

2016 MID-YEAR SOUTHERN MARIN MILLSTEIN MARKET REPORT

BELVEDERE TIBURON MILL VALLEY SAUSALITO

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Dear Marin County Resident,

Thank you for taking the time to read my *Mid-Year Market Report*.

Even if a purchase or sale is not in your immediate future, I've found that when my clients have accurate and meaningful market insight throughout the year, they are able to make better decisions when they need to sell or purchase a home.

I enjoy writing these reports; real estate is my life-long passion. I began my career straight out of college working in commercial real estate. In the late 1990s, I began focusing on the purchase and sale of residential properties in Marin.

I was born in San Francisco and raised in Marin County and I have lived here for nearly all of my adult life. This gives me extensive local knowledge and allows me to bring rich insight, far-reaching relationships, and unparalleled negotiating expertise to each transaction.

If you're selling your home, I have many fantastic resources to make the process easy and successful for you. I use aerial photography and video as well as extensive local and international print and online advertising to market your home. Generating widespread interest and extensive listing exposure insures that you receive the highest sale price, the best terms, and a rapid sale.

Moreover, I have extensive experience advising my clients on their on pre-sale home improvements. My goal is to

help my clients maximize their returns—while minimizing unnecessary work. I know what it takes to prepare a home for sale, maximize its value, and help you invest wisely in only those improvements that really make sense. Additionally, if you do move forward with pre-sale home improvements, I can easily manage this process for you if you'd like. I've been in the industry long enough that I can capitalize on my relationships with industry pros to keep your costs low.

And if you're buying a home, my years of transaction experience will give you the edge you need in today's competitive market. In addition, my assistance with the physical property inspection can save you headaches (and big dollars!). It's important that you fully understand the scope of work and costs involved with a new home, especially those that need more than cosmetic renovations.

Expertise = Success. Navigating today's market requires partnering with an attentive, knowledgeable local real estate professional. My association with Sotheby's International Realty allows me to combine my experience with extensive resources to ensure superior service for my clients.

Please don't hesitate to call me with your real estate questions or to learn about the extensive marketing program of Sotheby's International Realty.

Best Regards,



Record Numbers Continue in Marin County

Marin County real estate has been on a positive roll, and once again we have experienced record-breaking sales performance for the first half of this year! Here's a quick synopsis of Midyear 2016 results compared to the same period in 2015:

- The average selling price for a single-family home in Marin County increased by 5% from the 2015 average to \$1,558,000, the highest level ever achieved.
- With limited inventory, fewer homes (12% less) sold in Marin County; as compared to the same period in 2015, however, the market remains strong and stable overall.
- In the under-\$1 million price range, nearly 20% fewer homes sold.
- Nearly the same number of homes sold in all other price ranges, with the exception of homes priced between \$3-4 million where nearly 40% fewer homes sold.
- More homes priced above \$6 million sold during the first half of 2016, versus the same period in 2015, as the ultra-luxury market remains intact.
- For all homes priced above \$1 million, current inventory is remaining on the market slightly longer as the average time on the market has increased by 15 days.

What does the future hold? What impact will the United Kingdom's unexpected vote to exit the European Union have on our housing market?

- The direct impact of Brexit on the U.S. economy may be minimal, but uncertainty may prevail.
- Stock market volatility might remain in effect, and this often affects the housing market.
- Housing price growth may taper if buyers feel a reduction in their portfolio values, and this may temper housing demand, which may, in turn, mean that homes take slightly longer to sell.

The upside is:

- Mortgage interests are the lowest they've been in the past three years, helped by recent inflows by investors to U.S. Treasuries.
- The Bay Area is benefiting from continued growth of the technology sector and a strong job market that is approaching near full employment.

Highly Sought-After. Fortunately, the Bay Area's stable labor market with new job creation and very low unemployment will keep our housing market strong. Marin is a very desirable place to live with robust home values that expect to be maintained in the long term. The upcoming market for the second half 2016 will likely continue to favor sellers in most price points.

