

# Hillsborough NEWSLETTER

2015 1<sup>st</sup> Quarter

Dear Hillsborough Residents:

2015 started out slowly recording only 3 pending sales in January, a poor showing. February rose to a mediocre 8, followed by a good showing in March with 14 pending sales.

There were 23 closed sales in first quarter, down from 35 last year, a 29% drop off in sales. 2013 had 29 closed sales for the first quarter.

In spite of the small supply of homes, half of the homes stayed on the market for 40 days or more. Of the 23 homes sold in the first quarter, 6 sold for over asking price; while 12 homes sold below list price. Of the 23 homes, 6 had price reductions prior to sale.

There were no closed sales posted under \$2 million, which now represents entry level in Hillsborough. Lower Hillsborough entry level has become \$3 million plus.

There is still an abundance of qualified buyers looking for homes in Hillsborough.

## Homes Sold – 1<sup>st</sup> Quarter (prices in '000)

Street	BR/BA	LP	SP	OLP	DOM
La Canada	3/3+	1995	2000	2495	257
Hayne Road	5/3+	2588	2270	2988	141
Lakeview Dr	4/3	2700	2450	2700	29
Avondale	4/3.5	2799	2600	2799	178
Denise Drive	5/4	2695	2875	2695	8
Moseley Road	4/3	2595	2980	2595	7
Marlborough	4/3	2695	3000	2695	12
Robinwood Ln	6/4+	3650	3375	3650	32
Baileyana Rd	5/3.5	3500	3500	3500	11
Pullman Road	4/4	3750	3750	3750	0
Downey Way	4/3.5	3800	4000	3800	3
El Centro Rd	4/4+	3999	4135	3999	3
Moseley Rd	5/4	4495	4210	4495	43
Denham Ct	4/5.5	3888	4275	3888	13
El Cerrito	4/4.5	4700	4700	470	46
Poett Road	5/4.5	5480	5088	5880	366
Forest View	5/5.5	5095	w/h	5295	73
W Santa Inez	4/4.5	5200	5200	5800	104
Craig Road	5/4.5	5575	5378	5575	2
Ralston Road	5/5.5	6400	6400	6400	98
Geri Lane	5/5.5	6500	6500	6500	0
Crystal Springs	7/8.5	9200	8458	9200	152
New Place Rd	8/6+	9998	9500	10350	217

Br/Ba=bedrooms/baths LP=list price SP=sale price  
OLP=original list price DOM=days on the market w/h=withheld

All information obtained from sources deemed reliable but not guaranteed

## Homes Available

	January	February	March
2015	18	18	25
2014	31	33	34
2013	34	42	51

## 1<sup>st</sup> Quarter Pending Sales

	January	February	March
2015	3	8	14
2014	8	14	16
2013	7	13	17

## 1<sup>st</sup> Quarter Closed Sales

	January	February	March
2015	6	7	10
2014	14	10	11
2013	8	7	14

## Featured Listings HILLSBOROUGH

### COMING SOON

★ Spectacular one level home on cul-de-sac in lower South Hillsborough. Features of the home include:

Spacious open living and dining room with vaulted ceilings with French doors to patio & yard, kitchen & large family room with fireplace & high ceilings also opens to Master bedroom suite with 2 walk in closets, and private patio. 2 additional bedrooms, 2.5 baths plus office. Call for price



★ Hillsborough Oaks area charming English home in lower North Hillsborough. Sunken living room, formal dining room, family room with 11' ceiling off kitchen, breakfast room, 4 bedrooms, 4.5 bathrooms., gym room, manicured grounds, 3 Car garage. Call for price



★ Traditional home in the Hillsborough Knolls area on approximate 1 acre, this grand and spacious home that need some TLC has 4BR/4.5BA, bay views from upstairs rooms, formal living, dining & fam rms, library, breakfast rm, huge unfinished basement with wine cellar & storage, pool & cabana, brick terrace and mature landscaping. Listed price: \$3,895,000

## BUYERS LOOKING FOR HOMES

★ WANTED home or lot in close-in south Hillsborough. Minimum 0.8 acre up to \$10 million.



**Bruce Herman (650)208-4944**  
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**Austin Herman (650)773-8652**

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# Featured Listings

## HILLSBOROUGH

### Elizabethan Splendor, Warm Modern Living



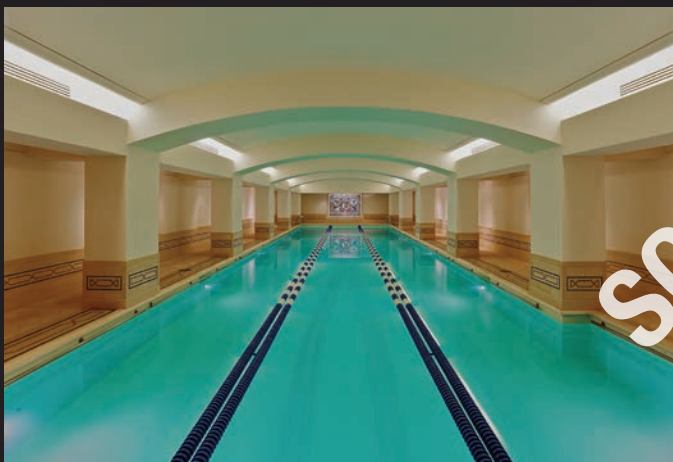
*In an effort to GO GREEN, we would like to start sending our newsletters to you electronically.*

*If you would like to receive our newsletters in your email, kindly provide:*

**Your email address • Your property address • Name of recipient**

You can send your above contact information to: **CarolHall@clayherman.com**

*Please feel free to call our office if you have any questions.*



★ This majestic estate is situated on more than six acres of lush manicured grounds. The magnificent main house spans some 36,000 square feet and while it ranks as one of the West Coast's largest private residences, it is also a warm and family-friendly home. Fireplaces, lush carpeting, and dark-wood paneling lend coziness to the bedrooms, family rooms, and other living areas. Interiors abound with museum-quality artifacts, and amenities include automated lighting, heating, and air conditioning systems, state-of-the-art screening room, indoor lap pool, racquetball and squash court, gymnasium, tennis court and guest house. List Price:\$28,800,000

For further information, please contact **SUSAN HERMAN 650-400-4383**