

# MILLSTEIN MARKET REPORT

First Half 2015 Belvedere Residential Real Estate

Decker  
Bullock

Sotheby's  
INTERNATIONAL REALTY

**Mark Millstein**

100 Tiburon Boulevard

Mill Valley, CA 94941

415.601.9240

mark.millstein@sothebysrealty.com

marinpremierhomes.com

Prsrt Std  
U.S. Postage

**PAID**

Mill Valley, CA.

Permit No. 220



Decker  
Bullock | Sotheby's  
INTERNATIONAL REALTY

marinpremierhomes.com

mark.millstein@sothebysrealty.com

415.601.9240

Mark Millstein has lived in Marin County for 40 years and worked in Bay Area real estate since 1980. He has successfully built and renovated more than a dozen homes in Marin County. His vast experience both as a broker and investor makes him able to quickly prepare a home for sale, maximize its value, negotiate the highest possible price, and provide a quick sale.



MILLSTEIN MARKET REPORT  
First Half 2015 Belvedere Residential Real Estate

# MILLSTEIN MARKET REPORT

## First Half 2015 Belvedere Residential Real Estate

### Dear Belvedere Resident,

Reflecting the Marin County trend, Belvedere saw fewer single family homes sold during the first half of 2015 compared to the same period in 2014. Fourteen homes sold compared to 23 in 2014.

Although fewer homes sold, home values in Belvedere are now above the historic high set in 2007. Constrained inventory in the first half of 2015 is encouraging fast property sales and high prices:



Buyers have returned to the top end of the market after being absent since 2008!

- Four homes priced \$9 million and above have already sold during the first half of 2015 compared to just one selling during 2014.
- Five homes sold between \$5-8 million so far this year indicating strong demand for homes in the price range.
- The average price per square foot sold increased 20% to \$1,299 vs. 2014 average.
- Of the 14 homes that sold during the first half of 2015, 5 were on the market for less than thirty days.

Strong demand will likely continue for the foreseeable future. Many buyers prefer remodeled homes, which sell at significant premiums. When I have advised pre-sale improvements, returns have been substantial.

Very limited inventory is being experienced in most price ranges rewarding a premium to any alert homeowner choosing to capitalize on current market scarcity.

As a Belvedere specialist at Sotheby's International Realty, I provide my clients with highest level of service. Utilizing aerial photography, video, and extensive local and international advertising, you'll find that my reach in exposing new listings to potential buyers is unsurpassed.

Warmest regards,

*Mark Millstein*

## BELVEDERE HOMES SOLD JANUARY - JUNE 2015

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
7 Tamalpais	\$2,350,000	\$2,495,000	\$1,179	1,993 sq. ft.	3 bd. / 3 ba.	8,999 sq. ft.	108
135 Bayview	\$2,412,500	\$2,495,000	\$1,199	2,011 sq. ft.	3 bd. / 2.5 ba.	7,200 sq. ft.	33
152 Bella Vista	\$2,475,000	\$2,650,000	\$953	2,596 sq. ft.	5 bd. / 2.5 ba.	6,695 sq. ft.	39
26 Cove	\$2,949,000	\$3,100,000	\$1,067	2,762 sq. ft.	5 bd. / 4 ba.	5,998 sq. ft.	31
17 Oak	\$3,100,000	\$2,795,000	\$1,297	2,389 sq. ft.	4 bd. / 3.5 ba.	21,279 sq. ft.	57
1 West Shore	\$3,350,000	\$3,350,000	\$1,316	2,545 sq. ft.	4 bd. / 3.5 ba.	8,886 sq. ft.	23
32 Peninsula	\$4,337,500	\$4,875,000	\$1,570	2,761 sq. ft.	4 bd. / 3 ba.	7,070 sq. ft.	228
98 Lagoon	\$4,871,500	\$4,995,000	\$1,524	3,195 sq. ft.	4 bd. / 3.5 ba.	8,140 sq. ft.	27
105 Golden Gate	\$4,900,000	\$4,995,000	\$1,272	3,850 sq. ft.	4 bd. / 4.5 ba.	17,877 sq. ft.	1 yr.
130 Belvedere	\$5,100,000	\$4,975,000	\$996	5,119 sq. ft.	5 bd. / 5.5 ba.	21,584 sq. ft.	16
200 Golden Gate	\$8,950,000	\$9,300,000	\$1,714	5,219 sq. ft.	5 bd. / 4.5 ba.	1.1 ac.	24
1 Cliff	\$10,500,000	\$28,850,000	\$1,329	7,900 sq. ft.	7 bd. / 6.5 ba.	1.2 ac.	5.6 yrs.
255 Golden Gate	\$10,500,000	\$24,950,000	\$1,005	10,445 sq. ft.	6 bd. / 10 ba.	29,359 sq. ft.	4.9 yrs.
125 Belvedere	\$13,000,000	\$24,000,000	\$2,031	6,440 sq. ft.	4 bd. / 7 ba.	17,990 sq. ft.	4.8 yrs.