

FEATURED LISTINGS BY DREW & CHRISTINE



**SOLD FOR \$250,000
OVER ASKING PRICE!**

134 Hillcrest Road, San Carlos
Sold for \$2,200,000



**SOLD FOR \$125,000
OVER ASKING PRICE!**

3318 Haskins Drive, Belmont
Sold for \$1,675,000

Johnathan and Angela-Marie,
Let us achieve the same exceptional results for you as we did for these clients. 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 | March 2015

PRESENTED BY

DREW & CHRISTINE MORGAN

REALTORS® / Notary

RE/MAX Star-Carlmont
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



A WORD FROM DREW & CHRISTINE

Our business philosophy is simple, yet fluid. It is a result of our many years of experience with people and business; therefore, it is also constantly being enhanced by our continual learning experiences. We believe that in order to do our best, we must perform at the highest level of client satisfaction and concentrate on each individual transaction. Our rewards are successful transactions, a growing client base, referrals, and personal satisfaction for a job well done. We measure our personal success in terms of providing a valuable service to our clients and being able to do a job we love to do. Our goals include a long career of helping people realize their dreams. In order to achieve this, we realize that we must provide a heightened level of service in order to distinguish ourselves from other agents. Our continued success is reliant upon future referrals, and we feel that our actions and philosophies will enable us to continue achieving these goals. Don't leave your next transaction up to chance. **Call us today at 650.508.1441.**

BELMONT MARKET REPORT

FEBRUARY 1ST, 2015 - FEBRUARY 28TH, 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
48 Meadow Park Circle	3	3	1,850	\$2,025	10	703	\$938,000	\$938,000	\$0	\$1,300,000	\$362,000	138.6%
1904 Notre Dame Avenue	3	2	1,390	\$5,000	9	1081	\$1,149,000	\$1,149,000	\$0	\$1,502,000	\$353,000	130.7%
10 Antique Forest Lane	3	3	1,890	\$2,660	9	693	\$1,095,000	\$1,095,000	\$0	\$1,310,000	\$215,000	119.6%
32 Edgewood Place	3	3	2,030	\$1,657	12	714	\$1,248,000	\$1,248,000	\$0	\$1,450,000	\$202,000	116.2%
1606 Valley View Avenue	2	2	1,422	\$6,250	11	880	\$1,088,000	\$1,088,000	\$0	\$1,251,288	\$163,288	115.0%
2014 Monroe Avenue	2	1	1,150	\$4,000	7	861	\$899,000	\$899,000	\$0	\$990,000	\$91,000	110.1%
2712 Newlands Avenue	4	4	2,480	\$5,995	16	655	\$1,495,000	\$1,625,000	\$130,000	\$1,625,000	\$0	108.7%
3318 Haskins Drive	3	3	2,240	\$6,180	4	748	\$1,550,000	\$1,550,000	\$0	\$1,675,000	\$125,000	108.1%
2312 Cipriani Boulevard	4	2	1,710	\$5,800	0	702	\$1,188,000	\$1,188,000	\$0	\$1,200,000	\$12,000	101.0%
1325 Paloma Avenue	4	3	2,260	\$5,000	14	520	\$1,299,000	\$1,299,000	\$0	\$1,175,000	\$124,000	90.5%
1706 Terrace Drive	5	3	2,000	\$12,400	50	560	\$1,350,000	\$1,150,000	\$200,000	\$1,120,000	\$30,000	83.0%
Median	3	3	1,890	\$5,000	10	703	\$1,188,000	\$1,150,000	\$0	\$1,300,000	\$125,000	110.1%
Average	3	3	1,857	\$5,179	13	738	\$1,209,000	\$1,202,636	\$6,364	\$1,327,117	\$124,481	111.0%

Drew & Christine Morgan, RE/MAX Star-Carmont, and the RE/MAX Collection are not in any way affiliated with Belmont Heights Owners Association, nor is this in any way an official advertisement or publication of Belmont Heights. Data from MLS Listings as of March 17th, 2015 and represents properties listed or sold by various brokers. MLS Listings and RE/MAX do not guarantee and are not in any way responsible for its accuracy, and data maintained may not reflect all real estate activity in the market. If your property is currently listed, this is not meant as a solicitation. Each office independently owned and operated.

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.

3 CRITICAL EXPECTATIONS TO HAVE FOR YOUR AGENT AND HOW I WILL EXCEED THEM...

Your homes' sale is a multi-faceted transaction requiring dozens of individuals and decisions. With our representation, you'll have a dedicated Belmont Heights specialists who will ensure you receive the results you deserve. Here's how we will exceed the top 3 demands for your home sale:



Home Pricing:

Can your agent sell your home at the price you want?

Since we live in the neighborhood, we know each of the 22 homes sold in our area in the past 12 months and we understand our local market conditions and trends. With our list of recent area sales, your home's special details and possible improvements, and your target number, we can openly discuss the highest possible listing price for your home. Rest assured, we will give our truthful opinion of whether we can achieve your target number. Once you're ready to sell, our effective marketing strategy will instantly place your home in front of local, national, and international buyers.

Understanding Your Plan:

Does your agent respect your moving time line?

Whether your moving timetable is determined by a new job or school year, the closing of your new dream home, or other changes, we will work together to develop a plan to fit your needs. We understand that deadlines must be met to keep your transaction on track and avoid the potential of a double mortgage. Our detailed knowledge of contracts and closings will keep the process as efficient as possible so that your time frame is met.

Identifying & Removing Challenges:

Putting our experience to work for you.

With hundreds of negotiated home sales, we have extensive experience with many of the obstacles that can occur. In order to minimize your stress, we will handle every situation and keep you updated on the developments as they happen. To a degree, some challenges are unavoidable and that's why our outstanding reputation as fair and engaging REALTORS goes a long way with our peers. As a result, negotiating for our clients' best interests is typically met with a smile rather than a challenge.

Dear Johnathan and Angela-Marie,

You have worked hard and intelligently to get where you are today. When it comes to the sale of your home, we encourage you to use the same intellect. The Realtor® you choose and the plan they provide are critical factors in how quickly and how much your home sells for. For the most personalized, effective, and targeted plan available, call us at 650.508.1441.

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WHAT OUR CLIENTS
ARE SAYING...

"They were extremely knowledgeable and invaluable in working to determine the right price and the right time to buy and sell our home. When selling, they were integrally involved in prepping the home so it showed the best and received the best offer. I have since moved from the area, and have never found any agents who can even come close to the services and expertise that Drew and Christine provided!"

~ Adrienne R.