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\$49,000 higher than the most recent comparables in the Knolls of Belmont!

5 Rinconada Circle, Belmont Heights

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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THE MORGAN REPORT

Belmont Heights Market Report | June 2015

PRESENTED BY



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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



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GLOBALLY
CONNECTED!



RE/MAX Canada



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BELMONT MARKET REPORT

MAY 1ST, 2015 - MAY 29TH, 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
1221 Judson Street	3	1	1,090	\$888	4,968	7	\$875,000	\$875,000	\$0	\$967,500	\$92,500	110.6%
521 Chesterton Avenue	3	1	1,360	\$846	5,000	8	\$958,000	\$958,000	\$0	\$1,150,000	\$192,000	120.0%
1040 Judson Street	3	2	1,250	\$980	4,968	4	\$899,000	\$899,000	\$0	\$1,225,000	\$326,000	136.3%
618 Hiller	3	1	1,010	\$1,262	5,300	8	\$949,000	\$949,000	\$0	\$1,275,000	\$326,000	134.4%
1 Dionne Court	3	2	1,460	\$976	6,750	11	\$1,189,500	\$1,189,500	\$0	\$1,425,000	\$235,500	119.8%
2516 DeKoven Avenue	3	3	2,160	\$660	5,300	9	\$1,238,000	\$1,238,000	\$0	\$1,425,000	\$187,000	115.1%
1343 Paloma Avenue	3	2	1,710	\$835	5,000	11	\$1,149,000	\$1,149,000	\$0	\$1,427,000	\$278,000	124.2%
3218 Upper Lock Avenue	4	3	2,996	\$501	7,250	5	\$1,358,000	\$1,358,000	\$0	\$1,500,000	\$142,000	110.5%
1604 El Verano Way	4	3	2,070	\$725	20,000	45	\$1,298,000	\$1,499,950	\$201,950	\$1,500,000	\$50	115.6%
2312 Cipriani Boulevard	4	2	1,710	\$892	5,800	17	\$1,388,000	\$1,388,000	\$0	\$1,525,000	\$137,000	109.9%
3416 Lodge Drive	4	3	1,510	\$1,013	4,500	8	\$1,198,000	\$1,198,000	\$0	\$1,530,000	\$332,000	127.7%
4111 Skymont Drive	4	2	1,910	\$812	8,568	8	\$1,389,000	\$1,389,000	\$0	\$1,550,000	\$161,000	111.6%
2129 Pullman Avenue	4	2	2,360	\$657	12,500	31	\$1,595,000	\$1,595,000	\$0	\$1,550,000	\$45,000	97.2%
829 Alameda De Las Pulgas	4	3	2,350	\$661	5,775	9	\$1,395,000	\$1,395,000	\$0	\$1,553,000	\$158,000	111.3%
3600 Hillcrest Drive	3	2	1,650	\$1,008	7,320	8	\$1,298,000	\$1,298,000	\$0	\$1,663,000	\$365,000	128.1%
1 Debbie Lane	3	2	1,961	\$857	5,850	8	\$1,525,000	\$1,525,000	\$0	\$1,680,000	\$155,000	110.2%
2751 Wemberly Drive	4	2	2,010	\$871	13,113	9	\$1,528,000	\$1,528,000	\$0	\$1,751,000	\$223,000	114.6%
2535 Sherborne Drive ★	3	2	2,060	\$874	7,954	8	\$1,648,000	\$1,648,000	\$0	\$1,800,000	\$152,000	109.2%
3840 Naughton Avenue	4	4	2,190	\$822	38,080	12	\$1,695,000	\$1,695,000	\$0	\$1,800,000	\$105,000	106.2%
1 English Court	4	4	2,720	\$684	16,117	13	\$1,749,950	\$1,749,950	\$0	\$1,861,000	\$111,050	106.3%
3266 Lori Drive	3	3	2,470	\$755	15,665	13	\$1,799,000	\$1,799,000	\$0	\$1,865,000	\$66,000	103.7%
2007B Notre Dame Avenue	4	3	2,580	\$795	6,990	11	\$1,798,000	\$1,798,000	\$0	\$2,051,000	\$253,000	114.1%
2700 All View Way	6	4	3,220	\$714	5,900	5	\$1,998,000	\$1,998,000	\$0	\$2,300,000	\$302,000	115.1%
Median	4	2	2,010	\$835	6,750	9	\$1,388,000	\$1,389,000	\$0	\$1,550,000	\$161,000	114.1%
Average	4	2	1,992	\$830	9,507	12	\$1,387,715	\$1,396,496	\$8,780	\$1,581,457	\$184,961	115.3%

