

FEATURED LISTINGS BY DREW & CHRISTINE



**COMING SOON TO
OUR NEIGHBORHOOD!**

5 Rinconada Circle, Belmont
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**SOLD FOR \$300,050
OVER ASKING PRICE!**

125 Chestnut Street, San Carlos
Sold for \$1,300,000

Johnathan and Angela-Marie,

If you would like your home professionally marketed and featured in our publication, which is mailed to potential buyers every month, call us at 650.508.1441.

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THE MORGAN REPORT

Belmont Heights Market Report | April 2015

PRESENTED BY



DREW & CHRISTINE MORGAN
REALTORS® / Notary

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www.MorganHomes.com



We realize your home is one of the largest investments you will ever make. We believe keeping you informed about current market trends and values is one of the greatest services we can offer — which is why we have chosen to provide you with this monthly Real Estate Market Report. If you have any questions regarding this report or would like to discuss the value of your property, please call us at 650.508.1441.



Presented by Drew & Christine Morgan

Your Belmont Heights Real Estate Specialists and Neighborhood REALTORS®

Prepared Especially for Johnathan and Angela-Marie Williams



A WORD FROM DREW & CHRISTINE

If you're looking for someone to sell your home, we're someone you should know. Choosing precisely the right real estate representation makes a bigger difference than you might ever imagine. Buying or selling real estate in California has become a complex matter mired with legal consequences and disclosure requirements. With our more than 20 years of successful transactions and hundreds of satisfied clients, you can be assured your best interests are in capable and experienced hands. By implementing the latest technologies, and working with our dedicated team, we are highly regarded as reputable leaders within our industry. Our progressive marketing techniques and seller disclosure paperwork guidance has helped shape how real estate is practiced today.

**Call us today at 650.508.1441
for all your real estate needs.**

BELMONT MARKET REPORT

APRIL 1ST, 2015 - APRIL 28TH, 2015

Address	Beds	Baths	Square Feet	\$/Square Foot	Lot Size	Days On Market	Original List Price	List Price	▲ From Original List	Sold Price	▲ From List Price	% Received
807 Miramar Terrace	3	3	3,085	\$908	19,885	8	\$2,150,000	\$2,150,000	\$0	\$2,801,000	\$651,000	130.3%
2441 Hastings Drive	4	4	2,690	\$725	4,212	7	\$1,439,000	\$1,439,000	\$0	\$1,950,000	\$511,000	135.5%
1200 Lane Street	3	2	1,860	\$924	6,832	13	\$1,285,000	\$1,285,000	\$0	\$1,718,000	\$433,000	133.7%
1424 Sunnyslope Avenue	3	2	1,950	\$803	6,100	8	\$1,175,000	\$1,175,000	\$0	\$1,565,000	\$390,000	133.2%
514 Chesterton	3	1	1,260	\$937	5,000	8	\$895,000	\$895,000	\$0	\$1,181,000	\$286,000	132.0%
3325 Plateau Drive	3	2	1,470	\$986	6,100	8	\$1,188,000	\$1,188,000	\$0	\$1,450,000	\$262,000	122.1%
2632 Monte Cresta Drive	4	3	2,530	\$664	17,300	10	\$1,448,000	\$1,448,000	\$0	\$1,680,000	\$232,000	116.0%
1346 Sunnyslope Avenue	3	3	1,520	\$928	6,075	18	\$1,180,000	\$1,180,000	\$0	\$1,410,000	\$230,000	119.5%
3211 Adelaide Way	4	3	1,620	\$935	6,000	8	\$1,297,000	\$1,297,000	\$0	\$1,515,000	\$218,000	116.8%
1255 Chula Vista Drive	4	3	3,410	\$499	8,740	12	\$1,495,000	\$1,495,000	\$0	\$1,700,000	\$205,000	113.7%
3610 Hillcrest Drive	3	2	1,470	\$952	5,700	6	\$1,198,000	\$1,198,000	\$0	\$1,400,000	\$202,000	116.9%
2510 Read Avenue	4	3	2,000	\$693	5,000	9	\$1,195,000	\$1,195,000	\$0	\$1,385,000	\$190,000	115.9%
2129 Coronet Boulevard	3	2	1,850	\$730	8,500	7	\$1,188,000	\$1,188,000	\$0	\$1,350,000	\$162,000	113.6%
1018 Villa Avenue	3	2	1,598	\$857	5,500	10	\$1,225,000	\$1,225,000	\$0	\$1,370,000	\$145,000	111.8%
1109 Ladera Way	4	3	2,780	\$621	11,900	12	\$1,589,888	\$1,589,888	\$0	\$1,725,000	\$135,112	108.5%
1560 Sunnyslope Avenue	2	2	1,610	\$947	5,561	5	\$1,399,000	\$1,399,000	\$0	\$1,525,000	\$126,000	109.0%
500 Marine View	3	1	1,010	\$990	6,000	0	\$899,000	\$899,000	\$0	\$1,000,000	\$101,000	111.2%
51 Ralston Ranch Road	3	3	2,600	\$748	11,650	13	\$1,889,000	\$1,889,000	\$0	\$1,945,000	\$56,000	103.0%
575 South Road	4	3	3,342	\$566	10,400	26	\$1,949,000	\$1,949,000	\$0	\$1,890,000	-\$59,000	97.0%
914 Avon Street	4	3	2,300	\$630	7,392	40	\$1,590,000	\$1,540,000	-\$50,000	\$1,450,000	-\$90,000	91.2%
Median	3	3	1,905	\$830	6,100	9	\$1,291,000	\$1,291,000	\$0	\$1,520,000	\$203,500	116.0%
Average	3	2	2,098	\$802	8,192	11	\$1,383,694	\$1,381,194	-\$2,500	\$1,600,500	\$219,306	116.5%

