

Real Estate

SAN FRANCISCO CHRONICLE AND SFCHRONICLE.COM | Sunday, February 11, 2024

SPONSORED CONTENT

Enchanting Tudor retreat

Timeless, sun-filled Oakland home with modern updates J8



6526 Longwalk Dr. in Oakland is a four-bedroom Tudor with modern upgrades being listed for \$1.529 million.

OPENHOMESPHOTOGRAPHY



Shutterstock

Market Insight

Planning to sell this year? Find out why you should list now, before the spring rush. J18



Brad Scott

Hot Property

Stylish four-bedroom mountain home in Clear Creek Tahoe serves up spectacular views. J19



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A Location That Wins Your Heart.
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*TBA Bay Area 2022 NARRE Awards. Sales: Shea Homes Marketing Company (CalBRE #01370646), Construction: SHHC, Inc. (CSLB #1060327). Equal Housing Opportunity.

THE DUNES
BY SHEA HOMES®
TheDunesonMontereyBay.com



REAL ESTATE

CONTACT US

The Real Estate and Home Guide sections in the Sunday editions are produced by Sentinel Media Services, a content provider, specifically for The Chronicle.

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INSIDE

Real Estate

Sound Off J2
Price Point J6
Just Approved J6
Cover Story J8
Homes Sold J11
Market Insight J18

Home Guide

Hot Property J19
Home Trends J21

SOUND OFF

How is the homeowner's insurance crisis affecting the San Francisco market?



A: In California, it is a prerequisite for securing a mortgage to obtain homeowner's insurance. Over the past year, we saw more and more home insurers limiting new policies or pulling out of California altogether. This crisis of homeowner insurance accessibility is affecting the San Francisco real estate market by worsening an already challenging affordability landscape. Soaring insurance costs and limited coverage options are giving potential buyers another reason to hit the pause button. Additional expenses and concerns from this situation can include:

Escalating Premiums: Insurers are hiking up premiums as they face concerns with wildfire, climate and earthquake risks coupled with increased construction costs. This translates to steeper insurance bills, adding to monthly expenses.

Mortgage Qualification: Because insurance is required to secure a mortgage, buyers are forced to allocate more of their income to cover premiums, impacting their overall mortgage eligibility and capacity.

Upgrades and Compliance: Comprehensive insurance coverage could demand significant property upgrades, straining a homeowner's finances.

New homeowners are feeling the squeeze from multiple angles, as upfront costs and ongoing financial commitments from the insurance crisis are compounding existing affordability challenges. It is certainly adding unexpected twists and turns in an already complex real estate market.

Leo Peak, Peak Family Real Estate Group at REAL Broker, 415-816-1469, leo@leopeak.com.



A: Having sufficient insurance is non-negotiable. Given our property values and liability risks, combined with insurance requirements set by mortgage lenders, getting insurance coverage was a crucial but routine part of the purchase process until it wasn't. State Farm's withdrawal from California last year disrupted that routine.

Insurance denial is a real prospect, especially with remaining insurers examining properties with greater scrutiny before offering coverage. A denial can derail a purchase because there's now a standard contract contingency for getting insurance. Because so many of San Francisco's homes predate 1970 and may contain outdated systems and potentially hazardous materials, the denial risk is higher. Coverage decisions can now entail deep dives into a property's permit history and may involve inspections of roofing, plumbing, and electrical systems, and in some cases, requirements to update outdated systems like knob and tube wiring, or installing emergency water shut-off systems.

To navigate this complex environment, we advise our clients to be proactive. Buyers are encouraged to obtain insurance quotes before writing offers, and sellers are advised to update their properties to pass muster to safeguard against potential coverage denials.

Kevin Ho, Vanguard Properties, 415-297-7462, kevin@kevinandjonathan.com;
Jonathan McNarry, Vanguard Properties, 415-215-4393, jonathan@kevinandjonathan.com.