Belvedere Summary

Strong and Steady Market Performance So Far in 2016.

In the first half of 2016, the same number of homes sold in Belvedere (14 total) as compared to the same period of time in 2015. In the over \$6 million price range however, only one home sold, versus 4 homes selling during the first half of 2015.

The average price per square foot of homes sold hovered around the \$1,200 mark, remaining nearly the same as the 2015 average.

Sales Activity Strong in Most Segments. The highest number of homes sold as of mid-2016 were priced between \$3 million and \$4 million, and sold on average within 30 days.

Sales activity in the \$5 million to \$6 million market was active as well, as 3 homes sold in this niche with an average time on the market of less than 60 days.

Within the \$3 million to \$6 million price range, buyers are intently looking for more choices for purchasing Belvedere homes and are acting fast when these homes come on the market.

Also, with very little inventory available above \$8 million, owners in this category who decide to sell will capitalize on the limited selection available and benefit from the seriousness of buyers wanting to purchase in this price range.

Belvedere Homes Sold January – June 2016

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
303 San Rafael	\$1,550,000	\$1,295,000	\$1,027	1,508 sq. ft.	3 bd./2 ba.	5,998 sq. ft.	6
215 San Rafael	\$2,200,000	\$2,300,000	\$986	2,229 sq. ft.	4 bd./2.5 ba.	11,970 sq. ft.	11
10 Fern	\$2,250,000	\$2,495,000	\$921	2,441 sq. ft.	3 bd./2.5 ba.	7,610 sq. ft.	109
17 Cove	\$2,465,000	\$2,395,000	\$905	2,722 sq. ft.	4 bd./3 ba.	6,599 sq. ft.	26
70 San Rafael	\$3,025,000	\$3,195,000	\$1,611	1,877 sq. ft.	4 bd./2 ba.	7,200 sq. ft.	18
21 Oak	\$3,037,500	\$3,395,000	\$1,035	2,934 sq. ft.	4 bd./4 ba.	7,292 sq. ft.	57
17 Oak	\$3,150,000	\$3,150,000	\$1,318	2,389 sq. ft.	4 bd./3.5 ba.	21,279 sq. ft.	23
42 Bayview	\$3,370,000	\$3,295,000	\$1,261	2,671 sq. ft.	4 bd./3 ba.	10,184 sq. ft.	21
9 West Shore	\$4,000,000	\$4,500,000	\$1,933	2,250 sq. ft.	5 bd./4 ba.	8,394 sq. ft.	433
37 Alcatraz	\$4,250,000	\$4,795,000	\$1,070	3,971 sq. ft.	5 bd./5.5 ba.	6,560 sq. ft.	272
202 Beach	\$5,000,000	\$5,595,000	\$1,135	4,402 sq. ft.	5 bd./4.5 ba.	7,518 sq. ft.	59
3 North Point	\$5,000,000	\$5,395,000	\$1,199	4,168 sq. ft.	5 bd./4.5 ba.	9,718 sq. ft.	67
130 San Rafael	\$5,500,000	\$5,800,000	\$1,768	3,110 sq. ft.	4 bd./3.5 ba.	8,851 sq. ft.	33
296 Beach	\$8,224,000	\$9,989,000	\$1,623	5,066 sq. ft.	7 bd./5 ba.	19,998 sq. ft.	323

Tiburon Summary

Setting Records. Slightly more Tiburon homes sold during the first half of 2016 when compared to the same period in 2015, with a new record average selling price.

The average price per square foot of homes sold hit another record level of \$957 – that's a 5.5% increase versus the 2015 average.

Nearly all homes selling over the asking price were confined to those homes priced between \$1 million and \$3 million, as 50% sold at or above the asking price and were on the market 30 days or less.

Significantly fewer homes sold priced between \$3 million and \$4 million, where just 6 homes sold during the first half

of 2016 versus 14 homes that sold during the same period in 2015.

In the first half of 2016 alone, 7 homes priced above \$5 million sold – which is almost as many homes that sold in this price range for all of 2015!

