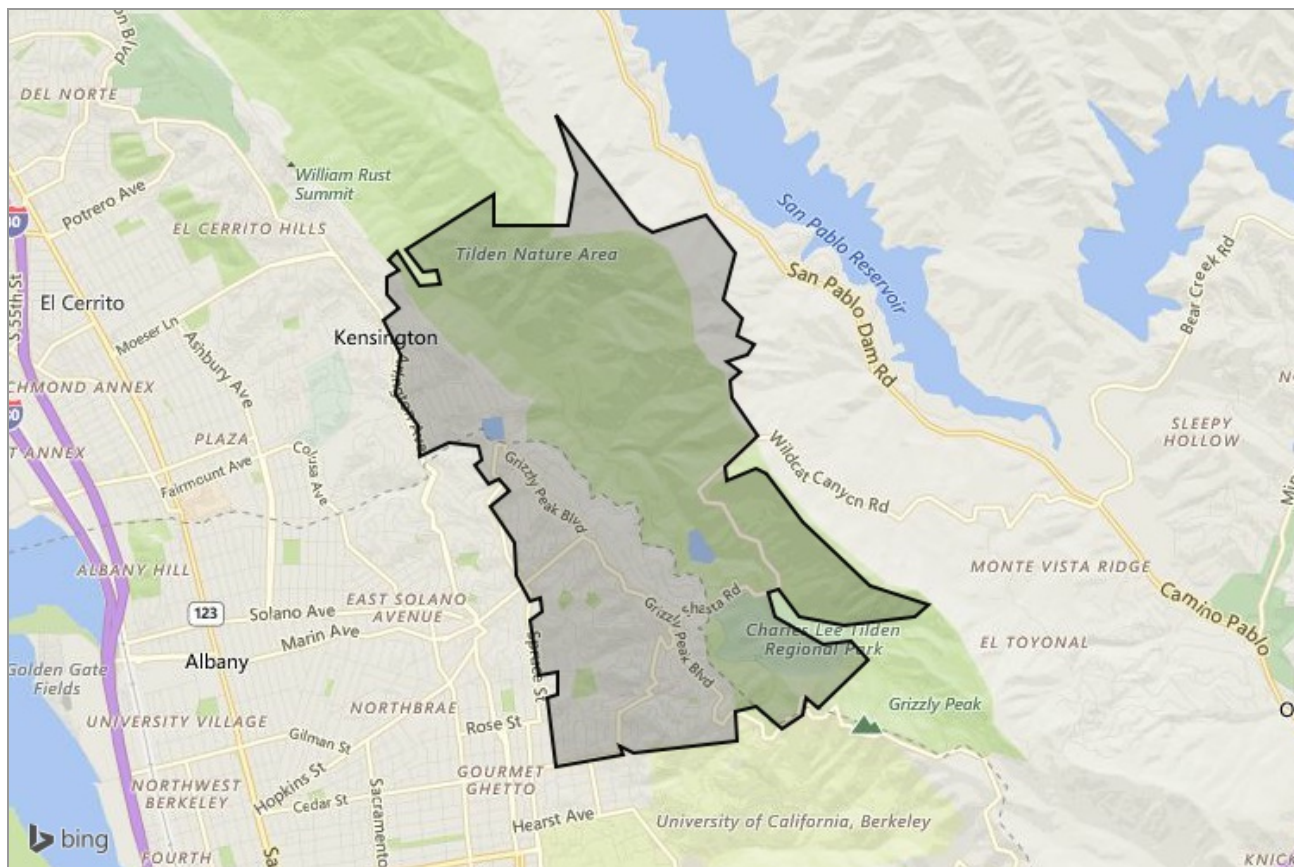


MARKET ACTIVITY REPORT

Berkeley, CA 94708



Presented by

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Berkeley, CA 94708

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: November 26, 2015 vs. November 26, 2016

