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1st Quarter 2010

More good news! 12 homes sold during the first quarter of 2010 compared to just two in the same period in 2009. The average selling price was 15% higher than in 2009. 15 homes were listed for sale during the month of March 2010 with an average listing price that is 11% higher than in March 2009. Market activity is strong for what is traditionally a quieter winter/spring period. There are currently 35 homes for sale, with 10 currently in escrow. This indicates that excellent opportunities continue to exist for both buyers and sellers.

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](mailto:mark.millstein@sothebysrealty.com).

### Kentfield 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	15	\$2,425,000	12	\$1,783,000	\$404-\$852	117
2009	8	\$2,177,375	2	\$1,547,500	\$588-\$606	274

### Kentfield Homes Sold 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
124 Rancheria Rd.	\$1,378,000	\$1,525,000	3 bd. / 3 ba.	2,879 sq.ft.	\$481	23,043	90	3/26/10
19 Toussin Ave.	\$2,147,000	\$3,195,000	4 bd. / 4½ ba.	4,022 sq.ft.	\$533	1.16 acres	116	3/04/10
222 Evergreen Dr	\$2,425,000	\$2,500,000	4 bd. / 3½	2,846 sq.ft.	\$852	22,346	26	3/30/10
36 Evergreen Dr.	\$2,850,000	\$2,850,000	5 bd. / 4½	4,200 sq.ft.	\$678	31,450	27	3/18/10

# MILLSTEIN MARKET ANALYSIS™

## Kentfield Residential Real Estate Report

Decker  
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INTERNATIONAL REALTY

1st Quarter 2010



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