

Mark Millstein, Broker Associate 415.601.9240 www.marinpremierhomes.com

1st Quarter 2010

The market is active for what is traditionally a quieter winter/spring period; there are currently 37 homes for sale, with 6 currently in escrow. This indicates that excellent opportunities exist for both buyers and sellers. Although the average listing price for homes listed in March 2010 is 31.8% higher than for those listed in March 2009, interestingly, the average selling price for homes sold during the first quarter of 2010 was 14.6% lower than the same period for the previous year.

Setting expectations in today's market is critical for success. Although pricing a home has become more complex, with more than 30 years of real estate experience, Mark Millstein provides his clients with the in-depth market analyses and exceptional marketing that leads to great results. For a confidential analysis of your real estate opportunities, contact Mark Millstein, Sotheby's International Realty / Decker Bullock at 415.601.9240 or mark.millstein@sothebysrealty.com.

Belvedere Summary

Year	New Listings for Month of March	Average Listing Price	Number of Homes Sold January - March	Average Selling Price	Price Per Sq. Ft. Sold (Range)	Average Days On Market Until Ratified Contract (Range)
2010	13	\$3,239,923	4	\$2,981,250	\$559-\$1,365	40-475
2009	9	\$2,456,667	3	\$3,491,667	\$1,092-\$1,430	26-253

Belvedere Homes Sold January – March 2010

Address	Selling Price	Original Listing Price	Bedrooms/ Baths	Approximate Size of Home	Price Per Sq. Ft. Sold	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Days on Market until Ratified Contract	Date Sold
83 West Shore Rd.	\$2,500,000* (*leased land)	\$3,500,000	4 bd. / 3½ ba.	3,481 sq. ft.	\$718	11,979 sq. ft.	234	03/15/10
10 Oak Ave.	\$2,545,000	\$2,995,000	4 bd. / 4½ ba.	4,551 sq. ft.	\$559	19,689 sq. ft.	475	01/08/10
246 Bayview Ave.	\$2,830,000	\$3,995,000	4 bd. / 3½ ba.	3,580 sq. ft.	\$790	4,487 sq. ft.	378	02/11/10
31 Windward Ave.	\$4,050,000	\$4,395,000	5 bd. / 3½ ba.	2,966 sq. ft.	\$1,365	8,034 sq. ft.	40	02/01/10

MILLSTEIN MARKET ANALYSIS™

Belvedere Residential Real Estate Report

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INTERNATIONAL REALTY

1st Quarter 2010



Mark A Millstein

100 Tiburon Blvd
Mill Valley, CA 94941
415.601.9240
mark.millstein@sothebysrealty.com



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