Median Est. Home Value

\$1.12M

Up 4.1%

Median Est. Listing Price

\$995K

Up 4.7%

Median Days in RPR

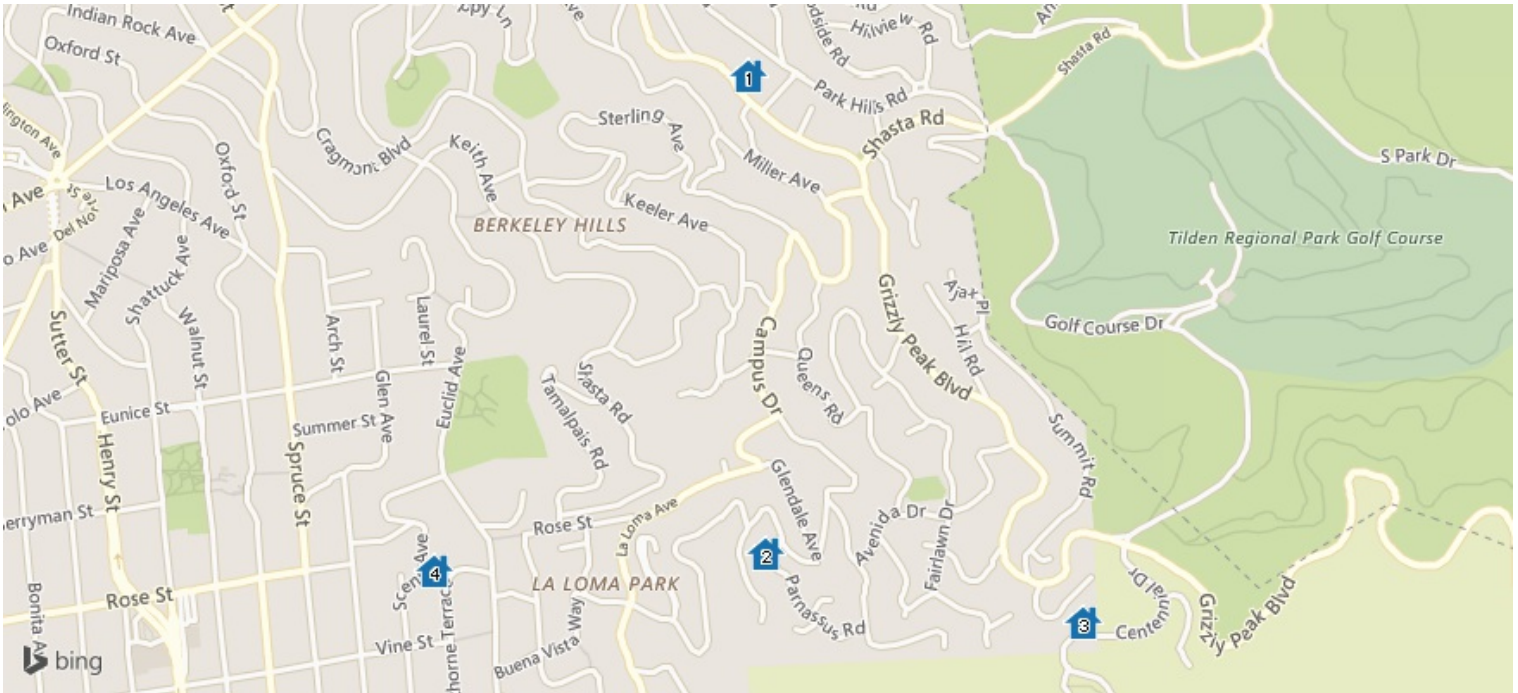
34

Up 6.3%

Sales Volume










6

Down -53.8%





New Listings: 4

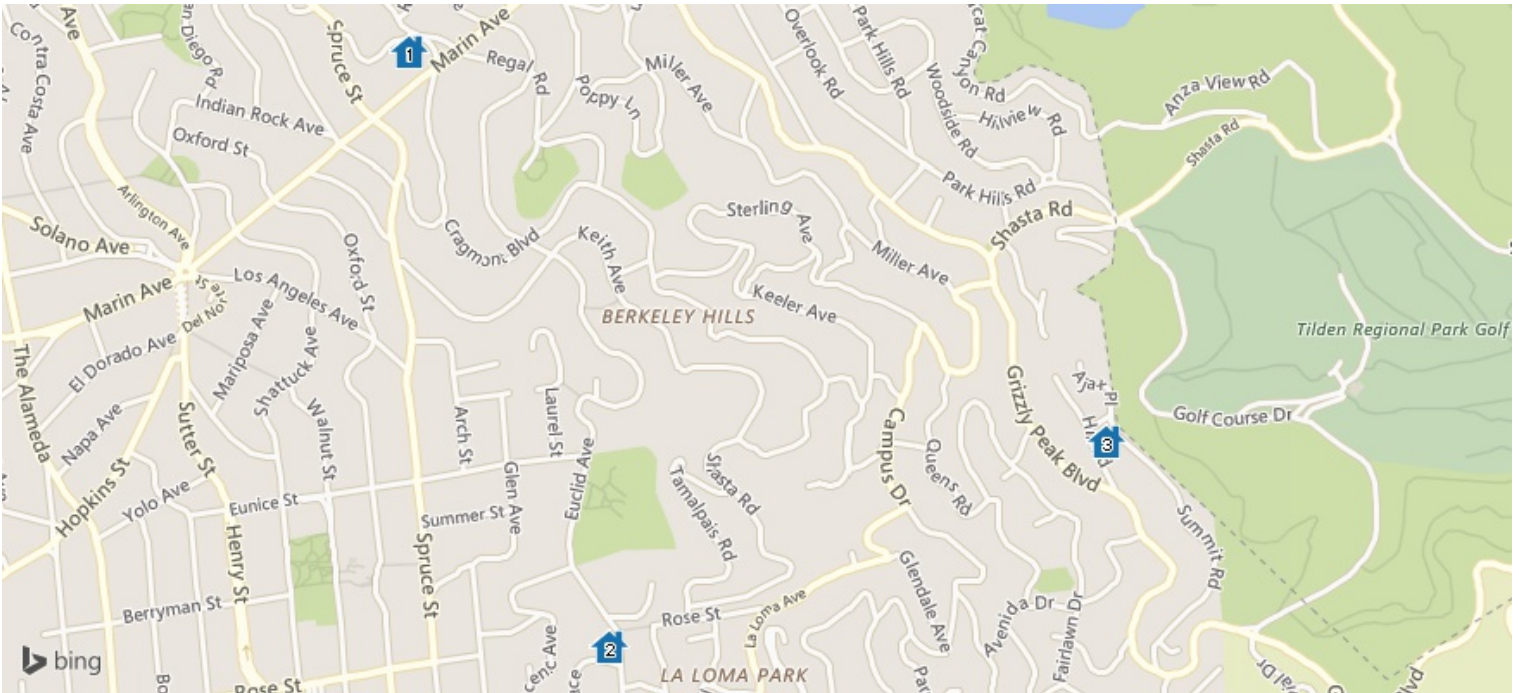
New Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	  FOR SALE • New, Active: 11/16/2016 MLS ID: 40764097	Single Family	3/2	1,636 sq ft	8,280	1950	11/16/2016	\$979,000	\$598
Private Indoor Outdoor Living-Original Mid-Century Architecture. This well-maintained home offers exquisite BAY VIEWS, opportunities for the avid gardener, and a SEPARATE STUDIO for budding artists and writers. Light and airy, this single level home is perfect for upcoming holidays with family.									
Listing Courtesy of MARVIN GARDENS EAST BAY									
	  FOR SALE • Active: 11/11/2016 MLS ID: 40763760	Single Family	3/2	1,725 sq ft	6,061	1959	11/11/2016	\$1,350,000	\$783
Extensively remodeled 2-story 3BR/2BA in great N. Berkeley Hills near UC/LBL. Majestic views of SF Bay bridges & city lights from new deck. Light & airy floor plan w-expanded chef's kitchen & new SS GE Monogram appliances. Attached 2-car garage. Enlarged LL master suite w/walkin closet. Must see!									
Listing Courtesy of RE/MAX GOLD									
	  FOR SALE • New, Active: 11/13/2016 MLS ID: 40763862	Single Family	3/4	2,522 sq ft	19,758	1975	11/13/2016	\$1,525,000	\$605
Mediterranean style home in the Berkeley Hills with magnificent views of the Bay Area. Two story Home surrounded by gardens and orchards in a park like setting. Great in/out flow. Master Suite and two generous bedrooms; 3.5 baths. Gourmet kitchen w/ laundry room. Decks and Bay Views. BBQ Pit.									
Listing Courtesy of COLDWELL BANKER RESIDENTIAL									







