MILLSTEIN MARKET REPORT

Kentfield Real Estate



2024 YEAR END



Mark Millstein mark.millstein@sothebysrealty.com 415 601 9240

An Inside Look at Marin County Real Estate

Marin saw an 8% increase in the total number of homes sold in 2024 compared to 2023, with 1,752 single-family homes changing hands. The \$1 million to \$3 million price range experienced the largest growth, with a 10% rise in sales compared to the previous year. The average selling price in 2024 remained steady at \$2,150,000, nearly unchanged from 2023.

Homes that are less than ideal faced price reductions, while remodeled properties featuring open floor plans and premium

Kentfield

Kentfield experienced a significant increase in home sales in 2024 compared to 2023, rising from 54 to 70 transactions. The average sale price reached \$3.9 million, driven by a higher number of high-end property sales. In 2024, 20 homes sold for over \$5 million, up from 12 in 2023. Additionally, sales of homes priced between \$3 million and \$4 million almost doubled, with 21 sold compared to 11 the previous year.

The average price per square foot sold remained consistent with 2023 at \$1,221. However, the market showed signs of slight cooling in the second half of 2024, with fewer homes selling above the asking price and receiving multiple offers compared to the first half of 2024. Furthermore, 20% of homes sold in the latter half of the year underwent price reductions, up from 13% in the first half. amenities—such as pools, breathtaking views, or expansive yards—drew strong buyer competition and multiple offers.

Forecasting the short-term impact of a new administration, global trade developments, and financial markets remains complex. However, with anticipated lower interest rates, robust stock market performance, and a strong regional job market, demand is expected to continue outpacing the supply of available homes, contributing to price stability.

Despite these minor market shifts, demand remains strong, particularly for homes with updated finishes, modern amenities, and open floor plans.

When you're ready to maximize the value of your home and determine an optimal pricing strategy, I invite you to contact me. I can guide you in preparing your home for sale and ensure a hassle-free selling experience right up to the completion of your move.

Best Regards,

Mark Millstani

Mark Millstein 415-601-9240 Golden Gate Sotheby's International Realty mark.millstein@sothebysrealty.com



The Mark Millstein Advantage: Unlocking Your Success

If you're looking for a trusted partner who can achieve your goals, I invite you to get in touch. Let's work together to unlock your success in selling or purchasing a home.

What sets me apart is my comprehensive approach to meeting your needs, combined with Sotheby's renowned marketing presence and strategies to effectively showcase your home in the market.

After years of renovating, building, and selling homes in Marin, I've developed a keen eye for identifying changes that maximize your property value. Here's what I offer my clients:

2024 Year End Residential Real Estate Activity in Kentfield

70 \$3		\$3,90	9,000	\$1,221		37%	
Homes sold priced \$1M and above in 2024 (vs. 54 in 2023)		Average sale price in 2024 (vs. \$3.5M in 2023)		Average price per sq. ft. in 2024 (vs. \$1,215 in 2023)		Homes sold above asking price in 2024 (vs. 44% in 2023)	
10%		23%		35%		20%	
Average amount sold above asking price in 2 nd half 2024 (same as 1 st half 2024)		Sellers received multiple offers in 2 nd half 2024 (vs. 40% in 1 st half 2024)		Homes in escrow within 15 days on market in 2 nd half 2024 (vs. 46% in 1 st half 2024)		Homes receiving price reductions in 2nd half 2024 (vs. 13% in 1 st half 2024)	
4	11		5	3	8		5
Homes sold between \$1-2 million in 2 nd half 2024	Homes sold between \$2-3 million in 2 nd half 2024		Homes sold between \$3-4 million in 2 nd half 2024	Homes sold between \$4-5 million in 2 nd half 2024	Homes s between \$5-6 mill 2 nd half 20	on in	Homes sold \$6 million and above in 2 nd half 2024
(same as 1 st half 2024)	(vs. 10 in 1 st half 2024)		(vs. 8 in 1 st half 2024)	(vs. 4 in 1 st half 2024)	(vs. 3 in 1 st half 2024)		(vs. 6 in 1 st half 2024)
\$1,089 Avg. price per sq. ft.	Avg. price Avg. price		\$1,139 Avg. price per sq. ft.	\$1,182 Avg. price per sq. ft.	\$1,456 Avg. price per sq. ft.	Э	\$1,427 Avg. price per sq. ft.

- **Pre-sale home improvements**. Utilizing my trusted network of tradespeople and hands-on project management, I save you both valuable time and money.
- **Data-Driven Insights:** Leveraging my comprehensive market analysis provides meaningful market insights empowering you to make well-informed decisions.
- Negotiation Expertise: From navigating contract negotiations to home inspections, I focus on every detail to reduce any surprises. Whether you're buying or selling, I ensure you fully understand contracts and reports, giving you a competitive advantage.

My mission is to combine market intelligence with personalized strategies to help you navigate Marin's dynamic real estate market with success. I'm always available to discuss selling your home, purchasing a new one, or addressing any questions you have.

