

# SOLD BY DREW & CHRISTINE



**SOLD FOR \$700,000**

*The highest one-bedroom sale in  
the history of Pelican Cove!*

22 Pelican Lane, Redwood Shores

**Johnathan and Angela-Marie,**

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



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"Helping People Make Good Decisions"™

# THE MORGAN REPORT

Belmont Heights Market Report | July 2015

## PRESENTED BY



**DREW & CHRISTINE MORGAN**  
REALTORS® / Notary

RE/MAX Star-Carmont  
CalBRE# 01124318 & 01174047

650.508.1441

info@MorganHomes.com  
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



## WHAT OUR CLIENTS ARE SAYING...

AS SEEN ON TRULIA--Ben Brantley reviewed Drew and Christine Morgan 06/04/2015 - Helped me sell a home

"Drew and Christine sold our house for us in San Carlos this year. And when I say "sold," I really mean it -- we were absentee sellers from the beginning, having moved out of state already. Drew masterfully oversaw the coordination of numerous contractors and workers to help get our house in tip-top shape prior to sale. Moreover, he proposed a later sale timeframe rather than an earlier one, to help us maximize our results. All the other agents we spoke with pressured us to list and sell immediately, in the slower season. Drew brought hard data to the table, and lots of it, to help us make a smarter decision -- and one that was not in his own direct, best interest. When we had a minor disaster during our open house, Drew once again stepped up and got things done. Meanwhile, Christine ran all the paperwork and logistics behind the scenes for us, shepherding the whole transaction from end to end. We highly recommend Drew and Christine. They are a great team and, simply, good people."

# BELMONT MARKET REPORT

JUNE 1ST, 2015 - JUNE 30TH, 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
1425 Sixth Avenue	3	2	1,390	\$1,205	6,000	12	\$998,888	\$998,888	\$0	\$1,675,000	\$676,112	167.7%
1111 Notre Dame Avenue	2	2	1,340	\$1,194	5,340	8	\$1,099,000	\$1,099,000	\$0	\$1,600,000	\$501,000	145.6%
2774 Belmont Canyon Road	5	4	3,250	\$712	6,600	11	\$1,849,000	\$1,849,000	\$0	\$2,315,000	\$466,000	125.2%
2401 Palmer Avenue	3	2	1,320	\$1,178	9,330	11	\$1,198,000	\$1,198,000	\$0	\$1,555,000	\$357,000	129.8%
2049 Monroe Avenue	3	2	1,400	\$1,093	4,750	12	\$1,188,000	\$1,188,000	\$0	\$1,530,000	\$342,000	128.8%
1938 Oak Knoll Drive	3	3	2,330	\$912	7,700	8	\$1,798,000	\$1,798,000	\$0	\$2,125,000	\$327,000	118.2%
2407 Hastings Drive	4	3	2,280	\$794	4,653	7	\$1,495,000	\$1,495,000	\$0	\$1,810,000	\$315,000	121.1%
2715 Sequoia Way	5	2	2,450	\$697	5,000	7	\$1,399,000	\$1,399,000	\$0	\$1,707,000	\$308,000	122.0%
2425 Dekoven Avenue	4	2	2,830	\$659	12,960	14	\$1,565,000	\$1,565,000	\$0	\$1,865,000	\$300,000	119.2%
2318 Cipriani Boulevard	3	2	1,364	\$993	6,710	9	\$1,088,000	\$1,088,000	\$0	\$1,355,000	\$267,000	124.5%
1565 Molitor Road	3	2	1,480	\$943	7,553	7	\$1,198,900	\$1,198,900	\$0	\$1,395,000	\$196,100	116.4%
2637 Hallmark Drive ★	4	3	2,390	\$901	11,040	9	\$1,995,000	\$1,995,000	\$0	\$2,152,500	\$157,500	107.9%
2707 Sequoia Way	4	4	2,576	\$637	5,000	25	\$1,488,000	\$1,488,000	\$0	\$1,640,000	\$152,000	110.2%
1241 Judson Street	3	1	1,090	\$941	4,968	10	\$898,000	\$898,000	\$0	\$1,026,000	\$128,000	114.3%
2734 Monserat Avenue	3	1	1,110	\$1,014	5,353	0	\$998,000	\$998,000	\$0	\$1,125,000	\$127,000	112.7%
2666 Belmont Canyon Road	3	3	2,030	\$593	4,700	7	\$1,199,000	\$1,199,000	\$0	\$1,204,000	\$5,000	100.4%
2654 Belmont Canyon Road	4	4	2,820	\$647	8,308	63	\$1,800,000	\$1,840,000	\$40,000	\$1,825,000	\$15,000	101.4%
2104 Arthur Avenue	4	4	4,106	\$469	13,800	20	\$1,948,000	\$1,948,000	\$0	\$1,925,000	\$23,000	98.8%
1 Oxford Court	5	3	2,890	\$560	7,394	31	\$1,489,888	\$1,688,888	\$199,000	\$1,618,000	\$70,888	108.6%
<b>Median</b>	<b>3</b>	<b>2</b>	<b>2,280</b>	<b>\$901</b>	<b>6,600</b>	<b>10</b>	<b>\$1,399,000</b>	<b>\$1,399,000</b>	<b>\$0</b>	<b>\$1,640,000</b>	<b>\$267,000</b>	<b>118.2%</b>
<b>Average</b>	<b>4</b>	<b>3</b>	<b>2,129</b>	<b>\$850</b>	<b>7,209</b>	<b>14</b>	<b>\$1,404,878</b>	<b>\$1,417,457</b>	<b>\$12,579</b>	<b>\$1,655,132</b>	<b>\$237,675</b>	<b>119.6%</b>

