

Belvedere Real Estate Review – January-April 2013

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

So far in 2013, more homes have sold when compared to the same period in 2012. Moreover, time on the market has decreased. Forty-six percent of the homes sold were on the market for less than 60 days. Buyers are now moving more quickly.

Homes priced between \$2-3 million are selling well.

Forty-six percent of the homes sold year-to date were priced between \$2-3 million. Three homes sold between \$3-4 million, and one home sold above \$4 million.

More homes are in escrow; inventory is limited.

Twenty percent of the homes on the market are in escrow, all priced below \$4 million. Twenty-four homes are currently on the market in Belvedere; inventory is particularly limited for homes priced below \$3 million. Homes located on the lagoon continue to be in high demand and are selling very quickly.

We are primed for a strong selling season. Buyers are out and looking, despite low inventories. If you've been waiting to sell, now is the time, while interest rates are still at historical lows and buyers who have been waiting on the sidelines are coming out in record numbers.

I'm available to speak with you more about these trends – call or email anytime!

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Warmly,

Mark Millstein



Belvedere Homes Sold January-April 2013

Address	Selling Price	Original Listing Price	Approx. Size of Home	Price Per Sq. Ft. Sold	Bedrooms/ Baths	Approx. Lot Size (1 acre = 43,560 sq. ft.)	Days on Market
10 Lagoon	\$1,810,000	\$1,850,000	2,037 sq. ft.	\$888	3 bd. / 2. ba.	6,011 sq. ft.	9
7 Bellevue	\$1,950,000	\$2,050,000	2,569 sq. ft.	\$759	3 bd. / 3 ba.	4,138 sq. ft.	53
312 Beach	\$2,000,000	\$3,700,000	3,067 sq. ft.	\$652	6 bd. / 3 ba.	11,979 sq. ft.	541
172 Bella Vista	\$2,275,000	\$2,995,000	3,500 sq. ft.	\$650	4 bd. / 5 ba.	11,674 sq. ft.	45
404 Bella Vista	\$2,475,000	\$3,195,000	4,775 sq. ft.	\$518	5 bd. / 4.5 ba.	5,793 sq. ft.	175
4 Leeward	\$2,525,000	\$2,900,000	2,783 sq. ft.	\$907	4 bd. / 3.5 ba.	8,340 sq. ft.	68
428 Golden Gate	\$2,600,000	\$2,995,000	3,503 sq. ft.	\$742	4 bd. / 3 ba.	11,456 sq. ft.	141
20 Cove	\$2,850,000	\$3,150,000	3,871 sq. ft.	\$736	3 bd. / 3.5 ba.	10,656 sq. ft.	310
16 Windward	\$2,960,000	\$2,995,000	3,361 sq. ft.	\$880	5 bd. / 3 ba.	8,024 sq. ft.	18
140 Bella Vista	\$3,445,000	\$3,495,000	5,760 sq. ft.	\$598	6 bd. / 7 ba.	7,024 sq. ft.	215
2 Golden Gate	\$3,450,000	\$3,450,000	4,005 sq. ft.	\$861	5 bd. / 3.5 ba.	15,551 sq. ft.	61
120 San Rafael	\$3,600,000	\$3,600,000	2,800 sq. ft.	\$1,285	4 bd. / 3 ba.	8,973 sq. ft.	59
27 Bellevue	\$9,500,000	\$11,950,000	4,039 sq. ft.	\$2,352	3 bd. / 6 ba.	2,176 sq. ft.	176