Seeing the potential in a property is my art. Maximizing value for my clients is my science. I look forward to helping with your real estate needs.

Kentfield Homes Sold

July-December 2024

(n. 9)(n. 9)(n. 9, 1)(n. 4, 1)(n. 4, 1)(n. 4, 1)61 Bayler1.318.001.189.001.0421.7803.72.50.441.632 Malliar1.98.0001.98.001.0801.78.03.72.51.94.921 Markin1.90.0001.95.001.98.001.98.003.73.03.72.51.94.921 Markin1.90.0001.95.001.91.001.97.003.73.0	Address	Selling Price	Initial Price	Selling Price Per Sq. Ft.	Approx. Size of Home	Bedrooms / Baths	Approximate Lot Size	Days On Market
32 MAliliter1,840,0001,999,0001,0421,7682/21,88407 Ein1,900,0001,975,0001,0551,8003/2.51,0033243 Kenl1,950,0001,950,0001,1881,6783/31.119216 MAliliter1,950,0001,950,0001,1881,6783/31.11922 Cyress2,165,0002,950,0009742,2685/33.68672 Cuall Hidgenood2,260,0002,860,0006743,4104/434.687620 Kata2,200,0002,860,0006743,4104/3.36.687620 Barens2,312,0002,895,0006743,4104/3.36.687610 Atamira2,435,0002,495,0001,1581,9444/34.644.210 Atamira2,475,0002,200,0001,2122,0414/41.410230 Foolar2,800,0002,500,0001,2482,0643/2.22.557.7365 Crown2,800,0002,900,0001,6342,0643/3.31.61.6315 Kent3,181,0003,900,001,8342,0734/2.51.61.350 Woodland3,100,0003,900,001,8342,0734/2.51.61.350 Woodland3,000,003,900,001,8343,7344/36.62.6450 Kabcodo3,000,003,900,001,8363,3763/3.51.15		(in \$)	(in \$)	(in \$)	(in sq. ft.)	(bd. / ba.)	(in acres)*	
Telm1,900,0001,975,0001,0581,8003/2.5.1033243 Kant1,950,0001,950,0001,0721,8193/3.1223216 McMalleir1,985,0001,985,0001,1881,6733/3.1119122 Cypress2,100,0002,985,0008312,5265/3.55.722 Cypress2,200,0002,950,0009742,2044/2.5.96.725 Keld2,200,0002,950,0006743,4104/3.08.7650 Berens2,212,0002,495,0001,1581,9485/3.17.10410 Altamira2,400,0002,495,0001,0322,2323/2.14.1615 Lale2,475,0002,499,0001,0322,2044/43.14.10230 Fosier2,577,0001,2422,0414/43.14.16240 Kond2,590,0001,2122,0414/43.16.166 Acacia3,18,0003,950,0007142,665.55.66.166 Acacia3,18,0003,950,0001,5342,665.16.16.1350 Woodland3,600,003,750,0001,5342,675.41.16.166 Acacia3,18,0003,750,0001,5342,044.41,35.64.2610 Harkin3,600,001,5342,014.41,35.64.64.646 Acacia3,180,0003,750,000 </td <td>61 Bayview</td> <td>1,318,000</td> <td>1,189,000</td> <td>807</td> <td>1,632</td> <td>3 / 2.5</td> <td>.04</td> <td>16</td>	61 Bayview	1,318,000	1,189,000	807	1,632	3 / 2.5	.04	16
243 Kent1,960,0001,950,0001,0721,8193/31.12243216 McAllister1,995,0001,995,0001,1881,6783/31.1119122 Cypresa2,100,0002,995,0008812,5285/35/572 Cuall Ridge2,165,0002,269,0007772,7844/49.109025 Vista2,280,0002,269,0006743,0104/356.85750 Berens2,312,0002,495,0001,1581,9965/31,771,4410 Altamira2,400,0002,695,0001,2521,9444/34.144216 Altamira2,475,0002,200,0001,2422,0444/34.149230 Foster2,800,0001,2451,9444/31,4499230 Foster2,800,0001,2422,0444/31,4499230 Foster2,800,0001,2422,0444/31,451,841,8416 Atamira2,800,0001,2422,9555/54.041,661,851,85230 Foster2,800,0001,5342,9764,753,684,1252,6781,85315 Kent3,150,0003,590,0001,5442,9844,1253,6741,661,652,2440 Youcou3,590,0001,5442,9844,1252,673,583,151,5541,661,653,6440	32 McAllister	1,840,000	1,999,000	1,042	1,765	2/2	.18	40