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Disclaimer: Drew & Christine Morgan are REALTORS®/NOTARY PUBLIC in Belmont, CA. with more than 20 years of experience in helping sellers and buyers in their community. They may be reached at (650) 508-1441 or emailed at info@morganhomes.com. The information contained in the article is educational and intended for informational purposes only. It does not constitute real estate, tax or legal advice, nor does it substitute for advice specific to your situation. Always consult an appropriate professional familiar with your scenario.

If you are considering selling your home, we're someone you should know! Be sure to include us in your interview process—we'll show you our proprietary EXCITE listing program, which has netted our sellers more than any other top Belmont agents.

3 KEY FACTORS FOR SELLING A HOME

We focus on the real needs of our clients, sellers, and buyers. When you work with us, we will provide detailed walk-throughs, define terms, talk about contingency plans, and determine the realistic market value of your home.

MARKETING

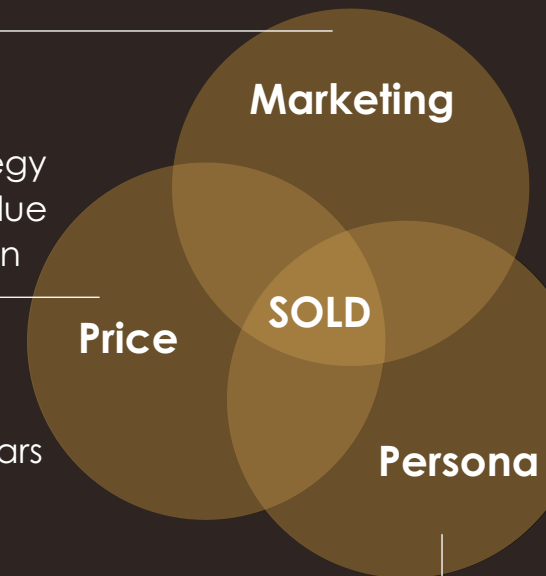
- Print Campaigns
- Web Exposure
- Social Media
- RE/MAX Network

PRICE

- Cost Strategy
- Market Value
- Negotiation

PERSONA

- Your Belmont Experts for over 25 Years
- Notary
- RE/MAX Chairman's Club
- RE/MAX Hall of Fame recipients
- Children's Miracle Network Agents



Dear Johnathan and Angela-Marie,

The REALTORS® you choose and the marketing they provide are critical factors in how quickly and how much your home sells for. Give us just 15 minutes of your time to show you that our marketing plan is the most professional, effective, and targeted available. Call us today at 650.508.1441 — your home deserves it.

MORGANHOMES.COM
"Helping People Make Good Decisions"™



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WHAT OUR CLIENTS ARE SAYING...

"Just wanted to drop you a note letting you know that we appreciated your excellent service and how well your experience and marketing benefitted us in our home sale, both financially and with the ease-of-sale."

~ Bruce & Lisa