New Listings: 4 (cont.)

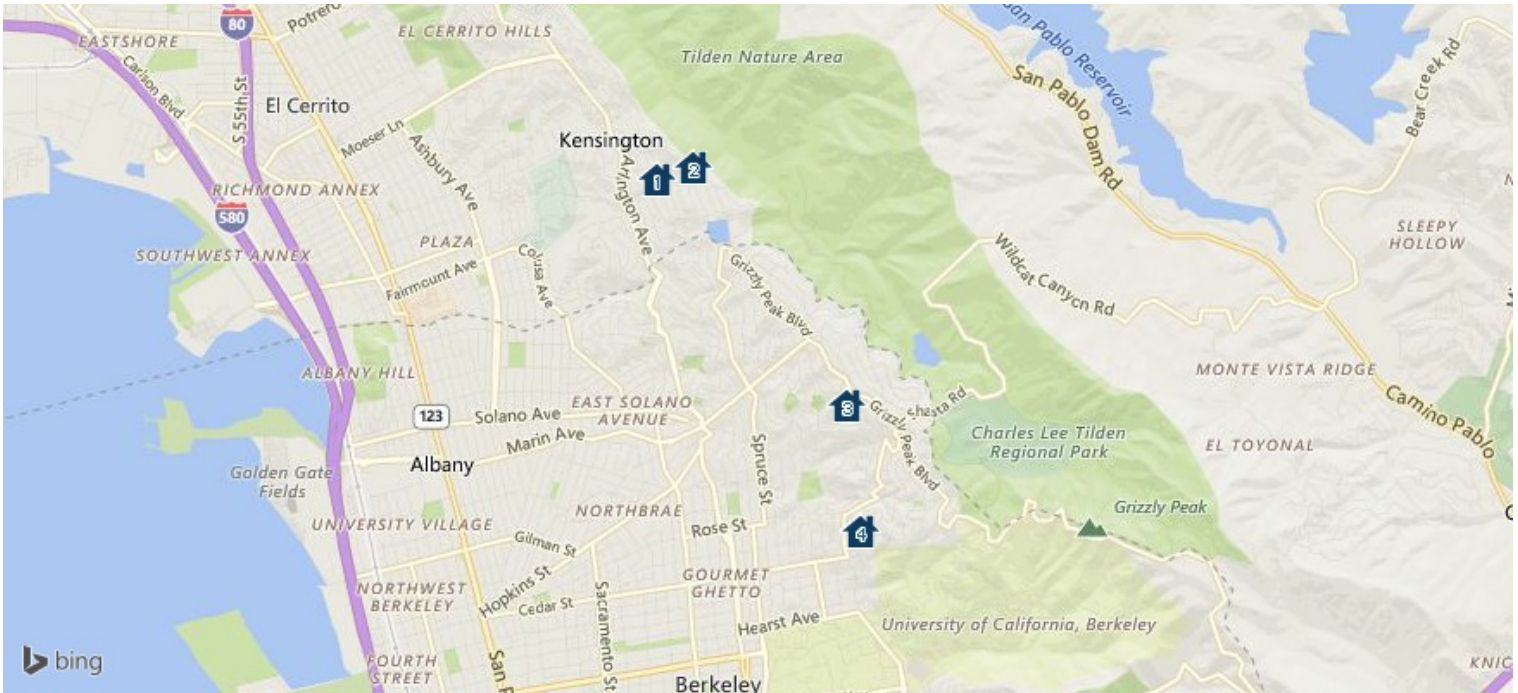
New Listings: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	<div><div> FOR SALE</div><div><i>New, Active: 11/14/2016</i></div><div><i>MLS ID: 40763909</i></div></div>								
	1409 Scenic Ave	Single Family	5/4	3,332 sq ft	6,696	1900	11/14/2016	\$1,795,000	\$539
	Been in the same family for 70 years! This 5+BR, 3.5BA 3332 sqft home is a rare find in one of Berkeley's highly sought after neighborhoods. Beautiful Foyer leading into generous light filled LR, sitting room and DR. Original hardwood floors, arch doorways & built-ins. Spectacular SF views!								
Listing Courtesy of MCGUIRE REAL ESTATE									