216 MANIlister1.995,0001.995,0001.995,0001.1881.6783./31.1119122 Cypress2,100,0002,995,0008312,5285./35./572 Ouall Ridge2,165,0002,595,0007772,7844./49.19025 Vala2,200,0002,695,0006742,3094./2.59.6677215 S. Ridgewood2,302,0002,495,0006743,4104./38.687610 Altarnia2,312,0002,495,0001,1581,9444./31.444.715 Lilac2,435,0002,495,0001,2521,9444./41.410230 Foster2,577,0002,577,0001,2482,0444./41.410230 Foster2,800,0003,195,0001,1281,9644./31.49365 Crown2,900,0003,195,0001,2482,0484./31.6613315 Kent3,00003,000,001,9362,0734./2.56.71.61350 Woodland3,195,0001,9362,0734./2.54.01.91.941 Hankin3,600,0003,590,0001,1283,7144./2.53.7851 Bue Ridge4,000,0003,700,0001,1283,7144./2.53.7851 Super Ridgewood3,750,0001,1283,7144./2.53.7851 Super Ridgewood3,700,0001,1283,7144./2.5	7 Elm	1,900,000	1,975,000	1,055	1,800	3 / 2.5	.10	33
122 Cypress2,100.002,999,0008312,5265/35.572 Quail Ridge2,165,0002,595,0009742,3934/4919025 Vista2,250,0002,750,0009742,3934/2.596657215 S. Ridgewood2,300,0002,695,0006743,4104/36837650 Berns2,312,0002,495,0001,0332,3235/31,141410 Altamira2,405,0002,495,0001,2521,9444/31,441015 Lilac2,475,0002,895,0001,2521,9444/431,449230 Foster2,577,0002,577,0001,2482,0643/2.62,65747 Berens2,800,0002,890,0001,4251,9444/31,449365 Crown2,900,0003,195,0001,5442,0634/31,681,8151 Kent3,181,0003,790,0001,5442,0634/31,682,92101 Hanken3,600,0003,590,0001,5442,0744/31,662,9101 Hanken3,600,0003,750,0001,2263,1954/23,132,451 Burgekide4,000,0003,990,0001,2863,1904/41,16-51 Burgekide4,000,0003,990,0001,2863,1904/41,16-51 Kent3,960,0001,2863,1903,1904/41,16 <td>243 Kent</td> <td>1,950,000</td> <td>1,950,000</td> <td>1,072</td> <td>1,819</td> <td>3/3</td> <td>.12</td> <td>23</td>	243 Kent	1,950,000	1,950,000	1,072	1,819	3/3	.12	23
Cual Cual Cual Biolance System2,685,0002,695,0007772,7844/4949025 Vista2,250,0002,750,0009742,3094/2.59.657215 S. Ridgewood2,300,0002,485,0006743,4104/36.87650 Berens2,212,0002,495,0001.1581.9665/31.1710.410 Altamira2,400,0002,499,0001.0332.3233/21.443115 Lilac2,435,0002,495,0001.2521.9444/331.4442200 Foitor2,475,0002,200,0001.2482.0443/22.55747 Berans2,800,0002,200,0001.2482.0444/31.499365 Crown2,900,0003,195,0001.9362.9655/54.0166 Acacia3,181,8003,200,0001.5342.0634/31.5813520 Woodland3,600,0003,750,0001.2863,1954/43.16251 Blue Ridge3,000,001.2863,1954/41.16240 Orown4,400,003,259,0001.2863,1954/41.16251 Blue Ridge5,000,004,495,0001.2863,1954/41.16240 Orown4,400,003,259,0001.2863,1954/41.16251 Blue Ridge5,000,005,959,0001.2863,2955/59.6 <t< td=""><td>216 McAllister</td><td>1,995,000</td><td>1,995,000</td><td>1,188</td><td>1,678</td><td>3/3</td><td>.11</td><td>19</td></t<>	216 McAllister	1,995,000	1,995,000	1,188	1,678	3/3	.11	19
2 Svista2,250,0002,750,0009742,3094/2,509,665,7215 S, Ridgewood2,300,0002,695,00011,581,9665/31.1710450 Berens2,312,0002,495,00011,581,9665/31.1710410 Altamira2,400,0002,499,0001,0332,3333/21,443115 Liac2,435,0002,695,0001,2521,9444/31,4442230 Foster2,570,0002,577,0001,2422,0444/41,4410230 Foster2,800,0002,500,0001,4251,9444/31,451,843 65 Crown2,800,0003,195,0001,4251,9444/31,581,843 515 Kent3,125,0003,950,0001,5342,0734/2.51,681,33520 Woodland3,500,0003,790,0001,9653,7364/35.62.9101 Hanken3,600,0003,790,0001,2843,7364/1.31.63.648-52 Redwood3,500,0003,790,0001,2843,7364/1.31.63.648-52 Redwood3,700,0003,790,0001,2843,7363/3.51.15245 Vista4,600,0003,790,0001,2843,7363/3.51.15245 Revocd3,700,0003,790,0001,2843,7363/3.51.15245 Revocd3,700,0003,790,0001,2843,7363/3	122 Cypress	2,100,000	2,995,000	831	2,526	5/3	.55	7
