$1,057	2,010 sq. ft.	4 bd. / 3 ba.	.16 ac.	21
64 Alta Vista	\$2,170,000	\$2,250,000	\$918	2,363 sq. ft.	3 bd. / 3 ba.	.16 ac.	29
34 Circle	\$2,320,000	\$2,295,000	\$1,154	2,009 sq. ft.	3 bd. / 2 ba.	.12 ac.	7
30 Vista Del Sol	\$2,337,500	\$2,495,000	\$679	3,442 sq. ft.	4 bd. / 3.5 ba.	.25 ac.	28
71 Thalia	\$2,370,000	\$2,195,000	\$1,182	2,005 sq. ft.	4 bd. / 3 ba.	.18 ac.	6
34 Sycamore	\$2,400,000	\$2,595,000	\$1,081	2,220 sq. ft.	3 bd. / 3.5 ba.	.10 ac.	63
64 Alta Vista	\$2,400,000	\$2,195,000	\$1,051	2,363 sq. ft.	3 bd. / 3 ba.	.16 ac.	14
22 Vista Real	\$2,425,000	\$2,395,000	\$637	3,805 sq. ft.	5 bd. / 5.5 ba.	.19 ac.	14
38 Topside	\$2,450,000	\$2,525,000	\$699	3,504 sq. ft.	4 bd. / 3 ba.	.32 ac.	14
17 Vasco	\$2,452,000	\$2,400,000	\$1,088	2,252 sq. ft.	5 bd. / 3.5 ba.	.36 ac.	20
302 Bell	\$2,475,000	\$2,649,000	\$958	2,581 sq. ft.	4 bd. / 3.5 ba.	.28 ac.	33

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PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

MILL VALLEY HOMES SOLD JULY - DECEMBER 2018
\$2,500,000 AND ABOVE

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 Before Offer
309 Corte Madera	\$2,500,000	\$2,695,000	\$991	2,521 sq. ft.	4 bd. / 3.5 ba.	.16 ac.	11
99 Great Circle	\$2,562,387	\$2,550,000	\$820	3,123 sq. ft.	3 bd. / 2.5 ba.	.24 ac.	7
515 Lovell	\$2,600,000	\$2,995,000	\$592	4,387 sq. ft.	4 bd. / 3.5 ba.	.19 ac.	177
35 Locke	\$2,600,000	\$2,450,000	\$886	2,932 sq. ft.	5 bd. / 3.5 ba.	.18 ac.	10
331 Pine Hill	\$2,700,000	\$3,150,000	\$826	3,266 sq. ft.	4 bd. / 3.5 ba.	.34 ac.	236
17 Marsh	\$2,700,000	\$2,695,000	\$963	2,803 sq. ft.	4 bd. / 2.5 ba.	.43 ac.	16
435 E Strawberry	\$2,700,000	\$2,700,000	\$1,227	2,199 sq. ft.	3 bd. / 2.5 ba.	.52 ac.	11
229 Reed	\$2,725,000	\$3,250,000	\$870	3,130 sq. ft.	5 bd. / 4.5 ba.	.26 ac.	37
19 Heather	\$2,735,000	\$2,849,000	\$1,117	2,447 sq. ft.	4 bd. / 3 ba.	.22 ac.	40
391 Loring	\$2,775,000	\$2,975,000	\$810	3,422 sq. ft.	5 bd. / 4.5 ba.	.26 ac.	49
2 Vasco	\$2,810,000	\$2,695,000	\$877	3,202 sq. ft.	4 bd. / 3 ba.	.41 ac.	14
512 Hillside	\$2,925,000	\$3,200,000	\$874	3,345 sq. ft.	5 bd. / 5 ba.	.20 ac.	42
5 Locke	\$2,930,000	\$2,595,000	\$1,482	1,977 sq. ft.	3 bd. / 3 ba.	.13 ac.	10
81 Vista Del Sol	\$2,950,000	\$3,295,000	\$667	4,422 sq. ft.	5 bd. / 5.5 ba.	.37 ac.	63
141 Helens	\$2,950,000	\$2,950,000	\$1,037	2,844 sq. ft.	5 bd. / 4.5 ba.	.24 ac.	11
14 Thalia	\$3,000,000	\$2,950,000	\$1,040	2,882 sq. ft.	4 bd. / 5 ba.	.10 ac.	0
16 Loring	\$3,025,000	\$2,995,000	\$954	3,170 sq. ft.	3 bd. / 3.5 ba.	.46 ac.	11
21 Lower	\$3,150,000	\$3,350,000	\$1,060	2,970 sq. ft.	4 bd. / 3.5 ba.	.22 ac.	15
4 Via Van Dyke	\$3,250,000	\$3,895,000	\$747	4,345 sq. ft.	4 bd. / 3.5 ba.	.41 ac.	132
151 Great Circle	\$3,250,000	\$3,395,000	\$997	3,259 sq. ft.	4 bd. / 3.5 ba.	.22 ac.	8
300 Summit	\$3,300,000	\$2,995,000	\$940	3,510 sq. ft.	4 bd. / 5 ba.	.84 ac.	13
46 Topside	\$3,430,500	\$3,588,000	\$794	4,319 sq. ft.	5 bd. / 4.5 ba.	.31 ac.	15
117 Chapel	\$3,575,000	\$3,995,000	\$864	4,135 sq. ft.	5 bd. / 3.5 ba.	.50 ac.	57
93 Coronet	\$3,600,000	\$3,595,000	\$1,029	3,497 sq. ft.	5 bd. / 4 ba.	.35 ac.	9
175 Elm	\$3,850,000	\$3,395,000	\$1,258	3,060 sq. ft.	4 bd. / 3 ba.	.14 ac.	3
371 Loring	\$3,880,000	\$3,850,000	\$906	4,282 sq. ft.	5 bd. / 5 ba.	1.97 ac.	34
81 Montford	\$3,910,000	\$3,750,000	\$1,298	3,011 sq. ft.	5 bd. / 4.5 ba.	.19 ac.	3
750 Lovell	\$3,950,000	\$4,595,000	\$1,056	3,738 sq. ft.	5 bd. / 2.5 ba.	3.41 ac.	221
20 Carmelita	\$4,050,000	\$3,850,000	\$1,207	3,355 sq. ft.	5 bd. / 4 ba.	.17 ac.	0
84 Buena Vista	\$4,550,000	\$4,595,000	\$1,313	3,464 sq. ft.	4 bd. / 4.5 ba.	.14 ac.	87
560 Summit	\$4,700,000	\$4,995,000	\$958	4,905 sq. ft.	4 bd. / 7 ba.	1.05 ac.	166
10 Manor	\$4,800,000	\$4,995,000	\$977	4,910 sq. ft.	5 bd. / 3.5 ba.	.22 ac.	9
8 Laurina	\$5,175,000	\$4,999,000	\$1,017	5,085 sq. ft.	5 bd. / 5.5 ba.	.63 ac.	5
351 Lovell	\$5,995,000	\$7,000,000	\$1,122	5,340 sq. ft.	5 bd. / 6.5 ba.	.30 ac.	112
33 Escalon	\$11,460,000	\$12,750,000	\$1,689	6,785 sq. ft.	6 bd. / 4.5 ba.	5.16 ac.	34