Price Changes: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 FOR SALE - Active: 10/14/2016 MLS ID: 40760944								
 866 Regal Rd	Single Family	5/5	3,529 sq ft	10/14/2016	\$2,795,000	\$2,695,000	11/18/2016	-3.58%
Price Drop! Sparkly bay view & modern efficiencies offer peace of mind w/ latest energy & seismic regs. Gracious Indoor/outdoor flow. 2 private suites, 5 BD/4.5 BA + office w/ separate entrance & au pair. Car charger, 2-zone heat + AC! Rare level yard, play/entertain. EZ access 2 Gourmet Ghetto. Open Sun								
Listing Courtesy of ANTHONY ASSOCIATES								
 FOR SALE - Active: 10/12/2016 MLS ID: 40760507								
 1406 Euclid Ave, Apt 5	Condo	2/1	1,332 sq ft	10/12/2016	\$800,000	\$770,000	11/11/2016	-3.75%
Terrific Northside UC campus top flr unit in elegant 1920s bldg; spacious, filled w/ nat light; updt kit; form DR; fireplace! hdwd flrs; 6 unit complex nr UC, shops, bus, Rose Garden; end garage+storage sp; appl & DWnd; exclusive use laundry; GG Br&Mt Tam views! Bldg foundation upgrds SOH 11/27 2-4:30								
Listing Courtesy of PACIFIC UNION INTERNATIONAL								
 FOR SALE LEASE - Active: 10/20/2016 MLS ID: 40761495								
 1300 Summit Rd	Single Family	3/2	2,419 sq ft	10/20/2016	\$4,450	\$4,200	11/17/2016	-5.62%
Warm and inviting mid-century brown shingle w/ dazzling GG & SF views, in N. Berk Hills, across from open space and near Tilden Park & UC Berkeley. Spacious, LR & FDR, 3 bds, 2 baths, light filled upper level family room, 2 fireplaces, in mstr & LR, decks, & att garage w/ int. access.								
Listing Courtesy of THE GRUBB CO. INC.								