A: All home loans require insurance. Fourteen out of 20 of the most destructive fires in California history have happened during the past 9 years. Our current rain season precipitation locally is 123% of normal, which is not normal. These are challenging stats whether you're a homeowner, renter or an insurance company.

With these recent years of catastrophic weather events, insurance companies are busier than ever processing claims and relooking at what policies should cover or not cover. The California State Insurance Commissioner sets the max rates that the insurance companies can charge or raise.

This affects the willingness for claim-swamped insurance companies to write new policies. International groups across the globe acknowledge that the catastrophic rains, winds, droughts, and storms will continue until we ween off fossil fuels worldwide. New or renewed insurance policies continue to be a day-by-day conversation for everyone in the Bay Area. It is not uncommon for a 2023 annual policy of \$3,600 to jump up to \$19,000 in 2024.

If your property is surrounded by trees or excessive foliage or near a body of water, pay close attention to keeping your property safe from any environmental claims.

Anne Feste, Vanguard Properties, 510-757-4787, anne.feste@vanguardproperties.com.

Average long-term mortgage rate remains in the mid-6% range

By Alex Veiga
AP BUSINESS WRITER

LOS ANGELES — The average long-term U.S. mortgage rate edged higher this week, reflecting a recent uptick in the 10-year Treasury yield.

The average rate on a 30-year mortgage rose to 6.64% from 6.63% last week, mortgage buyer Freddie Mac said Thursday.

A year ago, the rate averaged 6.12%.

"Mortgage rates remain stagnant, hovering in the mid-6% range over the past several weeks," said Sam Khater, Freddie Mac's chief economist.

The move echoes an increase this week in the 10-year Treasury yield, which lenders use as a guide to pricing loans. The yield moved above 4% this week as bond traders reacted to the government's January's jobs report.

The surprisingly strong report stoked worries that it could persuade the Federal Reserve to wait longer before it begins cutting interest rates.

Hopes for such cuts amid signs that inflation has declined from its peak two summers ago have been a major reason the 10-year Treasury yield has mostly pulled back since October, when it climbed to its highest level since 2007.

In an interview broadcast Sunday night, Fed Chair Jerome Powell said that the central bank remains on track to cut its benchmark interest rate three times this year, a move that economists expect could begin as early as May.

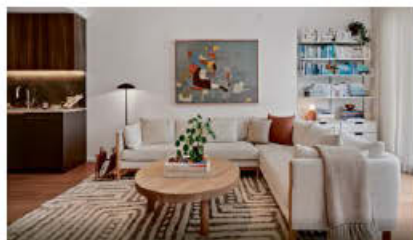
Investors' expectations for future inflation, global demand for U.S. Treasuries and what the Fed does with interest rates can influence rates on home loans



FORWARD THINKING REAL ESTATE

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For additional listings and information on open home schedules, please visit us at vanguardproperties.com



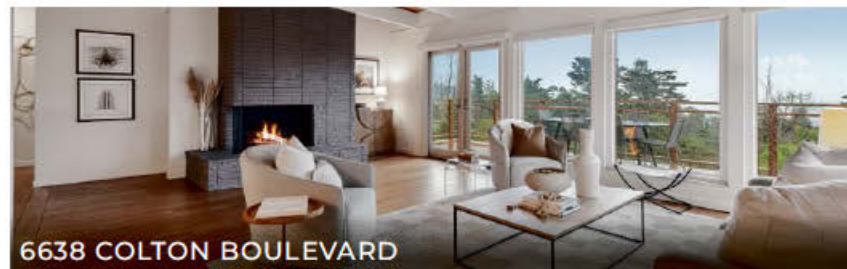
555 GOLDEN GATE AVE, NO. 402

12PM-2PM VAN NESS CORRIDOR
\$899,000 | 2BD/1BA | 830 SQ. FT.
Sergio Giannoni 510.220.1745
ElevantModern.com