Looking Ahead. The market in Tiburon remains active and healthy as sales volume appears to be unaffected in most price range categories. The possible impact of national and international politics may cause gyrations in our equity markets that could slow the upper end of the market.



Tiburon Homes Sold January – June 2016

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
4 Southbridge	\$1,900,000	\$1,995,000	\$542	3,500 sq. ft.	4 bd./3.5 ba.	12,510 sq. ft.	38
26 Venus	\$1,900,000	\$1,950,000	\$982	1,934 sq. ft.	4 bd./2 ba.	29,377 sq. ft.	39
2 Greenwood	\$1,925,000	\$1,825,000	\$1,210	1,590 sq. ft.	3 bd./2.5 ba.	9,797 sq. ft.	8
488 Washington	\$1,950,000	\$1,875,000	\$810	2,405 sq. ft.	3 bd./2 ba.	7,527 sq. ft.	127
47 Mercury	\$1,950,000	\$1,995,000	\$1,177	1,694 sq. ft.	4 bd./2 ba.	7,200 sq. ft.	18
136 Leland	\$1,951,000	\$1,795,000	\$1,083	1,801 sq. ft.	4 bd./2.5 ba.	7,928 sq. ft.	18
138 Stewart	\$2,000,000	\$2,150,000	\$771	2,592 sq. ft.	4 bd./2 ba.	7,680 sq. ft.	126
162 Trinidad	\$2,100,000	\$1,950,000	\$893	2,350 sq. ft.	4 bd./2.5 ba.	11,252 sq. ft.	21
90 Rancho	\$2,100,000	\$2,095,000	\$694	3,025 sq. ft.	5 bd./4 ba.	9,500 sq. ft.	21
1750 Centro West	\$2,215,000	\$1,700,000	\$1,299	1,705 sq. ft.	3 bd./2 ba.	3,764 sq. ft.	8
28 Apollo	\$2,280,000	\$2,350,000	\$930	2,449 sq. ft.	4 bd./3 ba.	8,712 sq. ft.	18
685 Hawthorne	\$2,300,000	\$1,999,000	\$1,078	2,133 sq. ft.	4 bd./3 ba.	7,501 sq. ft.	8
217 Jamaica	\$2,300,000	\$2,199,000	\$995	2,210 sq. ft.	4 bd./2.5 ba.	11,252 sq. ft.	14
528 Virginia	\$2,400,000	\$2,295,000	\$785	3,054 sq. ft.	5 bd./3.5 ba.	9,178 sq. ft.	9
131 Taylor	\$2,450,000	\$2,495,000	\$966	2,535 sq. ft.	4 bd./3 ba.	40,110 sq. ft.	23
136 Jamaica	\$2,450,000	\$2,425,000	\$787	3,110 sq. ft.	4 bd./2.5 ba.	11,781 sq. ft.	39
221 Trinidad	\$2,600,000	\$2,650,000	\$662	3,927 sq. ft.	4 bd./3.5 ba.	13,552 sq. ft.	35
