

THE BELVEDERE RESIDENTIAL REAL ESTATE REPORT

YEAR-TO-DATE SUMMARY

Twelve homes sold during the first seven months of 2009 which is the same number of homes sold during the first seven months of 2008. Most notably, no Belvedere homes in 2009 sold over \$5.2 million, whereas 2 homes exceeded this threshold for the same time period in 2008 (\$6,485,000 and \$9,750,000).

For 2009, the average time on the market is 118 days, the average price per square foot sold is \$1,009, and the average selling price as a percent of the original listing price is 80%. For the first seven months of 2008, the average time on the market was 132 days, the average price per square foot sold was also \$1,009, and the average selling price as a percent of the original listing price was higher than 2009 at 88%.

JULY SUMMARY

Three homes were sold in July, compared to 2 homes sold during the previous month. Four homes are in escrow, the same total as the previous month. Two homes were withdrawn from the market.

PRICE REDUCTIONS

20% of all Belvedere homes for sale offered price reductions during July ranging from 3.5% to 12.6% with an average price reduction of 6.4%. These reductions are a fraction of those seen in several other Bay Area markets which have been harder hit by the economic shift.

The Belvedere Residential Real Estate Report by Mark A. Millstein provides up-to-date market information and analysis to Belvedere residents and buyers and sellers. A Marin resident with more than 30 years of experience as a real estate broker and private investor, Millstein keeps discerning clients apprised of their real estate options and opportunities in a constantly changing market. For a discreet and confidential analysis of your real estate needs, contact Mark A. Millstein, Decker Bullock Sotheby's International Realty at 415-601-9240 or m.millstein@deckerbullocksir.com.

Newly Listed Homes For Sale (July 1st – 31st, 2009)

Address	Listing Price	Approximate Size of Home	Price Per Sq. Ft.	Approximate Lot Size (1 acre = 43,560 sq. ft.)
250 Bayview Ave.	\$945,000	1,374 sq. ft.	\$687	6,229 sq. ft.
152 Bayview Ave.	\$1,855,000	1,839 sq. ft.	\$1,025	8,280 sq. ft.
5 N. Point Circle	\$1,895,000	2,939 sq. ft.	\$644	9,235 sq. ft.
110 Belle Vista Ave.	\$2,449,000	2,663 sq. ft.	\$919	10,280 sq. ft.
14 Eucalyptus Rd.	\$2,650,000	3,476 sq. ft.	\$762	18,208 sq. ft.
129 Bella Vista Ave.	\$2,695,000	3,267 sq. ft.	\$824	7,020 sq. ft.
16 Edgewater Rd.	\$5,500,000	4,469 sq. ft.	\$1,230	14,331 sq. ft.
8 West Shore Dr.	\$5,500,000	5,728 sq. ft.	\$960	18,861 sq. ft.

Homes Placed In Escrow (July 1st – 31st, 2009)

Homes Placed In Escrow July 2009	Total Homes In Escrow end of July 2009	Homes In Escrow Previous Month	Percent Change from Previous Month
2	4	4	0%

THE BELVEDERE RESIDENTIAL REAL ESTATE REPORT

Homes Sold (July 1st – 31st, 2009)

Address	Original Listing Price	Revised Listing Price	Selling Price	Approx. Size of Home	Price Per Sq. Ft. Sold	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Selling Price as a Percent of Original Listing Price	Days on Market until Ratified Contract
2 Eucalyptus Rd.	\$3,550,000	\$2,595,000	\$2,640,000	4,474 sq. ft.	\$590	20,155 sq. ft.	74%	121
33 Peninsula Rd.	\$3,400,000	none	\$3,225,000	2,439 sq. ft.	\$1,322	6,578 sq. ft.	95%	51
10 Crest Rd.	\$4,975,000	\$4,825,000	\$4,350,000	4,247 sq. ft.	\$1,026	29,070 sq. ft.	87.44%	85

Belvedere Summary

Belvedere Homes Sold Year To Date (January 1st – July 31st, 2009)