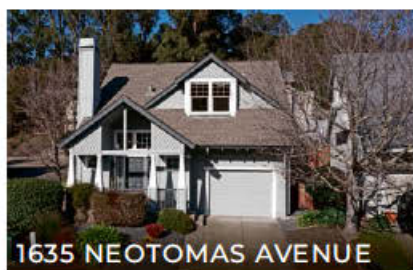
1557 TRELLIS LANE

12PM-2PM PETALUMA
\$729,000 | 3BD/2BA | 1,153 SQ. FT.
Rob Sullivan 707.772.9171
1557Trellis.com



6638 COLTON BOULEVARD

12PM-2PM OAKLAND
\$1,695,000 | 4BD/3BA | 2,472 SQ. FT.
Martha Hill 415.999.7973
6638Colton.com



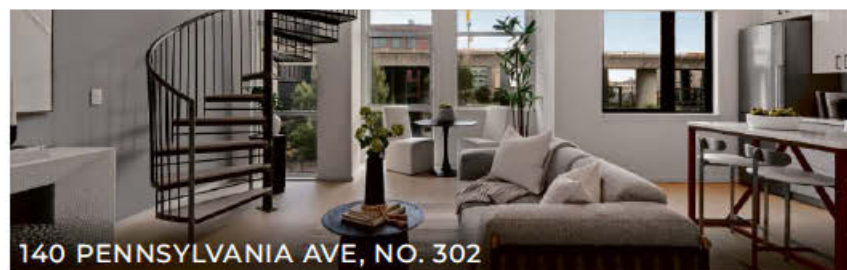
1635 NEOTOMAS AVENUE

11AM-2PM SANTA ROSA
\$695,000 | 3BD/2.5BA | 1,295 SQ. FT.
Connie Schlabach 707.953.1104



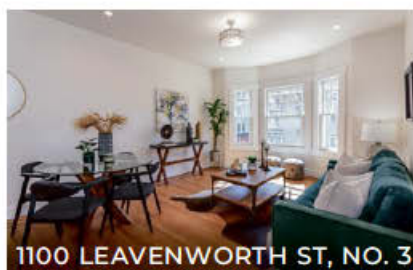
1890 JEFFERSON ST, NO. 303

12PM-2PM MARINA
\$840,000 | 1BD/1BA | 804 SQ. FT.
Haley Tone 415.302.3455
1890Jefferson303.com



140 PENNSYLVANIA AVE, NO. 302

10AM-11AM POTRERO HILL
\$950,000 | 2BD/2BA | 894 SQ. FT.
Colleen Cotter 415.706.1781
140PennsylvaniaAve.com



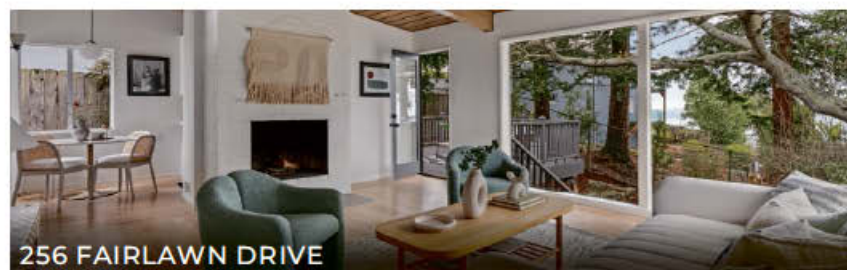
1100 LEAVENWORTH ST, NO. 3

1PM-4PM NOB HILL
\$825,000 | 2BD/2BA | 893 SQ. FT.
Fouzia Zaheer 415.518.9009
NobHillLuxtic.com



262 WALLER STREET

BY APPOINTMENT DUBOCE PARK
\$3,900,000 | 4BD/4BA | 3+ CAR PARKING
Kevin Kropp 415.606.1415
262Waller.com



