

THE KENTFIELD RESIDENTIAL REAL ESTATE REPORT

YEAR-TO-DATE SUMMARY

Twelve homes sold during the first seven months of 2009 compared to 30 homes sold during the first seven months of 2008. Most notably, only two Kentfield homes in 2009 (both in July) sold over \$3 million, down from nine homes that exceeded this threshold for the same time period in 2008. Homes that attracted more than \$3 million during this time period in 2008 ranged from \$3.1 to \$8.575 million.

For 2009, the average time on the market is 83 days, the average price per square foot sold is \$870, and the average selling price as a percent of the original listing price is 86%. For the first seven months of 2008, the average time on the market was 68 days, the average price per square foot sold was \$913, and the average selling price as a percent of the original listing price was 93%.

JULY SUMMARY

Three homes were sold in July, compared to 4 homes sold during the previous month. Eleven homes are in escrow, compared to 5 homes for the previous month. Seven homes were withdrawn from the market.

PRICE REDUCTIONS

14% of all Kentfield homes for sale offered price reductions during July ranging from 3.3% to 13.6% with an average price reduction of 7.8%. These reductions are a fraction of those seen in several other Bay Area markets which have been harder hit by the economic shift.

The Kentfield Residential Real Estate Report by Mark A. Millstein provides up-to-date market information and analysis to Kentfield 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.

Kent Woodlands/Laurel Grove/Del Mesa/Winship Park Area

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.)
235 So. Ridgewood Rd.	\$1,725,000	2,704 sq. ft.	\$637	1.15 acres
11 Fern Way	\$2,185,000	2,555 sq. ft.	\$855	19,950 sq. ft.
223 Evergreen Dr.	\$2,495,000	3,397 sq. ft.	\$734	19,863 sq. ft.
16 Madrone Way	\$2,695,000	3,962 sq. ft.	\$680	28,488 sq. ft.
65 Rock Rd.	\$5,995,000	5,296 sq. ft.	\$1,132	19,602 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
5	11	5	120%

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Kent Woodlands/Laurel Grove/Del Mesa/Winship Park Area (cont'd)

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
234 So. Ridgewood Rd.	\$3,200,000	none	\$3,100,000	3,970 sq. ft.	\$780	26,005 sq. ft.	97%	14
324 Palm Dr.	\$10,500,000	none	\$9,800,000	7,200 sq. ft.	\$1,361	1.16 acres	93%	3

Kentfield Summary

Kentfield 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
343 Kent Ave.	\$839,000	none	\$795,000	1,350 sq. ft.	\$589	3,920 sq. ft.	94%	215	3/6/09
47 Berens Dr.	\$995,000	none	\$975,000	1,900 sq. ft.	\$513	6,186 sq. ft.	98%	41	6/11/09
33 Terrace Ave.	\$1,395,000	none	\$1,325,000	2,200 sq. ft.	\$602	7,492 sq. ft.	95%	44	7/2/09
170 Rancheria Rd.	\$1,395,950	none	\$1,400,000	2,880 sq. ft.	\$486	1.4 acres	100.20%	4	6/25/09
304 Kent Ave.	\$1,495,000	\$1,395,000	\$1,285,000	1,616 sq. ft.	\$795	6,011 sq. ft.	86%	199	6/5/09
531 Woodland Rd.	\$2,675,000	\$2,475,000	\$2,332,500	3,003 sq. ft.	\$776	13,808 sq. ft.	87%	21	5/27/09
62 Rancheria Rd.	\$2,795,000	none	\$2,625,000	4,331 sq. ft.	\$606	40,729 sq. ft.	94%	48	4/21/09
49 Manor Rd.	\$2,795,000	none	\$2,700,000	3,776 sq. ft.	\$715	17,032 sq. ft.	96%	36	6/30/09
234 Ridgewood Rd.	\$3,200,000	none	\$3,100,000	3,970 sq. ft.	\$780	26,005 sq. ft.	97%	14	7/31/09
324 Palm Ave.	\$10,500,000	none	\$9,800,000	7,200 sq. ft.	\$1,361	1.16 acres	93%	3	7/20/09

Kentfield 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	11	3	\$914	\$602-\$1,361	95%	20

Kentfield 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	\$705	\$513 - \$1,361	92%	84

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:

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Matching discriminating buyers and sellers with extraordinary opportunities.