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MARINA MARKET UPDATE

The Latest Real Estate News and Listings



Paul's Recent Sales



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Second Quarter in Review

In 2015, residential real estate experienced its best year since the Great Recession ended in 2009. Although inventory could still use a jolt, demand was healthy throughout the year and there was enough supply to keep the engine strong.

The biggest news in 2015 was the lack of news on interest rates increases, so buyers kept locking in low 30-year fixed rates. Inventory struggled to keep up demand in 2015. The cost to buy a home rose again in 2015. The overall median sales price was up 15.7 percent for the year. Sellers received on average 111.7 percent of the original list price, year-over-year increase of 2.3 percent.

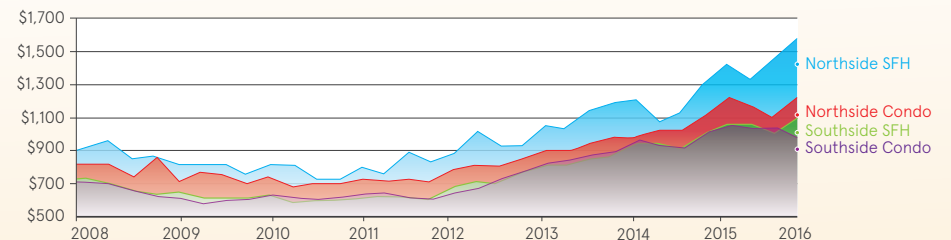
The national homeownership percentage is the lowest its been since 1993. As rental development continues, especially in urban centers, and as rental rates continue to rise, we may begin to gradually see some pushback on paying a lease versus a mortgage. Lending strin-



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Top Marina Sales of 2017								
Address	Type	Sales Price	Date Sold	DOM	Original Price	BR/BA	Sq Ft	\$/Sq Ft
761 Marina Blvd	SFH	\$7,400,000	8-Jun	111	\$8,500,000	6/5.5	5790	\$1,278
2415 Bay St	SFH	\$5,801,250	11-Jul	54	\$5,500,000	4/4		\$1,071
465 Avila St	SFH	\$4,850,000	6-Aug	185	\$4,500,000	5/4	4530	\$1,413
3211 Baker St	SFH	\$4,605,000	26-Aug	36	\$4,200,000	4/3.5	3260	\$1,217
3307 Broderick St	Condo	\$4,000,000	22-Jul	21		4/3.5		\$1,398
41 Rico Way	SFH	\$3,650,000	23-Mar	53	\$3,495,000	4/4	3000	\$1,282
39 Avila St	SFH	\$3,445,000	5-Apr	50	\$3,250,000	3/3	2465	\$1,421
3737 Broderick St	SFH	\$3,400,000	8-Jul	43	\$3,499,000	4/2.5	2653	
3600 Lyon St	SFH	\$3,150,000	5-Jul	72	\$2,995,000	3/3.5	2216	
122 Avila St	SFH	\$3,091,000	19-Aug	16	\$3,195,000	3/2		
134 Alhambra St	SFH	\$3,075,000	9-Jan	56	\$3,150,000	3/3		\$1,225
3305 Broderick St	Condo	\$3,050,000	29-Mar	3	\$2,995,000	3/3.5		\$1,350
63 Rico Way	SFH	\$2,895,000	3-Aug	0	\$2,800,000	3/3	2145	\$1,350

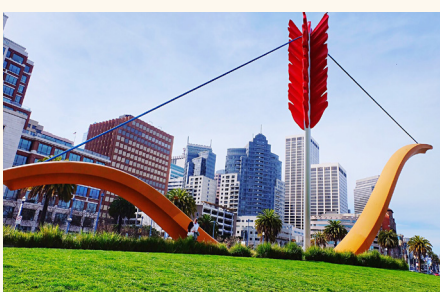
New & Noteworthy

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Pop Quiz



Be the first person to correctly identify the landmark pictured above and win a gift certificate for \$75 to Gamine on Union Street.

Today's market for properties is not only local, but national and global. Sotheby's clients benefit greatly from our coast-to-coast offices and vast international network. We have a long history of exceeding expectations of the world's most discerning clients. I look forward to doing the same for you.

I am happy to provide you with a free, no-obligation, evaluation of the value of your home. Please contact me for details at paul@distinctivesfhomes.com or (415) 407-8019.

Warmly,

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