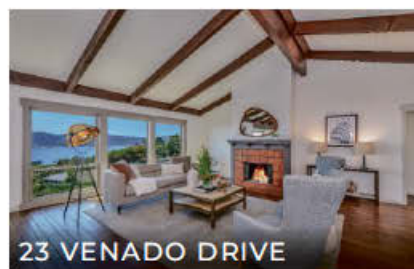
256 FAIRLAWN DRIVE

12PM-2PM BERKELEY
\$925,000 | 2BD/1BA | 1,152 SQ. FT.
Maria Cavallo-Merrion 510.919.8841 & Anita Becker 510.520.8335
256Fairlawn.com



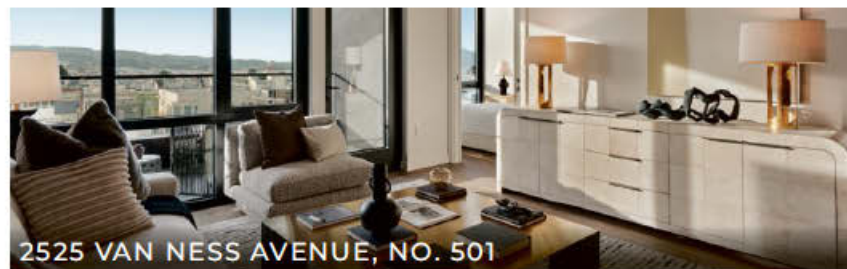
60 SANTA RITA AVENUE

BY APPOINTMENT FOREST HILL
\$2,695,000 | 3BD/2.5BA | 2,156 SQ. FT.
Oliver Burgelman 415.244.5846
ForestHillsSF.com



23 VENADO DRIVE

BY APPOINTMENT TIBURON
\$6,800,000 | 4BD/2.5BA | 3,878 SQ. FT.
Jeff Moseley 415.602.7272
23VenadoDrive.com



2525 VAN NESS AVENUE, NO. 501

BY APPOINTMENT COW HOLLOW
\$3,500,000 | 3BD/3.5BA | 1,951 SQ. FT.
Frank Nolan 415.377.3726
BelvedereSF.com

SUNDAY OPEN HOMES

BY APPOINTMENT

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THERESA DISBRO



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APRYL LOPEZ



GRACE LUCERO



SHARON MONTICELLO



LAURIE PARRIS



CHAD RUMMONDS



LORI SACCO



ROB SULLIVAN



JENNY WATSON

NAPA



MATTHEW BJORNER



JOSH DEMPSEY



TIM FREEMAN

MARIN



Q ANSARI



JENNIFER BOWMAN



MATT FRANCIS



VANCE & ANNA FROST



MARCELA LEMBI



JEFF & KRISTIN MOSELEY



RAQUEL NEWMAN



LUCINDA OTTO



JAMES SELL & DEVON HAMILTON-SELL



HOWARD WYNN



REESE FORBES
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KEVIN HO & JONATHAN MCNARRY



ROBIN HUBINSKY



DEREK JACKSON



BERNIE KATZMANN



KEVIN KROPP



MASSIMO LOPORTO



MARK D MCHALE



ILANA MINKOFF



JEAN-PAUL SAMAHA



MIKE SHAW



DAN SLAUGHTER



MIKE STACK



ANDREA SWETLAND



HALEY TONE



SHELLEY TREW



ANDREW WARREN



SEAN WEINSTOCK



SARA WERNER COSTA



SELINA ZHAO



JAN ZHENG



KELLY CRAWFORD



PHILIP FARR
ROOKIE OF THE YEAR



ZOE FRANKEL
RISING STAR

PRICE POINT



WHAT YOU CAN BUY Luxury Homes

The San Francisco Chronicle and Sentinel Media Services searched through Bay Area listings to help you find the perfect home. Here are homes you can buy. To see more listings, use a smartphone camera to scan the QR code to the left and tap on the link to the SFGate website.

\$2.998 million/Oakland

Address: 1025 Ardmore Ave., Oakland.