215 S. Ridgewood2,300,0002,695,0006743,4104/36.887650 Berens2,312,0002,495,0001,1581,9965/3.1.710410 Altamira2,400,0002,499,0001,0332,3233/2.1.443115 Lilac2,435,0002,695,0001,2521,9444/3.1.444216 Altamira2,475,0002,200,0001,2122,0414/4.1.4400230 Foster2,577,0002,577,0001,2482,0643/2.2.55.747 Berens2,800,0002,500,0001,4251,9644/3.1.44.9365 Crown2,900,0003,195,0001,9142,965.5/5.4.0.66 Acacia3,125,0003,700,0001,5342,076.4/2.5.6.6.352 Woodland3,500,0003,700,0001,2483,195.4/2.5.2.7.848-52 Redwood3,750,0003,750,0001,2483,196.4/4.5.3.1.251 Blue Ridge4,000,0003,90,0001,1283,915.4/4.5.4.6.4.460 Crown4,400,0003,90,0001,1283,946.3.154.6.4.6.4.451 Blue Ridge4,000,0003,90,0001,1283,916.3.154.6.4.6.4.4.250 Crown5,50,0005,995,0001,5143,4503,154.6.4.6.5.3.6 <td>2 Quail Ridge</td> <td>2,165,000</td> <td>2,595,000</td> <td>777</td> <td>2,784</td> <td>4 / 4</td> <td>.91</td> <td>90</td>	2 Quail Ridge	2,165,000	2,595,000	777	2,784	4 / 4	.91	90
50 Berens2,312,0002,495,0001,1581,9965/31,7710410 Altamira2,400,0002,499,0001.0332,2333/21,443115 Lilac2,435,0002,695,0001,2521,9444/31,444216 Altamira2,475,0002,200,0001,2122,0414/41,4410230 Foster2,577,0002,577,0001,2482,0643/22,55747 Berens2,800,0002,507,0001,4251,9644/31,451,86365 Crown2,900,0003,195,0001,6332,9655/5406315 Kent3,125,0003,200,0001,5342,9655/54066 Acacia3,181,8003,200,0001,5342,9644/252,27820 Woolland3,600,0003,750,0001,2483,1954/123,142,451 Blue Flidge4,000,0003,750,0001,2863,1954/252,27845 Sedwood3,750,0003,750,0001,2863,1954/252,312,451 Blue Flidge4,000,0003,90,0001,2863,1954/253,15245 Vista4,500,0003,950,0001,1283,750,33,753,43,453 Manor5,250,0005,950,0001,5373,6143,753,454 Poplar5,670,0005,950,0001,5414,3156/45,73,3 <t< td=""><td>25 Vista</td><td>2,250,000</td><td>2,750,000</td><td>974</td><td>2,309</td><td>4 / 2.5</td><td>.96</td><td>57</td></t<>	25 Vista	2,250,000	2,750,000	974	2,309	4 / 2.5	.96	57
10 Altamira 2.400,000 2.499,000 1.033 2.233 9/2 1.4 31 15 Lilee 2.435,000 2.995,000 1.252 1.944 4/3 1.4 42 16 Altamira 2.475,000 2.200,000 1.212 2.041 4/14 1.4 10 230 Foster 2.577,000 2.577,000 1.248 2.064 3.12 2.55 7 47 Berens 2.800,000 2.500,000 1.425 1.964 4/3 1.4 9 365 Crown 2.900,000 3.195,000 791 3.663 4/3 1.58 16 6 Acacia 3.181,800 3.200,000 1.534 2.073 4/2.55 4.0 16 520 Woodland 3.600,000 3.700,000 1.544 2.964 4/2.5 2.7 8 410 Hanken 3.600,000 3.700,000 1.248 3.736 4/4.25 2.7 8 51 Blue Pidge 4.000,000 3.750,000 1.248 3.169 3.15 <td>215 S. Ridgewood</td> <td>2,300,000</td> <td>2,695,000</td> <td>674</td> <td>3,410</td> <td>4/3</td> <td>.68</td> <td>76</td>	215 S. Ridgewood	2,300,000	2,695,000	674	3,410	4/3	.68	76