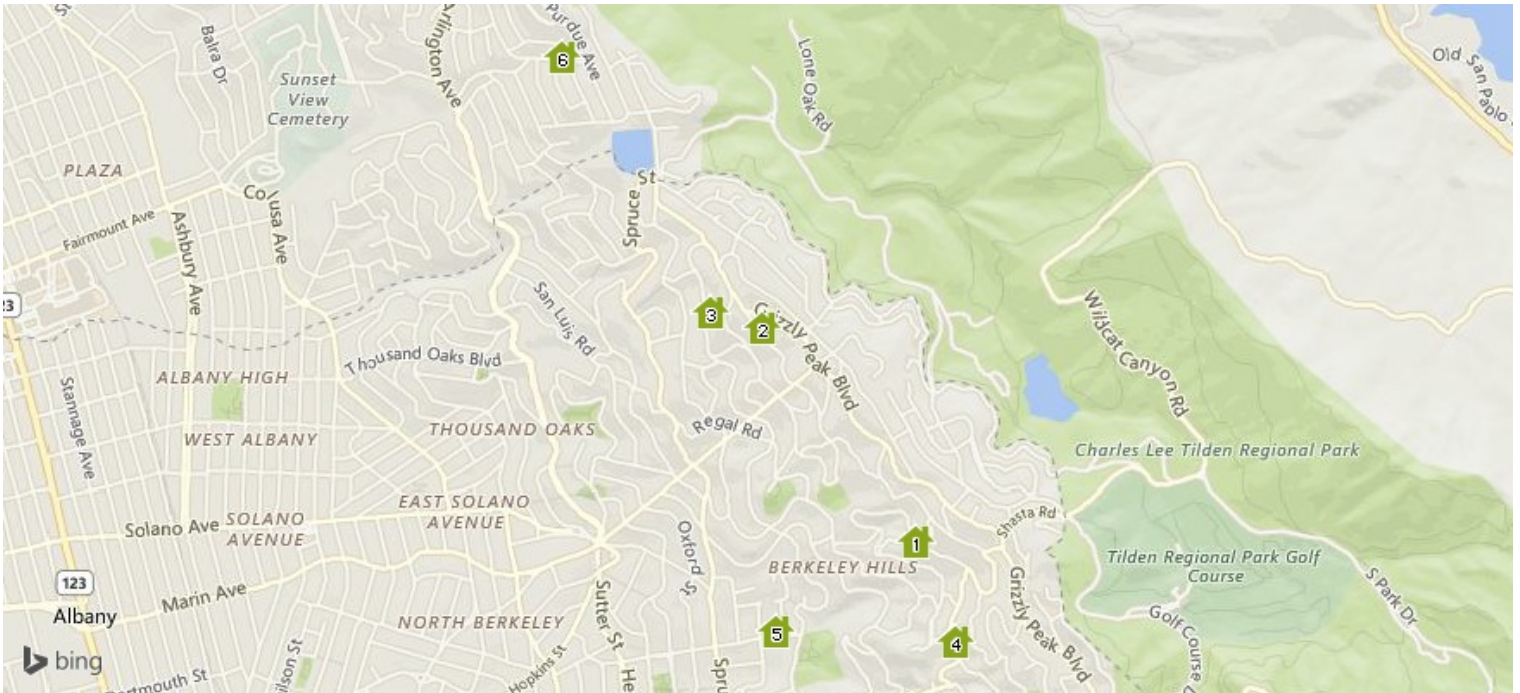
Pending Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
  Pending: 11/22/2016 MLS ID: 40763608								
 203 Willamette Ave	Single Family	3/3	2,091 sq ft	4,800	11/10/2016	\$1,298,000	11/22/2016	\$621
Striking Traditional w/ upper balcony, expansive views and gracious public rooms. Dramatic LR, Form DR & true Chefs Kitchen. A handsome home, just blks to pub tran, awarded Kensington schools & charming village shops. <i>Listing Courtesy of THE GRUBB CO. INC.</i>								
  Pending: 11/19/2016 MLS ID: 40763325								
 216 Lake Dr	Single Family	3/2	1,815 sq ft	12,075	11/8/2016	\$998,888	11/19/2016	\$550
This three bedroom, two bathroom iconic recently restored, mid-century modern showcases sweeping Bay views, exposed beam ceiling, spacious eat-in kitchen, & expansive backyard with lush foliage & lawn. Additional features include detached studio, lots of storage, & proximity to parks and trails. <i>Listing Courtesy of Bay Sotheby's International</i>								
  Pending: 11/17/2016 MLS ID: 40763090								
 1082 Miller Ave	Single Family	3/4	3,012 sq ft	6,328	11/4/2016	\$1,495,000	11/17/2016	\$496
Exquisite Home in the Hills.Great light,designed to flow with it's outdoor spaces & expansive bay views.Bright,remodeled kitchen,3 spacious bdms, grand master bdrm with a walk-in closet,views & a gorgeous master-bath. Large family room w/separate office area that opens to backyard. 2 car garage <i>Listing Courtesy of Coldwell Banker</i>								





Pending Listings: 4 (cont.)