Beds: 5 **Baths:** 4 **Square footage:** 3,606

Located in Crocker Highlands, this stylish sanctuary was renovated and updated in 2021. The home boasts inviting living spaces both indoors and out, as well as a resplendent owner's suite. The modern kitchen features custom cabinetry, Wolf appliances and marble finishes, while the primary suite includes a spa-caliber bathroom, walk-in closet and a private balcony. A fireplace warms the living room and the residence hosts a dining area. The turnkey listing also comes with a deep, park-like backyard.

Listing agent: Jane Strauch, The Grubb Co., 510-388-6841, jane@janestrauch.com.



OPENHOMESPHOTOGRAPHY

\$2.395 million

Address: 410 Kentucky Ave., Berkeley.

Beds: 3 **Baths:** 4 **Square footage:** 3,050

Views of the Golden Gate and Bay bridges, as well as San Francisco Bay, await from this classic home built in 1930s. A beamed ceiling shelters a living room warmed by a fireplace, while the home offers a thoughtful floor plan that's perfect for both entertaining and everyday living. The listing includes a formal dining room, along with an eat-in kitchen finished with marble counters and high-end appliances. There's a wood-paneled study as well as a flexible bonus room that could serve as a second office. The primary suite boasts serene views and includes a balcony, while the recreation room opens to a rear garden.

Listing agent: Marilyn Garcia, The Grubb Co., 510-390-5406, marilyn@marilyngarcia.com.



OPENHOMESPHOTOGRAPHY

JUST APPROVED

Seniors tap into equity with JUMBO reverse mortgage

Mortgage advisor: Dominique Stevens, Mayfair Mortgage Advisors.

Property type: Single-family home in Burlingame.

Loan amount: \$729,000.

Interest rate: 10.490%.

Loan type: JUMBO Reverse Mortgage.

Backstory: We have been working with our clients for many years, helping them to finance rental properties and to build their wealth portfolio through real estate acquisitions. Now in their 70s, the couple have decided it's time to slow down and enjoy more time with friends and family.

They purchased their primary residence in Burlingame in 1983,



and it has appreciated astonishingly. Their dream goal was to access funds to build an accessory dwelling unit on the property

for visiting friends and family and to also access funds to purchase a condo in the wine country. They decided to tap into their equity in the home via a reverse mortgage.

We provided the clients with several loan options, and with an amortization schedule for the loan programs they most liked. An amortization schedule shows the loan details on an annual basis. It displays the loan balance as it grows every year, against the annual home appreciation, and finally how much equity is left to the heirs on an annualized basis. This document allows the homeowner to make an informed decision about the program.

By utilizing the reverse mortgage we were able to pay off a small first lien, and net them significant cash back at closing.

This allowed our clients to fund the backyard ADU construction and to purchase the condo. They will not have to make any payments on the reverse mortgage for the rest of their lives, or until they sell the property, at which time they will then pay off the loan balance.

In order to proceed with the processing of the loan, the borrowers are required to review the loan documents over the telephone with a HUD Counselor.

The borrower's income is considered for the transaction,

as reverse mortgage lenders much ensure that there is enough income to pay the property taxes, homeowner's insurance, utilities and to maintain the property.

A reverse mortgage allows senior adults ages 55 and older to halt mortgage payments forever. The program requires that the home be maintained as the primary residence. As non-taxable income, it does not affect Medicare, Social Security or pensions. Whatever equity is left after the reverse loan is paid off remains with the borrowers or goes to the heirs tax free.

Dominique Stevens, Mayfair Mortgage Advisors, 415-250-8908, dstevens@mayfairmtg.com.

LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM



8 Hidden Lane, Orinda | By Appointment Only

5 Bd | 3 Ba | 4495 Sqft | \$2,250,000

Beautiful 5bd/3ba, 4495 sqft home w/ wrap-around Sleepy Hollow views and is move-in ready!



Coming Soon!

710 Miner Road, Orinda | By Appointment Only

5 Bd | 3 Ba | 3088 Sqft | \$1,995,000

Fantastic off-market opportunity available for showing now! Peaceful 1.15 acre knoll setting with beautiful valley views!



