

Kentfield Real Estate Review – January – March 2014

The selling season has begun and the real estate market continues to trend upward.

So far in 2014, fewer homes have sold in Kentfield compared to the same period in 2013 due to limited inventory. When homes do become available, buyers are moving quickly and multiple offers are common.

Average time on the market has significantly decreased. Seven of the 8 homes sold priced \$1 million and above were on the market for less than 32 days, many for just a few days.

Average pricing increased. The average price per square foot sold increased to \$867.

More homes are in escrow; inventory is limited. Thirty-three percent of the homes on the market are in escrow. Inventory is particularly limited for homes priced between \$2-4 million.

We are now experiencing an even stronger market than previous years. Buyers are out and looking. If you've been

waiting to sell, now is the time, as prices are now approaching record levels.

As a Kentfield specialist at Sotheby's International Realty, I provide the highest level of service. Because I use aerial photography, video, and extensive local and international advertising, you'll find my reach in exposing your home to potential buyers is unsurpassed.

Please call me (415-601-9240) or email me at mark.millstein@sothebysrealty.com to learn about the personal service I offer along with the benefit of Sotheby's International Realty.

Warmly,



Decker
Bullock

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KENTFIELD HOMES SOLD \$1.4M AND ABOVE JANUARY-MARCH 2014

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
25 Altamira	\$1,400,000	\$1,200,000	\$620	2,257 sq. ft.	4 bd. / 1.5 ba.	16,000 sq. ft.	17
15 Butterfly	\$1,420,000	\$1,299,000	\$528	2,668 sq. ft.	3 bd. / 4 ba.	7,370 sq. ft.	32
45 Berens	\$1,600,000	\$1,599,000	\$913	1,752 sq. ft.	3 bd. / 2.5 ba.	9,030 sq. ft.	22
14 Altamira	\$1,675,000	\$1,649,000	\$716	2,337 sq. ft.	3 bd. / 2.5 ba.	6,752 sq. ft.	15
42 Berens	\$1,895,000	\$1,895,000	\$889	2,130 sq. ft.	4 bd. / 2 ba.	7,126 sq. ft.	4
10 Turnagain	\$2,100,000	\$2,100,000	\$919	2,284 sq. ft.	4 bd. / 3 ba.	39,792 sq. ft.	53
137 Cypress	\$3,500,000	\$2,895,000	\$1,060	3,300 sq. ft.	4 bd. / 3.5 ba.	15,002 sq. ft.	6
120 Evergreen	\$3,745,000	\$3,895,000	\$872	4,293 sq. ft.	6 bd. / 5 ba.	1.57 ac.	32
201 Laurel Grove	\$6,000,000	\$5,995,000	\$1,034	5,800 sq. ft.	6 bd. / 6.5 ba.	33,977 sq. ft.	6