2090 Vistazo East	\$2,600,000	\$2,650,000	\$1,091	2,383 sq. ft.	4 bd./2.5 ba.	7,741 sq. ft.	28
6 Mira Flores	\$2,845,000	\$3,095,000	\$769	3,697 sq. ft.	5 bd./4.5 ba.	10,781 sq. ft.	29
4925 Paradise	\$2,920,000	\$3,695,000	\$728	4,010 sq. ft.	4 bd./3.5 ba.	31,925 sq. ft.	191
179 Avenida Miraflores	\$3,150,000	\$3,495,000	\$852	3,694 sq. ft.	4 bd./3.5 ba.	12,001 sq. ft.	131
233 Trinidad	\$3,255,000	\$3,399,900	\$813	4,000 sq. ft.	5 bd./5.5 ba.	18,178 sq. ft.	2
14 Place Moulin	\$3,295,000	\$3,495,000	\$925	3,560 sq. ft.	4 bd./4.5 ba.	14,366 sq. ft.	68
17 Acela	\$3,365,000	\$3,395,000	\$1,408	2,410 sq. ft.	4 bd./2.5 ba.	26,315 sq. ft.	208
5 Seafirth	\$3,465,250	\$3,465,250	\$800	4,331 sq. ft.	5 bd./4.5 ba.	20,909 sq. ft.	0
4795 Paradise	\$3,950,000	\$4,150,000	\$808	4,888 sq. ft.	5 bd./5.5 ba.	17,999 sq. ft.	588
412 Greenwood	\$4,100,000	\$3,695,000	\$1,427	2,873 sq. ft.	3 bd./3.5 ba.	6,050 sq. ft.	14
660 Tiburon	\$4,255,000	\$4,895,000	\$1,113	3,820 sq. ft.	4 bd./4 ba.	11,879 sq. ft.	71
107 Reed Ranch	\$4,295,000	\$4,295,000	\$918	4,677 sq. ft.	6 bd./6 ba.	16,117 sq. ft.	148
11 Mount Tiburon	\$4,400,000	\$4,695,000	\$1,091	4,030 sq. ft.	4 bd./4 ba.	33,672 sq. ft.	54
79 Saint Thomas	\$4,750,000	\$5,000,000	\$846	5,612 sq. ft.	4 bd./6 ba.	30,840 sq. ft.	90
141 Taylor	\$5,250,000	\$5,395,000	\$905	5,801 sq. ft.	4 bd./5 ba.	1.62 ac.	21
281 Blackfield	\$5,600,000	\$6,450,000	\$962	5,818 sq. ft.	5 bd./4.5 ba.	1.64 ac.	130
4885 Paradise	\$6,000,000	\$6,295,000	\$834	7,189 sq. ft.	5 bd./8 ba.	2.1 ac.	83
139 Gilmartin	\$6,350,000	\$6,500,000	\$939	6,759 sq. ft.	6 bd./7 ba.	35,149 sq. ft.	73
133 Sugarloaf	\$9,100,000	\$9,950,000	\$1,221	7,449 sq. ft.	4 bd./8 ba.	24,306 sq. ft.	22
185 Gilmartin	\$12,000,000	\$15,000,000	\$867	13,836 sq. ft.	7 bd./11 ba.	1.4 ac.	573
1860 Mountain View	\$13,000,000	\$13,500,000	\$2,888	4,500 sq. ft.	4 bd./4.5 ba.	21,118 sq. ft.	12