17 Fallen Leaf Court, Lafayette | Open Sun 1-3pm

5 Bd + Study | 5.5 Ba | 4789 Sqft | \$4,495,000

Rare, single-level 5bd/5.5ba family home nestled on a cul-de-sac in one of Reliez Valley's most coveted neighborhoods!



312 Maverick Court, Lafayette | By Appointment Only

4+ Bd | 3.5 Ba | 3243 Sqft | \$2,999,000

Tastefully updated 4bd/ 3.5ba, 3500+ sq. ft. home features an ideal floorplan that captures views of the large, private yard.



New Listing!

637 Sky Hy Circle, Lafayette | Open Sun 12-3pm

5 Bd | 3 Ba | 3064 Sqft | \$2,995,000

Set in quiet Sky Hy Ranch, this 5bd/ 3ba retreat has stunning views of Mt. Diablo and the Lafayette hills!



New Listing!

243 Sandringham Drive, Moraga | Open Sun 12-3pm

4 Bd | 2.5 Ba | 2353 Sqft | \$1,950,000

Tucked away in a close-in Moraga neighborhood, this 4bd/ 2.5ba, single-level home offers ample living space on a generous, flat lot!



211 Corliss Drive, Moraga | Open Sun 1-3pm

5 Bd | 2.5 Ba | 2538 Sqft | \$1,699,000

Fabulous family home nestled on prime private .42 acre in sought after Rheem Valley Orchards neighborhood!



1409A Spruce Street, Berkeley | By Appointment Only

1 Bd | 1 Ba | 645 Sqft | \$575,000

A beautifully refreshed, light-filled retreat located in the epicenter of one of Berkeley's most well-loved neighborhoods!



New Listing!

3605 May Road, Richmond | Open Sun 12-3pm

3 Bd | 2 Ba | 1515 Sqft | \$795,000

Adorable sanctuary w/ views of the hills featuring 3bd/ 2ba, living & family rooms + an office in approx. 1515 sqft. on a .23-acre lot.

The Village

Ashley Battersby • Shannon Conner • Meara Dunsmore • Linda Ehrich • Emily Estrada • Joan Evans • Linda Friedman • Liz Gallagher

Associates:

Claudia Gohler • Ari Hatton • Gillian Judge Hogan • Dexter Honens II • Christina Linezo • April Matthews • Hillary Murphy • Karen Murphy

John Nash • Altie Schmitt • Ann Sharf • Amy Rose Smith • Molly Smith • Jeff Snell • Lynda Snell • Alexis Thompson • Clark Thompson

Angie Evans Traxinger • Ignacio Vega • Ann Ward • Margaret Zucker

COVER STORY

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OPENHOMESPHOTOGRAPHY

A fireplace warms the light-filled living room.

Timeless Oakland home with modern updates

Designed by the renowned architects Chester H. Miller and Carl Warnecke, this magical and enchanting property will captivate you. Lovely private gardens, with the scent of sweet flowers in bloom,

a private patio with a tiled fountain, and a lush green lawn, welcome you. Inside, Old World charm blends seamlessly with a high-style charming kitchen.

Four bedrooms, an office, and four luxurious bathrooms

create a sanctuary for modern living. Natural light streams through the expansive storybook windows in the living room, dining room and kitchen.

Prepare to be awestruck by the exquisitely landscaped

grounds surrounding a majestic Monterey Cypress pine and verdant gardens, creating a serene paradise for those seeking solace in nature's embrace. The spacious living room epitomizes the beauty of 1930s Miller

and Warnecke architecture, with high ceilings, an arched doorway, and a cozy brick fireplace.

The sun-filled true designer kitchen is not only a cook's dream with top-of-the-line appliances but is also equipped with

COVER STORY

SPONSORED CONTENT

Details

Address: 6526 Longwalk Dr., Oakland.

Price: \$1.529 million.