★ = Sold in Belmont Heights

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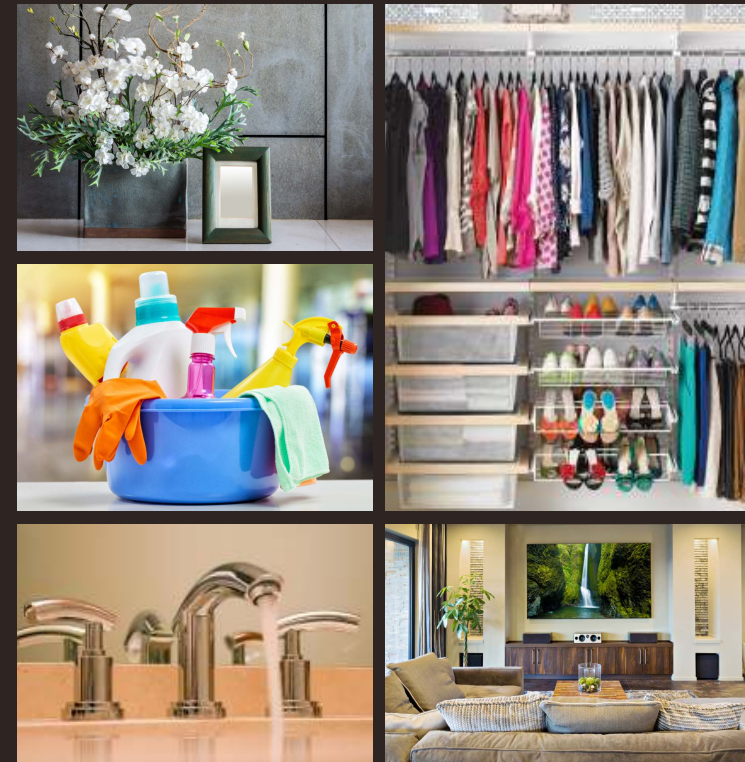
Disclaimer: Drew & Christine Morgan are REALTORS®/NOTARY PUBLIC in Belmont, CA. with more than 20 years of experience in helping sellers and buyers in their community. They may be reached at (650) 508-1441 or emailed at info@morganhomes.com. The information contained in the article is educational and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

STAGE YOUR HOME SUCCESSFULLY

The key to making your house more desirable to buyers is to create a space they can envision themselves living in. It can boost your home's asking price and reduce the time on market. However, it's not just about decorating —

here are 5 out of our top 10 home staging rules to consider:



1. De-personalize your home

It's important for the buyers to envision themselves in your home without feeling overwhelmed by your memorabilia.

2. Maximize the space

For example, tightly packed closets may seem as though your home lacks closet space.

3. Clean your home

Consider cleaning floors, walls, baseboards, ceiling fans, and windows. It is the cheapest and easiest way to stage your home.

4. Modernize your home

Consider changing fixtures from gold to chrome to attract more buyers.

5. Paint your home

Neutral paints are welcoming and will appeal to most potential buyers, plus it's a low-cost way to change the look of your home.

Dear Johnathan and Angela-Marie,

If you are thinking about selling, choose Belmont Heights specialists with the staging, marketing, and negotiation skills to position your home above the crowd and secure the best possible price. Call us at 650.508.1441 for a complimentary evaluation of your home.

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WHAT OUR CLIENTS
ARE SAYING...

"We were so lucky to have found Drew and Christine to help us buy our house. We'd been working with another agent and felt like we were doing all the work. As soon as we started working with them, our search became so much more focused and easy (on us.) They were incredibly good at narrowing down what we were looking for and never pushed us. We highly recommend Drew and Christine Morgan. They work so diligently for their clients and they are by far the best agents we've ever worked with."

~ Josh and Karen