Mill Valley Summary

Market Trends. Homes in Mill Valley priced above \$2 million are showing signs of taking slightly longer to sell. For those priced below \$2 million, a brisk sales pace is expected to continue. Steady demand will continue in Mill Valley as the proximity to San Francisco continues to attract new buyers.

The Latest Stats. 20% percent fewer homes sold during the first half of 2016 (limited supply) vs. the same period in 2015. A total of 123 homes priced at \$1 million and above sold during the first half of the year as compared to 152 during the first half of 2015.

Average home values in Mill Valley stayed the same as the 2015 average. The average price per square foot sold of homes sold during the first half of 2016 was \$806; average days on the market for that time period also remained nearly the same (44 days).

The most notable change in sales volume occurred for homes priced above \$3 million. Just 8 homes sold during the first half of 2016 vs. 22 selling during the first half of 2015. Those between \$3 and \$4 million dropped substantially to just 4 homes sold vs. 16 during that time period. For homes priced in the \$1 million to \$2 million range, sales volume decreased by 13%.

Nearly the same number of homes priced between \$2 and \$3 million sold compared to the first half of 2015, though the average days on the market rose nearly 40% to 53 days (vs. 2015's average of 39 days).

For all homes now on the market, the current average time on the market is increasing, standing at 57 days. This is solely attributable to homes currently on the market priced above \$2 million (77 days on market). Homes priced below \$2 million continue to have a current shorter average time on the market at 35 days.