Features: This four-bedroom Tudor boasts a traditional floor plan, inviting backyard and modern kitchen. It also includes an office with radiant heating and built-in storage, a formal dining room, hardwood flooring and a recently built deck. Each of the three-and-a-half bathrooms have been renovated and the home's interior has been freshly repainted. The terraced backyard includes a patio, deck, hot tub, mature trees and established plantings.

custom cabinetry and Carrara marble countertops. It offers seamless level access to the European-designed patio with a tiled fountain and glorious private gardens — the perfect place for upcoming summer fun and dreamy dining al fresco.



OPENHOMESPHOTOGRAPHY

6526 Longwalk Dr.
continues on J10

About: The dining room looks into an updated kitchen. Below left: The kitchen has tile flooring and opens to the backyard. Below right: The four-bedroom Oakland home includes an office with built-in storage.



COVER STORY

SPONSORED CONTENT

About the architects

Miller and Warnecke was a prolific architecture firm in Oakland known for their Tudor-style buildings, as well as Oakland's main library. The firm operated from 1917 to 1951 and was most active during the Roaring '20s. Both men learned architecture through apprenticeship and are behind buildings like Castlemont High School, St. Andrew Missionary Baptist Church, Oakland Business and Professional Women's Club, Piedmont Avenue Branch Library, Lions Pool and the Rockridge Women's Club.

From page J9

The primary suite is a true retreat that overlooks the rear gardens, offering a spa-like bathroom. Slide open the large glass doors, and you are just a few steps away from your own outdoor Alaska Cedar hot tub nestled amongst the trees, and flowers under the stars.

All of this and you are just minutes to Montclair Village for wonderful dining and shops and just a couple of miles to Regional Parks for hiking and biking. Whether you seek serenity or an urban experience this residence offers the perfect balance- a timeless masterpiece.

Learn more at www.6526longwalk.com.

Listing agent: Jill Carrigan,
The Grubb Co., 510-388-2585,
jcarrigan@grubbco.com.



OPENHOMESPHOTOGRAPHY

Above: The landscaped backyard includes shade trees and established plantings. **Below left:** The primary bedroom opens to the backyard. **Below right:** The Oakland home offers views of the bay and Alcatraz.



NEIGHBORHOOD HOMES SOLD



SAN FRANCISCO COUNTY

SAN FRANCISCO

- 434 17th Avenue, 01/12/2024**
\$2,750,000, 4 bdrms, 3 bthrms, 2680 sf, built 1916
- 1408 19th Avenue, 01/09/2024**
\$439,000, 1812 sf, built 1908
- 2225 23rd Street #401, 01/12/2024**
\$445,000, 456 sf, built 1989
- 370 24th Avenue, 01/11/2024**
\$1,300,000, 2000 sf, built 1906
- 3421 25th Street #3, 01/12/2024**
\$830,000, 2 bdrms, 1 bthrms, 854 sf, built 1980

- 146 27th Street, 01/08/2024**
\$1,295,000, 3 bdrms, 1 bthrms, 1212 sf, built 1900
- 547 29th Street #1, 01/08/2024**
\$1,775,000, 3 bdrms, 2 bthrms, 1831 sf, built 2001
- 2177 3rd Street #224, 01/10/2024**
\$724,000, 1 bdrms, 1 bthrms, 644 sf, built 2020
- 1309 3rd Avenue #1311, 01/12/2024**
\$2,100,000, 2800 sf, built 1900
- 834 47th Avenue, 01/09/2024**
\$1,600,000, 3 bdrms, 1 bthrms, 1600 sf, built 1924
- 743 47th Avenue, 01/10/2024**
\$1,070,000, 2 bdrms, 1 bthrms, 1278 sf, built 1906
- 1346 4th Avenue, 01/11/2024**
\$2,050,000, 4 bdrms, 2 bthrms, 2800 sf, built 1911
- 320 Alabama Street #17, 01/11/2024**
\$900,000, 1 bdrms, 1 bthrms, 1315 sf, built 2003
- 81 Allston Way, 01/08/2024**
\$2,350,000, 3 bdrms, 3 bthrms, 2050 sf, built 1916
- 3234 Anza Street, 01/09/2024**
\$1,860,000, 2223 sf, built 1913