15 Lilec2,435,0002,695,0001,2521,9444/3144216 Altamira2,475,0002,200,0001,2122,0414/141410230 Foster2,577,0002,577,0001,2482,0643/22,55747 Berens2,800,0002,500,0001,4251,9644/31,149365 Crown2,900,0003,195,0007913,6634/31,5818315 Kent3,125,0002,950,0001,5342,0634/2.554.00166 Acacia3,181,8003,200,0001,9363,7364/35.629101 Hanken3,600,0003,790,0001,2463,9154/2.51.63.149 Crown4,400,0003,950,0001,2463,19.4/4.23.12.441 Blue Ridge4,000,0003,750,0001,2863,19.4/4.23.12.445 Vista4,500,0003,190,0001,1283,6453/3.51.15245 Vista4,500,0004,500,0001,593,075/3.53.6421 Poplar5,470,0005,985,0001,5143,473/2.52.9425 Poplar5,950,0005,985,0001,5143,5143/4.52.93.310 Hotaling5,670,0005,985,0001,5143,574/4.52.93.310 Hotaling5,670,0005,985,0001,5143,5144/4.52.03.3<	50 Berens	2,312,000	2,495,000	1,158	1,996	5/3	.17	104
Idention Idention Idention Idention Idention Idention 16 Altamina 2,475,000 2,200,000 1,248 2,044 3/2 2.65 7 230 Foster 2,800,000 2,500,000 1,425 1,964 4/3 1,44 9 366 Crown 2,900,000 3,195,000 791 3,663 4/3 1,58 18 315 Kent 3,125,000 2,950,000 1,634 2,073 4/2.55 .40 16 6 Acacia 3,181,800 3,200,000 1,534 2,073 4/4.25 .16 13 520 Woodland 3,500,000 3,790,000 1,244 2,964 4/2.55 .27 .8 48-52 Redwood 3,750,000 3,750,000 957 .3,915 4/4 .16 .2 51 Blue Ridge 4,00,000 3,750,000 1,286 .3,109 4/4 .16 .2 44 Soz Redwood 3,750,000 1,128 .3,454 .3/3.3 .15 .2 </td <td>10 Altamira</td> <td>2,400,000</td> <td>2,499,000</td> <td>1,033</td> <td>2,323</td> <td>3/2</td> <td>.14</td> <td>31</td>	10 Altamira	2,400,000	2,499,000	1,033	2,323	3/2	.14	31
230 Foster2,577,0002,577,0001,2482,0643/22,55747 Berens2,800,0002,500,0001,4251,9644/31,449365 Crown2,900,0003,195,0007913,6634/31,5818315 Kent3,125,0002,950,0001,0532,9655/54,00166 Acacia3,181,8003,200,0001,5342,0734/2.51,661352 Woodland3,500,0003,700,0001,9363,7364/35.6629101 Hanken3,600,0003,750,0009573,9154/2.52.77848-52 Redwood3,750,0003,750,0009573,9154/2.51.16-51 Blue Ridge4,000,0003,100,0001,2863,1094/4.41.16-409 Crown4,400,0003,295,0001,1283,5453/3.51.15245 Vista4,500,0004,405,0001,5293,2075/3.5.95451 Blue Ridge5,000,0004,500,001,5213,4505/1.5.92451 Sta4,500,0005,950,0001,5213,4505/1.5.20451 Poplar5,450,0005,950,0001,5373,5744/4.5.293310 Hotaling5,670,0005,950,0001,5493,5456,14.57.2345 Islewood5,800,0005,950,0001,5495,55.61.99.42 <td>15 Lilac</td> <td>2,435,000</td> <td>2,695,000</td> <td>1,252</td> <td>1,944</td> <td>4 / 3</td> <td>.14</td> <td>42</td>	15 Lilac	2,435,000	2,695,000	1,252	1,944	4 / 3	.14	42
47 Berens2,800,0002,500,0001,4251,9644/31,449365 Crown2,900,0003,195,0007913,6634/31.5818315 Kent3,125,0002,950,0001,0532,9655/54.0166 Acacia3,181,8003,200,0001,5342,0734/2.51.1613520 Woodland3,500,0003,700,0001,9363,7364/35.6629101 Hanken3,600,0003,599,0001,2142,9644/2.52.77848-52 Redwood3,750,0003,750,0009573,9154/23.162451 Blue Ridge4,400,0003,700,0001,2863,1094/41.16-49 Crown4,400,0003,295,0001,1283,5453/3.551.15245 Vista4,500,0004,495,0001,5293,2075/3.55.95453 Manor5,550,0005,995,0001,5213,4505/6.6.44.76219 Poplar5,670,0005,995,0001,5373,5744/4.55.2.9.3310 Hotaling5,670,0005,995,0001,5373,5744/4.55.2.02.4025 Spring6,780,0005,995,0001,5494,6015/6.1.47.7223 Spring6,780,0005,995,0001,5495,2655/5.55.61.9924 Voodland9,100,0009,990,0001,6205,6096/5.55.	16 Altamira	2,475,000	2,200,000	1,212	2,041	4 / 4	.14	10