Mill Valley Homes Sold January – June 2016

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 Magee	\$2,005,000	\$2,000,000	\$920	2,177 sq. ft.	3 bd./3.5 ba.	11,548 sq. ft.	3
7 Deer Hill	\$2,050,000	\$1,895,000	\$830	2,468 sq. ft.	3 bd./2 ba.	10,498 sq. ft.	10
71 Cascade	\$2,075,000	\$2,195,000	\$1,358	1,527 sq. ft.	3 bd./2 ba.	24,002 sq. ft.	7
112 Peralta	\$2,110,000	\$2,199,000	\$821	2,570 sq. ft.	4 bd./3.5 ba.	18,810 sq. ft.	74
127 Buena Vista	\$2,150,000	\$2,295,000	\$1,050	2,047 sq. ft.	4 bd./3 ba.	11,700 sq. ft.	94
170 Stanford	\$2,150,000	\$2,095,000	\$796	2,700 sq. ft.	4 bd./3 ba.	5,850 sq. ft.	13
21 Underhill	\$2,210,000	\$1,895,000	\$965	2,289 sq. ft.	4 bd./2 ba.	8,599 sq. ft.	1
65 Marguerite	\$2,270,000	\$2,600,000	\$907	2,501 sq. ft.	4 bd./2.5 ba.	11,256 sq. ft.	165
301 Rydal	\$2,300,000	\$1,995,000	\$788	2,981 sq. ft.	4 bd./3 ba.	9,152 sq. ft.	13
15 Middle Ct.	\$2,300,000	\$2,195,000	\$1,020	2,253 sq. ft.	3 bd./3 ba.	21,000 sq. ft.	28
20 Oxford	\$2,350,000	\$2,195,000	\$1,104	2,128 sq. ft.	4 bd./2.5 ba.	16,152 sq. ft.	10
438 Median	\$2,400,000	\$2,195,000	\$822	2,917 sq. ft.	4 bd./3.5 ba.	5,506 sq. ft.	16
157 Lark	\$2,400,000	\$2,200,000	\$741	3,237 sq. ft.	5 bd./3 ba.	34,935 sq. ft.	8
15 Circle	\$2,400,000	\$2,395,000	\$716	3,350 sq. ft.	5 bd./4.5 ba.	9,051 sq. ft.	18
24 Greenwood	\$2,450,000	\$2,795,000	\$965	2,538 sq. ft.	4 bd./3.5 ba.	9,601 sq. ft.	368
17 Heuters	\$2,480,000	\$2,495,000	\$656	3,776 sq. ft.	5 bd./4.5 ba.	13,499 sq. ft.	31
5 Walden	\$2,500,000	\$3,395,000	\$639	3,909 sq. ft.	4 bd./3.5 ba.	14,623 sq. ft.	216
6 Lula	\$2,575,000	\$2,450,000	\$629	4,089 sq. ft.	4 bd./3.5 ba.	1.2 ac.	11
22 Vista Del Sol	\$2,600,000	\$2,568,000	\$722	3,600 sq. ft.	4 bd./3.5 ba.	11,308 sq. ft.	65
316 Richardson	\$2,650,000	\$2,675,000	\$944	2,807 sq. ft.	5 bd./3.5 ba.	12,175 sq. ft.	38
35 Bay Vista	\$2,665,000	\$2,499,000	\$606	4,397 sq. ft.	6 bd./5.5 ba.	10,751 sq. ft.	28
10 Lula	\$2,700,000	\$2,500,000	\$804	3,356 sq. ft.	5 bd./3.5 ba.	14,318 sq. ft.	23
26 Midhill	\$2,800,000	\$2,795,000	\$938	2,983 sq. ft.	5 bd./3.5 ba.	12,590 sq. ft.	92
211 Helens	\$2,800,000	\$2,995,000	\$896	3,125 sq. ft.	4 bd./3.5 ba.	10,224 sq. ft.	21
51 Circle	\$2,840,000	\$2,995,000	\$881	3,221 sq. ft.	4 bd./3 ba.	16,649 sq. ft.	66
20 Kite Hill	\$2,850,000	\$2,995,000	\$698	4,078 sq. ft.	5 bd./4 ba.	9,000 sq. ft.	58
57 S. Knoll	\$2,875,000	\$2,995,000	\$816	3,522 sq. ft.	5 bd./4.5 ba.	24,829 sq. ft.	62
288 Hillside	\$2,900,000	\$2,695,000	\$935	3,100 sq. ft.	4 bd./3 ba.	13,676 sq. ft.	5
432 Laverne	\$2,925,000	\$2,995,000	\$842	3,473 sq. ft.	4 bd./3 ba.	20,643 sq. ft.	45
10 Country Club	\$2,995,000	\$2,995,000	\$1,068	2,804 sq. ft.	4 bd./3.5 ba.	26,001 sq. ft.	31
206 Chapman	\$3,100,000	\$3,295,000	\$1,050	2,950 sq. ft.	5 bd./3.5 ba.	10,001 sq. ft.	61
70 Kite Hill	\$3,520,000	\$3,595,000	\$791	4,448 sq. ft.	4 bd./3.5 ba.	1.88 ac.	22
55 S Knoll	\$3,600,000	\$3,349,000	\$1,058	3,400 sq. ft.	5 bd./4.5 ba.	26,724 sq. ft.	32
1 King	\$3,675,000	\$3,650,000	\$1,185	3,101 sq. ft.	3 bd./4 ba.	13,199 sq. ft.	30
140 Walnut	\$4,500,000	\$4,695,000	\$1,285	3,500 sq. ft.	5 bd./4.5 ba.	10,010 sq. ft.	14
35 Laverne	\$4,720,000	\$4,650,000	\$888	5,312 sq. ft.	6 bd./4.5 ba.	20,460 sq. ft.	5
321 Summit	\$4,975,000	\$5,495,000	\$1,082	4,595 sq. ft.	5 bd./4.5 ba.	26,101 sq. ft.	212
166 Elinor	\$6,150,000	\$5,995,000	\$1,385	4,440 sq. ft.	5 bd./6 ba.	35,179 sq. ft.	135