Pending Listings: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING • Pending: 11/16/2016 MLS ID: 40762784								
	2851 Buena Vista Way	Single Family	3/3	1,547 sq ft	8,515	11/2/2016	\$699,000	11/16/2016	\$452
	Maybeck-inspired! Fantastic opportunity to restore this home with gorgeous Bay views on a large lot. Unique details - large windows, beautiful exposed-beam ceilings and walls, large living room fireplace. Great potential to expand existing home according to locally renown architect's plans.								
Listing Courtesy of MARVIN GARDENS EAST BAY									







Recently Sold: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	1 RECENTLY SOLD	* Sold Date: 11/18/2016, MLS Listing 40759936, 10/6/2016 MLS ID: 40759936						
1 Whitaker Ave	Single Family	3/3	1,991 sq ft	4,560	1972	11/18/2016	\$1,433,200	\$720
Wonderfully sophisticated and beautifully updated & expanded! Level entry from garage, 3 bedrooms plus large media rm or fam rm w/ sep entry. Close to parks and transportation. Rare & special! <i>Courtesy of THE GRUBB CO. INC.</i>								
	2 RECENTLY SOLD	* Sold Date: 11/18/2016, MLS Listing 40758781, 9/27/2016 MLS ID: 40758781						
733 Keeler Ave	Single Family	3/2	2,553 sq ft	4,300	1937	11/18/2016	\$1,227,000	\$481
Stunning view home with gorgeous living room. Open sunny bright kitchen with access to almost level backyard. Two bedrooms on main floor and one bedroom and bath below w/ separate entrance. Fully landscaped. Great architecture. Quiet street. Colorful sunsets. Golden Gate Bridge. <i>Courtesy of BERKELEY HILLS REALTY</i>								
	3 RECENTLY SOLD	* Sold Date: 11/15/2016, MLS Listing 40759558, 10/4/2016 MLS ID: 40759558						
667 Euclid Ave	Single Family	4/5	3,523 sq ft	14,400	1938	11/15/2016	\$1,660,000	\$471
Bay views and privacy. 3 buildings, main house w/ excellent separation, LV w/ beam ceiling. Updated kitchen, master suite with office, separate den w/ fireplace and sep entrance. Au pair or guest quarters with view over garage. <i>Courtesy of MARVIN GARDENS EAST BAY</i>								
	4 RECENTLY SOLD	* Sold Date: 11/14/2016, MLS Listing 40758877, 9/28/2016 MLS ID: 40758877						
1269 Campus Dr	Single Family	2/1	784 sq ft	5,490	1951	11/14/2016	\$750,000	\$957
Winsome Berkeley Hills bungalow. Tree filled setting. Very large, rock terraced rear yard with mature trees and landscaping. Move in condition. Property painted in/out this September. PSL completed. BESO done. Pest work completed except for spraying which may not be necessary. Come see. Open 10/82 <i>Courtesy of ALAIN PINEL REALTORS</i>								

Recently Sold: 6 (cont.)

Recently Sold: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD • Sold Date: 11/10/2016, MLS Listing 40759684, 10/5/2016 MLS ID: 40759684							
2389 Eunice St	Single Family	2/2	1,413 sq ft	4,050	1964	11/10/2016	\$1,000,000	\$708
First time on the market! Architect-designed midcentury home blocks from the Gourmet Ghetto! Sunny living room with vaulted ceilings, hardwood floors, fireplace & tall windows. Den, formal dining room with sliding glass doors to garden patio. Great commute location & steps to park & Rose Garden.								
Courtesy of MARVIN GARDENS EAST BAY								
	 RECENTLY SOLD • Sold Date: 10/31/2016, MLS Listing 40757952, 9/20/2016 MLS ID: 40757952							
269 Kenyon Ave	Single Family	2/1	1,141 sq ft	4,000	1946	10/31/2016	\$875,000	\$767
Sophisticated charm! Best of both worlds, blocks to coffee, shops & transportation. Yet just blocks to rural hiking trails in Tilden Reg. Park. A beachy fresh feel, lovely updates and a sweet garden w/ peek of the G.G., Bay views. Awarded Kens. Hilltop school nearby. Truly delightful!								
Courtesy of THE GRUBB CO. INC.								