G66 Crown 2,900,000 3,195,000 791 3,663 4/3 1.58 315 Kent 3,125,000 2,950,000 1,053 2,965 5/5 40 16 6 Acacia 3,181,800 3,200,000 1,534 2,073 4/2.5 1.6 13 520 Woodland 3,500,000 3,700,000 1,936 3,736 4/3 5.6 29 101 Hanken 3,600,000 3,750,000 1,214 2,964 4/2.5 2.7 8 48-52 Redwood 3,750,000 3,750,000 957 3,915 4/2 3.1 24 490 Crown 4,000,000 3,100,000 1,286 3,199 4/4 1.16 - 490 Crown 4,400,000 3,295,000 1,128 3,545 3/3.5 1.15 2 45 Vista 4,500,000 4,495,000 1,591 3,450 5/6.5 .95 4 51 Poplar 5,470,000 5,995,000 1,514 3,456 5/6.4 .75	230 Foster	2,577,000	2,577,000	1,248	2,064	3/2	.25	7
315 Kent3,125,0002,950,0001,0532,9655/54.0166 Acacia3,181,8003,200,0001,5342,0734/2.51.613520 Woodland3,500,0003,700,0001,9363,7364/35.629101 Hanken3,600,0003,599,0001,2142,9644/2.52.7848-52 Redwood3,750,0003,750,0009573,9154/23.12.451 Blue Ridge4,000,0003,100,0001,2863,1094/41.16-409 Crown4,400,0003,295,0001,1283,5453/3.51.15245 Vista4,500,0004,495,0001,1323,9743/3.763434 Rock5,000,0004,595,0001,5513,5164.4.76219 Poplar5,470,0005,495,0001,5213,5744/4.52.93310 Hotaling5,670,0005,995,0001,3144,3156/4.572345 Idlewood5,800,0005,995,0001,3245,0241,474.7.3723 Spring6,780,0005,995,0001,3495,0245/5.52.0240300 Goodhill8,250,0009,995,0001,6285,6996/5.56.6139224 Woodland9,100,0009,00,0001,6285,6096/5.56.6139	47 Berens	2,800,000	2,500,000	1,425	1,964	4 / 3	.14	9
6 Acacia3,181,8003,200,0001,5342,0734/2.5.1613520 Woodland3,500,0003,700,0001,9363,7364/3.5629101 Hanken3,600,0003,599,0001,2142,9644/2.5.2.7.848-52 Redwood3,750,0003,750,0009573,9154/2.9.16.2.451 Blue Ridge4,000,0003,100,0001,2863,1094/44.1.16.2.449 Crown4,400,0003,295,0001,1283,5453/3.51.15.245 Vista4,500,0004,495,0001,1323,9743/3.4.7.6.3.453 Manor5,250,0005,995,0001,5213,4505/6.6.4.4.76219 Poplar5,470,0005,495,0001,5373,5744/4.5.2.9.3.310 Hotaling5,670,0005,995,0001,3144,3156/4.5.7.2.345 Idlewood5,800,0005,995,0001,2604,6015/61.47.4.723 Spring6,780,0005,995,0001,3495,0245/5.52.0.2.4030 Goodhill8,250,0001,5855,0996/5.5.6.1.99.424 Woodland9,100,0009,995,0001,6825,0995/5.5.6.1.9922 Woodland9,100,0009,95,0001,6825,0996/5.5.6.1.99.424 Hord5,0005,95,0001,5855,05<	365 Crown	2,900,000	3,195,000	791	3,663	4 / 3	1.58	18
520 Woodland 3,500,000 3,700,000 1,936 3,736 4/3 .66 29 101 Hanken 3,600,000 3,599,000 1,214 2,964 4/2.5 .27 8 48-52 Redwood 3,750,000 3,750,000 957 3,915 4/2 .31 .24 51 Blue Ridge 4,000,000 3,100,000 1,286 3,109 4/44 1.16 - 409 Crown 4,400,000 3,295,000 1,128 3,545 3/3.5 1.15 2 45 Vista 4,500,000 4,495,000 1,132 3,974 3/3 .76 34 53 Manor 5,250,000 4,495,000 1,559 3,207 5/3.5 .95 4 219 Poplar 5,470,000 5,995,000 1,521 3,450 5/6 .44 .76 219 Poplar 5,495,000 1,521 3,574 4/4.55 .29 .33 10 Hotaling 5,670,000 5,995,000 1,514 4,315 6/4 .57 <td>315 Kent</td> <td>3,125,000</td> <td>2,950,000</td> <td>1,053</td> <td>2,965</td> <td>5/5</td> <td>.40</td> <td>16</td>	315 Kent	3,125,000	2,950,000	1,053	2,965	5/5	.40	16