Sausalito Summary

Sausalito is a prime example of the positive market activity experienced overall in Marin County. In Sausalito, demand has driven up sales activity and kept prices rising. More homes priced at \$1 million and above sold in Sausalito (30 homes in total) during the first half of 2016 as compared to the same period of time in 2015.

Very significant is the fact that 7 homes priced at \$3 million or higher sold to date in 2016, versus just 3 homes within this price point that sold during the entire year of 2015!

The average sale price of a home in Sausalito increased 14% over the 2015 average to an impressive \$2,375,000, which is a record for this market.

The average price per square foot of homes sold also increased nearly 6% from the 2015 average, to \$924, another record!

As for the average number of days on the market, that remained nearly the same at 72 days. For homes currently on the market priced between \$3 million and \$4 million, it appears that time on the market is beginning to increase.



Sausalito Homes Sold January – June 2016

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
607 Coloma	\$1,025,000	\$1,150,000	\$637	1,607 sq. ft.	3 bd./2 ba.	5,998 sq. ft.	56
277 Santa Rosa	\$1,080,000	\$1,118,000	\$480	2,247 sq. ft.	3 bd./2.5 ba.	1,080 sq. ft.	188
10 Lincoln	\$1,150,000	\$1,195,000	\$724	1,588 sq. ft.	2 bd./1.5 ba.	5,358 sq. ft.	24
190 Buchanan	\$1,155,000	\$1,050,000	\$763	1,513 sq. ft.	2 bd./3 ba.	8,747 sq. ft.	29
5 Wolfback Ridge	\$1,395,000	\$1,500,000	\$1,049	1,329 sq. ft.	3 bd./2 ba.	21,279 sq. ft.	42
196 Buchanan	\$1,500,000	\$1,395,000	\$793	1,890 sq. ft.	3 bd./2 ba.	7,048 sq. ft.	35
109 Pearl	\$1,560,000	\$1,595,000	\$791	2,016 sq. ft.	3 bd./2 ba.	3,999 sq. ft.	32
124 Glen	\$1,590,000	\$1,650,000	\$852	1,865 sq. ft.	3 bd./2.5 ba.	5,959 sq. ft.	33
245 Spencer	\$1,625,000	\$1,799,000	\$877	1,852 sq. ft.	3 bd./2.5 ba.	5,345 sq. ft.	125
63 Glen	\$1,700,000	\$1,599,000	\$1,049	1,620 sq. ft.	2 bd./1.5 ba.	2,256 sq. ft.	49
101 Toyon	\$1,825,000	\$1,998,000	\$696	2,619 sq. ft.	3 bd./3 ba.	11,003 sq. ft.	49
18 Wray	\$1,915,000	\$1,495,000	\$1,205	1,588 sq. ft.	3 bd./2 ba.	6,839 sq. ft.	11
5 Bonita	\$1,957,000	\$1,895,000	\$797	2,454 sq. ft.	3 bd./3 ba.	3,999 sq. ft.	17
15 Toyon	\$1,983,250	\$1,999,000	\$1,276	1,554 sq. ft.	3 bd./2.5 ba.	13,055 sq. ft.	22
108 3rd	\$2,075,000	\$2,199,000	\$1,138	1,822 sq. ft.	3 bd./2 ba.	3,302 sq. ft.	91
83 Monte Mar	\$2,275,000	\$2,395,000	\$812	2,800 sq. ft.	3 bd./2.5 ba.	10,271 sq. ft.	153
200 Santa Rosa	\$2,300,000	\$2,495,000	\$716	3,212 sq. ft.	3 bd./3.5 ba.	8,190 sq. ft.	185
79 George	\$2,595,000	\$2,798,000	\$596	4,352 sq. ft.	5 bd./4 ba.	10,402 sq. ft.	147
56 Sunshine	\$2,750,000	\$2,875,000	\$1,094	2,512 sq. ft.	3 bd./2 ba.	7,405 sq. ft.	60
87 San Carlos	\$2,800,000	\$2,800,000	\$855	3,273 sq. ft.	4 bd./3 ba.	8,176 sq. ft.	7
69 Monte Mar	\$2,850,000	\$2,695,000	\$1,053	2,704 sq. ft.	3 bd./2.5 ba.	23,183 sq. ft.	43
65 Sunshine	\$2,925,000	\$2,250,000	\$851	3,436 sq. ft.	4 bd./4.5 ba.	9,026 sq. ft.	8
43 Prospect	\$3,000,000	\$2,695,000	\$1,262	2,377 sq. ft.	4 bd./2.5 ba.	6,107 sq. ft.	55
35 Miller	\$3,150,000	\$2,995,000	\$1,292	2,438 sq. ft.	3 bd./2 ba.	6,443 sq. ft.	38
118 Spencer	\$3,198,000	\$3,198,000	\$972	3,290 sq. ft.	4 bd./2.5 ba.	8,555 sq. ft.	45
260 Currey	\$3,300,000	\$3,400,000	\$1,279	2,580 sq. ft.	3 bd./3 ba.	9,680 sq. ft.	19
15 Channing	\$3,700,000	\$3,995,000	\$997	3,710 sq. ft.	3 bd./4 ba.	6,782 sq. ft.	78
51 Santa Rosa	\$4,028,000	\$4,199,000	\$1,097	3,669 sq. ft.	4 bd./4 ba.	9,601 sq. ft.	40
49 Cloud View	\$4,100,000	\$3,150,000	\$1,131	3,624 sq. ft.	4 bd./4.5 ba.	8,690 sq. ft.	20
54 Lower Crescent	\$4,750,000	\$3,050,000	\$779	6,094 sq. ft.	5 bd./7 ba.	12,149 sq. ft.	447

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