

## DREW & CHRISTINE DID IT AGAIN!



SOLD FOR \$1,578,000

1653 Anamor Street, Redwood City

**Johnathan and Angela-Marie,**

Let us achieve the same exceptional results for you as we did for these clients. Call us at 650.508.1441 to have your home professionally marketed and featured in our monthly publication.



SOLD FOR \$1,551,000

352 Green Hills Drive, Millbrae

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# THE MORGAN REPORT

Belmont Heights Market Report | August 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





# BELMONT MARKET REPORT - JULY 2015

Dear Johnathan and Angela-Marie,

If you are considering selling your property, call or email to receive a customized marketing plan, our stellar past client testimonials, and our unique commission structure before hiring anyone else to market and sell your home. Hope you are having a wonderful summer!

Address	Beds	Baths	Square Feet	Lot Size Square Feet	Days On Market	Price Per Square Foot	Original List Price	List Price	▲ From Original List Price	Sold Price	▲ From List Price	% Received
1809 Oak Knoll Drive	4	3	2,360	6,050	11	\$808	\$1,480,000	\$1,475,000	\$5,000	\$1,908,000	\$433,000	128.90%
614 Hiller Street	3	1	1,010	7,750	12	\$1,287	\$948,000	\$948,000	\$0	\$1,300,000	\$352,000	137.10%
1840 El Verano Way	3	2	1,290	7,878	12	\$1,105	\$1,098,000	\$1,098,000	\$0	\$1,425,000	\$327,000	129.80%
2201 Semeria Avenue	3	3	1,810	7,876	8	\$1,044	\$1,598,000	\$1,598,000	\$0	\$1,890,000	\$292,000	118.30%
45 Rinconada Circle ★	3	3	1,910	1,656	8	\$777	\$1,249,000	\$1,249,000	\$0	\$1,485,000	\$236,000	118.90%
2012 Notre Dame Avenue	3	2	1,350	5,500	7	\$907	\$998,000	\$998,000	\$0	\$1,225,000	\$227,000	122.70%
2808 Alhambra Drive	3	2	1,740	12,200	3	\$934	\$1,399,000	\$1,399,000	\$0	\$1,625,000	\$226,000	116.20%
414 Chesterton Avenue	3	1	1,080	5,000	12	\$1,066	\$935,000	\$935,000	\$0	\$1,151,000	\$216,000	123.10%
2109 Forest Avenue	4	3	1,970	5,100	10	\$792	\$1,349,950	\$1,349,950	\$0	\$1,560,000	\$210,050	115.60%
2511 Carmelita Avenue	3	2	1,400	5,300	9	\$1,075	\$1,299,950	\$1,299,950	\$0	\$1,505,000	\$205,050	115.80%
413 Yorkshire Way	3	2	1,250	5,000	8	\$822	\$874,000	\$874,000	\$0	\$1,028,000	\$154,000	117.60%
703 Hiller Street	3	1	1,440	5,200	11	\$729	\$899,000	\$899,000	\$0	\$1,050,000	\$151,000	116.80%
40 Arroyo View Circle	3	2	1,420	2,283	13	\$837	\$1,088,000	\$1,088,000	\$0	\$1,188,000	\$100,000	109.20%
2609 Prindle Road	4	4	2,820	8,800	9	\$541	\$1,438,000	\$1,438,000	\$0	\$1,525,000	\$87,000	106.10%
2311 Cipriani Boulevard	4	4	2,927	6,750	10	\$786	\$2,300,000	\$2,300,000	\$0	\$2,300,000	\$0	100.00%
6 Korbel Way	4	3	4,020	9,246	26	\$485	\$2,200,000	\$2,200,000	\$0	\$1,950,000	\$250,000	88.60%
<b>Median</b>	<b>3</b>	<b>2</b>	<b>1,590</b>	<b>5,775</b>	<b>10</b>	<b>\$830</b>	<b>\$1,274,475</b>	<b>\$1,274,475</b>	<b>\$0</b>	<b>\$1,495,000</b>	<b>\$213,025</b>	<b>117.20%</b>
<b>Average</b>	<b>3</b>	<b>2</b>	<b>1,862</b>	<b>6,349</b>	<b>11</b>	<b>\$875</b>	<b>\$1,322,119</b>	<b>\$1,321,806</b>	<b>\$313</b>	<b>\$1,507,188</b>	<b>\$185,381</b>	<b>116.50%</b>

★ = Sold in Belmont Heights

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## DREW & CHRISTINE SELL BELMONT HEIGHTS!



5 Rinconada Circle | 3 Bedrooms | 2.5 Bathrooms | 2,110 Estimated Square Feet

**Just Sold for \$1,485,00**  
**\$135,000 Over Asking Price!**

Dear Johnathan and Angela-Marie,

We Just Sold Your Neighbor's Home for \$135,000 over asking price! This property generated a high level of interest and we know a number of buyers who might be interested in your home. If you have any interest in selling your home, we would love to meet with you and talk to you about what your home may sell for.



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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.