101 Hanken3,600,0003,599,0001,2142,9644/2.52.7848-52 Redwood3,750,0003,750,0009573,9154/2.312451 Blue Ridge4,000,0003,100,0001,2863,1094/41.16-409 Crown4,400,0003,295,0001,1283,5453,3.551.15245 Vista4,500,0004,495,0001,1323,9743/3.763447 Rock5,000,0004,500,0001,5593,2075/3.5.95.453 Manor5,250,0005,995,0001,5213,4505/66.444.76219 Poplar5,470,0005,995,0001,5213,5744/4.5.29.3310 Hotaling5,670,0005,995,0001,3144,3156/4.57.2345 Idlewood5,800,0005,995,0001,3495,604.57.6.14.7.4723 Spring6,780,0005,995,0001,3495,2052.02.40300 Goodhill8,250,0009,995,0001,8265,205.51.5.61.3930 Goodhill9,10,0009,995,0001,8265,6096/5.5.89.54	6 Acacia	3,181,800	3,200,000	1,534	2,073	4 / 2.5	.16	13
48-52 Redwood3,750,0003,750,0009573,9154/23.312451 Blue Ridge4,00,0003,100,0001,2863,1094/441.16-409 Crown4,400,0003,295,0001,1283,5453/3.51.15245 Vista4,500,0004,495,0001,1323,9743/3.51.15234 Rock5,000,0004,500,0001,5593,2075/3.5.95.453 Manor5,250,0005,995,0001,5213,4505/66.44.76219 Poplar5,470,0005,495,0001,5373,5744/4.5.29.3310 Hotaling5,670,0005,995,0001,5373,5744/4.5.29.3345 Idlewood5,800,0005,995,0001,2604,6015/61.47.4723 Spring6,780,0007,995,0001,5855,2055/5.5.61.39300 Goodhill8,250,0009,995,0001,6225,6096/5.5.61.39300 Goodhill9,10,0009,900,0001,6225,6096/5.5.89.54	520 Woodland	3,500,000	3,700,000	1,936	3,736	4/3	.56	29
51 Blue Ridge 4,000,000 3,100,000 1,286 3,109 4/4 1.16 - 409 Crown 4,400,000 3,295,000 1,128 3,545 3/3.5 1.15 2 45 Vista 4,500,000 4,495,000 1,128 3,974 3/3 .76 34 54 Fock 5,000,000 4,500,000 1,559 3,207 5/3.5 .95 4 53 Manor 5,250,000 5,995,000 1,521 3,450 5/6 .44 .76 219 Poplar 5,470,000 5,495,000 1,946 2,810 3/2.5 .29 .4 266 Poplar 5,495,000 5,995,000 1,537 3,574 4/4.5 .29 .33 10 Hotaling 5,670,000 5,995,000 1,314 4,315 6/4 .57 .23 23 Spring 6,780,000 5,995,000 1,260 4,601 5/65 .61 .39 300 Goodhill 8,250,000 9,995,000 1,585 5,205 .5/5.	101 Hanken	3,600,000	3,599,000	1,214	2,964	4 / 2.5	.27	8
409 Crown 4,400,000 3,295,000 1,128 3,545 3/3.5 1.15 2 45 Vista 4,500,000 4,495,000 1,132 3,974 3/3.3 7.6 34 34 Rock 5,000,000 4,500,000 1,559 3,207 5/3.5 .955 4 53 Manor 5,250,000 5,995,000 1,521 3,450 5/60 .44 76 219 Poplar 5,470,000 5,495,000 1,537 3,574 4/4.55 .29 4 266 Poplar 5,670,000 5,995,000 1,314 4,315 6/4 .57 .23 10 Hotaling 5,670,000 5,995,000 1,314 4,601 5/60 1.47 47 23 Spring 6,780,000 5,995,000 1,349 5,024 5/55 2.02 40 300 Goodhill 8,250,000 9,995,000 1,622 5,609 6/5.5 6.1 39 24 Woodland 9,100,000 9,900,000 1,622 5,609 6/5.5 6.1 39 40 9,100,000 9,500,000 1,62	48-52 Redwood	3,750,000	3,750,000	957	3,915	4 / 2	.31	24
45 Vista 4,500,000 4,495,000 1,132 3,974 3/3 .76 34 34 Rock 5,000,000 4,500,000 1,559 3,207 5/3.5 .95 4 53 Manor 5,250,000 5,995,000 1,521 3,450 5/6 .444 .76 219 Poplar 5,470,000 5,495,000 1,946 2,810 3/2.5 .29 4 266 Poplar 5,495,000 1,537 3,574 4/4.5 .29 .33 10 Hotaling 5,670,000 5,995,000 1,314 4,315 6/4 .57 .23 23 Spring 6,780,000 5,995,000 1,260 4,601 5/65 .2.02 40 300 Goodhill 8,250,000 1,369 1,4601 5/65 .6.1 .39 224 Woodland 9,100,000 9,995,000 1,622 5,609 6/5.5 .6.1 .39 9,100,000 9,500,000 1,622 5,609 6/5.5 .6.1 .39	51 Blue Ridge	4,000,000	3,100,000	1,286	3,109	4 / 4	1.16	-
34 Rock 5,000,000 4,500,000 1,559 3,207 5/3.5 .95 4 53 Manor 5,250,000 5,995,000 1,521 3,450 5/6 .444 76 219 Poplar 5,470,000 5,495,000 1,946 2,810 3/2.5 .29 4 266 Poplar 5,495,000 5,495,000 1,537 3,574 4/4.5 .29 33 10 Hotaling 5,670,000 5,995,000 1,314 4,315 6/4 .57 23 45 Idlewood 5,800,000 5,995,000 1,260 4,601 5/6 1.47 4/7 23 Spring 6,780,000 5,995,000 1,349 5,024 5/5.55 .61 39 300 Goodhill 8,250,000 9,995,000 1,585 5,205 5/5.55 .61 39 224 Woodland 9,100,000 9,500,000 1,622 5,609 6/5.55 .89 .64	409 Crown	4,400,000	3,295,000	1,128	3,545	3/3.5	1.15	2