★ = Sold in Belmont Heights

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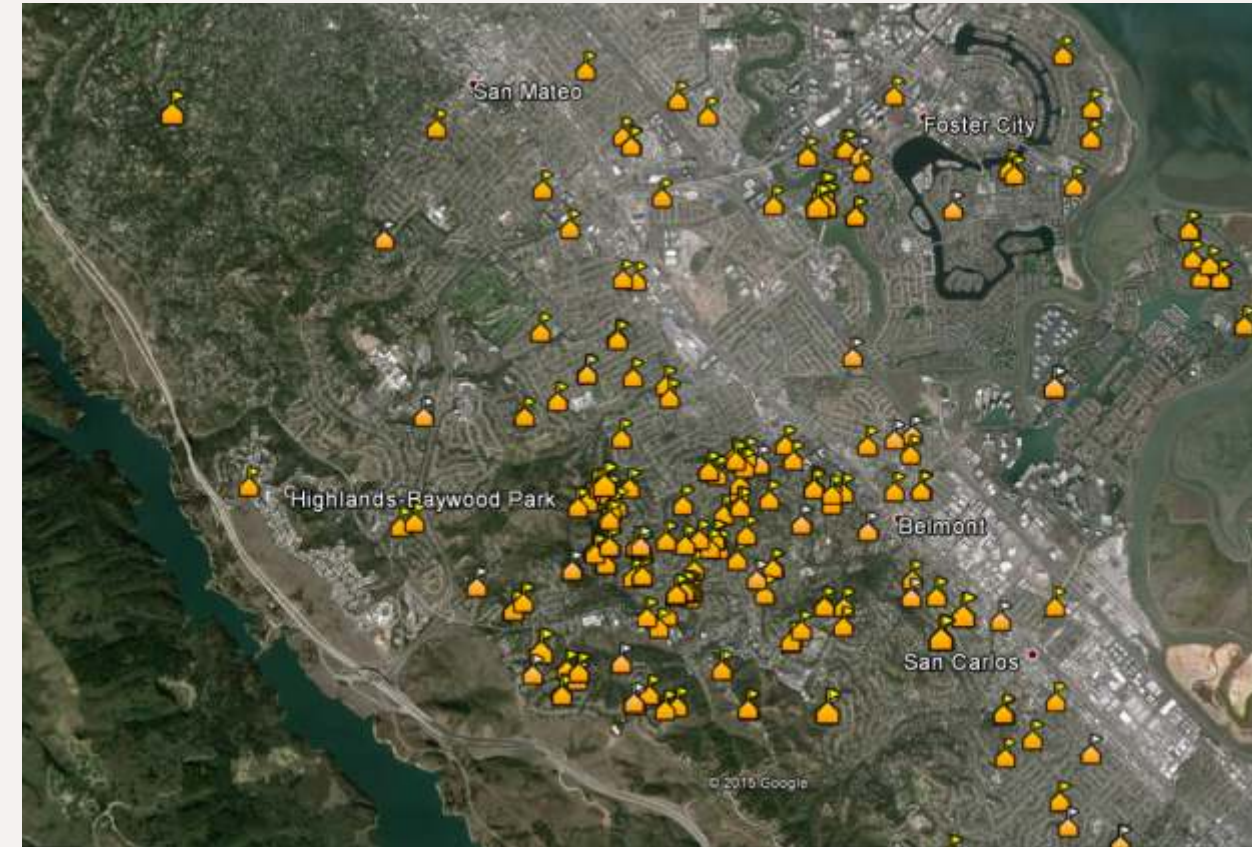
Disclaimer: Drew & Christine Morgan are REALTORS®/NOTARY PUBLIC in Belmont, CA. with more than 20 years of experience in helping sellers and buyers in their community. They may be reached at (650) 508-1441 or emailed at info@morganhomes.com. The information contained in the article is educational and 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.

## DREW & CHRISTINE'S SALES

Over the Past 20 Years

Over 300 Homes Sold—We know the Peninsula! 🏠 = SOLD



Dear Johnathan and Angela-Marie,

Our marketing is representative of the time, effort, and money you spent in obtaining and maintaining your home. If you are looking to sell, let us help you achieve exceptional results. Call us today at 650.508.1441 for a complimentary evaluation of your home.

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