Address	Original Listing Price	Revised Listing Price	Selling Price	Approx. Size of Home	Price Per Sq. Ft. Sold	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Selling Price as a Percent of Original Listing Price	Days on Market until Ratified Contract	Date Sold
121 BayView Ave.	\$1,289,000	\$1,199,000	\$950,000	1,673 sq. ft.	\$567	10,890 sq. ft.	73%	102	6/4/09
30 Eucalyptus Rd.	\$2,500,000	none	\$2,505,000	2,144 sq. ft.	\$1,168	31,842 sq. ft.	100.02%	16	6/9/09
331 San Rafael Ave.	\$2,995,000	\$2,550,000	\$2,375,000	2,174 sq. ft.	\$1,092	7,797 sq. ft.	79%	134	1/8/09
3 Leeward Rd.	\$2,950,000	none	\$2,950,000	3,536 sq. ft.	834	8,973 sq. ft.	100%	27	5/12/09
310 Beach Rd.	\$2,995,000	\$2,595,000	\$2,625,000	3,179 sq. ft.	\$825	7,667 sq. ft.	87%	65	3/11/09
2 Eucalyptus Rd.	\$3,550,000	\$2,595,000	\$2,640,000	4,474 sq. ft.	\$590	20,155 sq. ft.	74%	121	7/31/09
33 Peninsula Rd.	\$3,400,000	none	\$3,225,000	2,439 sq. ft.	\$1,322	6,578 sq. ft.	95%	51	7/10/09
10 Crest Rd.	\$4,975,000	\$4,825,000	\$4,350,000	4,247 sq. ft.	\$1,026	29,070 sq. ft.	87.44%	85	7/17/09
30 Peninsula Rd.	\$5,000,000	none	\$4,900,000	3,425 sq. ft.	\$1,430	7,275 sq. ft.	98%	26	2/22/09
5 Blanding Lane	\$6,950,000	\$5,750,000	\$3,000,000	3,188 sq. ft.	\$941	40,598 sq. ft.	43%	111	5/12/09
3 West Shore Rd	\$5,595,000	\$3,200,000	\$3,200,000	2,720 sq. ft.	\$1,176	9,104 sq. ft.	57%	253	3/17/09
429 Golden Gate Ave.	\$7,450,000	\$5,795,000	\$5,200,000	4,530 sq. ft.	\$1,147	7,536 sq. ft.	69%	427	4/14/09

Belvedere Residential Summary for the Month of July 2009

Total Homes for Sale July 2009	Total Homes in Escrow end of July 2009	Homes Sold in July 2009	Price Per Sq. Ft. Sold (Average)	Price Per Sq. Ft. Sold (Range)	Selling Price as a Percent of Original Listing Price (Average)	Days On Market Until Ratified Contract (Average)
35	4	3	\$979	\$590 - \$1,322	85%	85

Belvedere Residential Summary Year to Date 2009

Total Homes Sold Year to Date 2009	Price Per Sq. Ft. Sold (Average)	Price Per Sq. Ft. Sold (Range)	Selling Price as a Percent of Original Listing Price (Average)	Days On Market Until Ratified Contract (Average)
12	\$1009	\$567 - \$1,430	80%	118

MARK A. MILLSTEIN, BROKER ASSOCIATE

Decker Bullock Sotheby's International Realty

As a veteran real estate broker, developer and investor of upper-end homes in Marin County, Mark Millstein possesses the professional knowledge, objectivity, and personal experience to advise his clients on all aspects involving the purchase or sale of a premier property.

Mark's in-depth market knowledge and strong negotiating skills along with his extensive experience in assessing the physical condition and potential of an exclusive property is a powerful combination that assures a successful sale or purchase.

Millstein's association with the prestigious firm of Decker Bullock Sotheby's International Realty affords his clients the widest possible exposure to Marin County's luxury real estate marketplace. He continuously builds and maintains sources of upper-end buyers and sellers at local, national and international levels.

Millstein's clients also benefit from the worldwide exposure of Sotheby's International Realty, including auction house clientele and powerful global contacts. For maximum exposure attracting qualified buyers and sellers, Millstein's advertising program, reach and results are unmatched.

For more information about how we can help you achieve your real estate goals, please contact:

Mark A Millstein
Broker Associate
Decker Bullock Sotheby's International Realty
tel. 415.601.9240
m.millstein@deckerbullocksir.com

DRE#00800285

Matching discriminating buyers and sellers with extraordinary opportunities.