53 Manor 5,250,000 5,995,000 1,521 3,450 5/6 .44 76 219 Poplar 5,470,000 5,495,000 1,946 2,810 3/2.5 .29 4 266 Poplar 5,495,000 5,495,000 1,537 3,574 4/4.5 .29 .33 10 Hotaling 5,670,000 5,995,000 1,314 4,315 6/4 .57 .23 45 Idlewood 5,800,000 5,995,000 1,260 4,601 5/60 1.47 47 23 Spring 6,780,000 7,995,000 1,349 5,024 5/5.5 .61 .39 300 Goodhill 8,250,000 9,995,000 1,585 5,205 .5.61 .39 224 Woodland 9,100,000 9,500,000 1,622 5,609 6/5.5 .89 .54	45 Vista	4,500,000	4,495,000	1,132	3,974	3/3	.76	34
219 Poplar5,470,0005,495,0001,9462,8103/2.5.294266 Poplar5,495,0005,495,0001,5373,5744/4.5.29.3310 Hotaling5,670,0005,995,0001,3144,3156/4.57.2345 Idlewood5,800,0005,995,0001,2604,6015/601.474723 Spring6,780,0007,995,0001,3495,0245/5.52.0240300 Goodhill8,250,0009,995,0001,6225,6096/5.5.61.39224 Woodland9,100,0009,500,0001,6225,6096/5.5.89.54	34 Rock	5,000,000	4,500,000	1,559	3,207	5/3.5	.95	4
266 Poplar 5,495,000 5,495,000 1,537 3,574 4/4.5 .29 33 10 Hotaling 5,670,000 5,995,000 1,314 4,315 6/4 .57 23 45 Idlewood 5,800,000 5,995,000 1,260 4,601 5/65 1.47 47 23 Spring 6,780,000 7,995,000 1,349 5,024 5/5.5 2.02 40 300 Goodhill 8,250,000 9,995,000 1,585 5,205 5/5.5 .61 39 224 Woodland 9,100,000 9,500,000 1,622 5,609 6/5.55 .89 54	53 Manor	5,250,000	5,995,000	1,521	3,450	5/6	.44	76
10 Hotaling 5,670,000 5,995,000 1,314 4,315 6/4 .57 23 45 Idlewood 5,800,000 5,995,000 1,260 4,601 5/6 1.47 47 23 Spring 6,780,000 7,995,000 1,349 5,024 5/5.5 2.02 40 300 Goodhill 8,250,000 9,995,000 1,585 5,205 5/5.5 .61 39 224 Woodland 9,100,000 9,500,000 1,622 5,609 6/5.5 .89 54	219 Poplar	5,470,000	5,495,000	1,946	2,810	3 / 2.5	.29	4
45 Idlewood 5,800,000 5,995,000 1,260 4,601 5/6 1.47 47 23 Spring 6,780,000 7,995,000 1,349 5,024 5/5.5 2.02 40 300 Goodhill 8,250,000 9,995,000 1,585 5,205 5/5.5 .61 39 224 Woodland 9,100,000 9,500,000 1,622 5,609 6/5.55 .89 54	266 Poplar	5,495,000	5,495,000	1,537	3,574	4 / 4.5	.29	33
23 Spring 6,780,000 7,995,000 1,349 5,024 5 / 5.5 2.02 40 300 Goodhill 8,250,000 9,995,000 1,585 5,205 5 / 5.5 .61 39 224 Woodland 9,100,000 9,500,000 1,622 5,609 6 / 5.5 .89 54	10 Hotaling	5,670,000	5,995,000	1,314	4,315	6 / 4	.57	23
300 Goodhill 8,250,000 9,995,000 1,585 5,205 5 / 5.5 .61 39 224 Woodland 9,100,000 9,500,000 1,622 5,609 6 / 5.5 .89 54	45 Idlewood	5,800,000	5,995,000	1,260	4,601	5 / 6	1.47	47
224 Woodland 9,100,000 9,500,000 1,622 5,609 6 / 5.5 .89 54	23 Spring	6,780,000	7,995,000	1,349	5,024	5 / 5.5	2.02	40
	300 Goodhill	8,250,000	9,995,000	1,585	5,205	5 / 5.5	.61	39
233 Woodland 9,300,000 8,995,000 1,418 6,555 6 / 4.5 1.79 -	224 Woodland	9,100,000	9,500,000	1,622	5,609	6 / 5.5	.89	54
	233 Woodland	9,300,000	8,995,000	1,418	6,555	6 / 4.5	1.79	-

* (1 acre = 43,560 sq. ft.)

Mark Millstein | Golden Gate Sotheby's International, 500 Drakes Landing, Greenbrae, CA 94904 T. 415 601 9240 | E. mark.millstein@sothebysrealty.com | calbre #00800285