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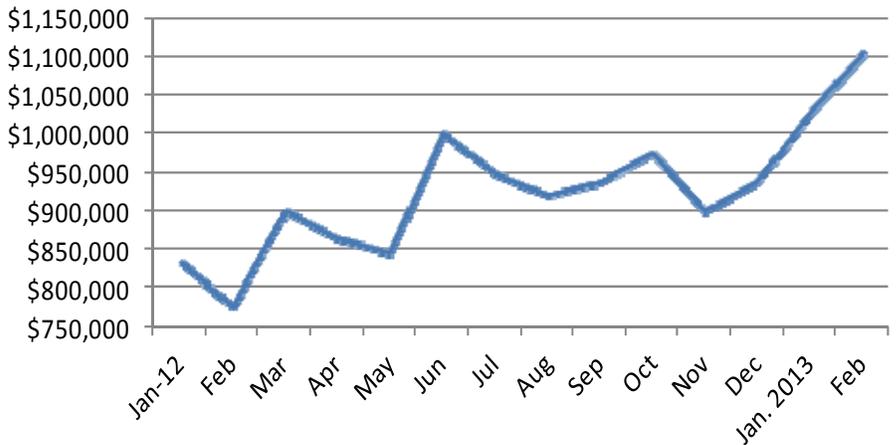
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## Belmont Median Home Price Hits Near Record High

What's up with this crazy market? The stock market hit an all time high earlier this month and our local housing prices are right in step. Pundits say that our housing market tracks the S&P 500 and if they're right, we're in for a heck of a ride.

Belmont housing prices continued to show gains into February as Belmont had both month-to-month and year-over-year increases in the median price.

### Belmont Median Price Trend



The median home price in Belmont increased 42% last month over a year ago. Belmont's February median home price reached \$1,108,000.

To put that in perspective, that is the second highest median home price for Belmont since we began tracking the market in



We're willing to bet you haven't seen many of our signs around town and we'd like to keep it that way.

Why? Because we sell our homes in a shorter amount of time than any other top Belmont agent.\* And since our listings are only on the market an average of 11 days, it's easy to miss them altogether.

If you're considering a move in the near future, you've probably given some thought as to whom you might choose to help you sell your home. But first, you'll have to decide *how* you would go about selecting the best agents for the job.

While many sellers will drive around to see who has the most signs in their neighborhood, that's not necessarily the best method to finding an outstanding agent.

There's a lot more to selling a home than putting a sign in the yard. Over the past 20+ years of selling Belmont homes, we've mastered the perfect blend of science, art and technology to bring more attention to your home than ever before.

But don't take our word for it, the proof is in the results. And simply put, we sell our homes for more money, in a shorter period of time, and we sell every home we list. If superior results are what you want, then talk with us today about our *Excite*™ marketing plan and get the payoff you deserve!

**Belmont Listing Report 2012\***

**RANK FOR TOP FOUR AGENTS**

**TOP FOUR AGENTS:**

**Drew & Christine**

**Top Agent #2**

**Top Agent #3**

**Top Agent #4**

% Received of Asking

1st — 104.5%

LAST

2nd

3rd

Days on Market

1st — <11

2nd

3rd

LAST

Price Reductions

1st — NONE

LAST

2nd

2nd

\*Statistics from the Multiple Listing Service. Belmont Home Sales 2012

*If you're looking for someone to sell your home, we're someone you should know.*

*Nobody beats our Excite™ marketing!"*



## A few of our recent sales...



6 Folger Court, Belmont

Listed \$1,150,000 • Sold \$1,250,000 • in 11 days!



2201 Semeria Avenue, Belmont

Listed \$1,150,000 • Sold \$1,227,000 • in 11 days!



349 Laurel Street, San Carlos

Sold OFF MARKET • Sold \$1,303,000 • (Buyer)



1532 Altura Way, Belmont

Listed \$ 920,000 • Sold \$ 986,000 • in 7 days!



315 Sussex Court, Belmont

Listed \$1,369,000 • Sold \$1,280,000 • (Buyer)



1439 Cordilleras, San Carlos

Listed \$959,000 • Sold \$1,053,000 • (Buyer)



## Local Postal Customer



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### Belmont's Sewer Lateral Proposal Might Just Stink

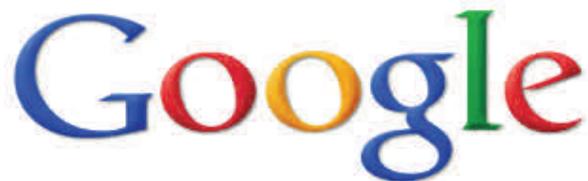
The Belmont City Council has been deliberating whether or not to force each homeowner to perform a test and if necessary repair the sewer lateral before they can sell their home. That proposal is called a "point of sale" or POS proposal.

There are several issues with this approach which could cause a homeowner a problem should they need to sell their home and either not have the funds to repair the sewer lateral, or not have the time before the close of escrow. Amendments to this proposal include ways a homeowner could negotiate with a buyer to inherit the burden but so far the proposed workarounds appear to be at odds with lending and escrow institutional requirements.

Clearly there is a need to repair broken sewer lateral lines in our city. Having sewage seep into the surrounding ground is not ideal, but the larger problem appears to be the amount of water which enters broken sewer laterals during and after heavy rains. This water then ends up taxing an already overburdened treatment system and anyone who lives in Belmont knows the cost of maintaining our sewer system keeps getting passed along in the form of rate increases on our property tax bills.

*If you'd like to follow this discussion you can find it on our blog page at [BeautifulMountainBlog.org](http://BeautifulMountainBlog.org) or on the Belmont Patch.*

Want to know more about us?



**Drew & Christine Morgan**



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