- 76 Ashton Avenue, 01/11/2024**
\$1,030,000, 950 sf, built 1947
- 180 Bonview Street, 01/11/2024**
\$1,600,000, 2 bdrms, 1 bthrms, 1531 sf, built 1912
- 159 Bonview Street, 01/12/2024**
\$2,900,000, 950 sf, built 1912
- 1 Bristol Court #302, 01/09/2024**
\$650,000, 728 sf, built 2022
- 2776 Broadway Street, 01/11/2024**
\$9,300,000, 3 bdrms, 5 bthrms, 3579 sf, built 1980
- 3720 Broderick Street, 01/08/2024**
\$3,375,000, 4 bdrms, 3 bthrms, 2350 sf, built 1932
- 2655 Broderick Street, 01/11/2024**
\$4,995,000, 4 bdrms, 3 bthrms, 3577 sf, built 1926
- 900 Bush Street #604, 01/12/2024**
\$575,000, 2 bdrms, 2 bthrms, 882 sf, built 1982
- 683 Carolina Street, 01/09/2024**
\$1,300,000, 3 bdrms, 2 bthrms, 1500 sf, built 1978
- 280 Circular Avenue, 01/10/2024**
\$1,120,000, 3 bdrms, 3 bthrms, 1132 sf, built 1948

The Neighborhood Homes Sold listing is a weekly reader feature of the Sunday Chronicle. This list is provided by California REsource, a title abstracting company. The home addresses, sales price, number of bedrooms, square footage and the year the homes were built are based on information supplied from Bay Area counties' property transaction records, which, in some cases, may not be complete.

Neither The Chronicle nor California REsource guarantees the completeness or accuracy of the information. Questions and requests for additional information should be directed to California REsource at CalResource@aol.com.

Go to [SFGate.com/realestate](https://www.sfgate.com/realestate) to see our complete list of Homes Sold for this week



Due to space constraints not all Homes Sold appear in print.

- 375 Diamond Street, 01/08/2024**
\$3,750,000, 5 bdrms, 4 bthrms, 4300 sf, built 1963
- 50 Fernwood Drive, 01/11/2024**
\$2,600,000, 5 bdrms, 3 bthrms, 3100 sf, built 1932
- 1359 Filbert Street #1361, 01/12/2024**
\$1,975,500, 2125 sf, built 1974

- 207 Flood Avenue, 01/12/2024**
\$1,575,000, 4 bdrms, 2 bthrms, 1403 sf, built 1922
- 3692 Folsom Street, 01/09/2024**
\$2,125,000, 2 bdrms, 1 bthrms, 1125 sf, built 1951
- 1304 Francisco Street #1308, 01/08/2024**
\$685,000, 2385 sf, built 1919

- 1200 Gough Street #5f, 01/10/2024**
\$619,000, 1 bdrms, 1 bthrms, 840 sf, built 1966
- 1871 Green Street, 01/08/2024**
\$5,400,000, 3 bdrms, 3 bthrms, 2319 sf, built 1885

Continues on J12

OPEN HOUSE
SAT 2-4:30PM | SUN 11-2PM



Modern Systems in a Serene Retreat

Upper Rockridge: 5169 Golden Gate Ave., Oakland

This 4BD/3BA home amazes - an expansive layout extending to a deck, spa & park-like redwoods. It offers privacy, comfort & exceptional convenience as classic elements blend with modern styling & new smart electronic systems. Enjoy a picture window & marble gas fireplace, open plan dining & kitchen with deck, two-room primary, family room & great garage. Visit: 5169goldengate.com for details!

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HOMES SOLD

From page J11

1748 Grove Street, 01/08/2024
\$1,830,000, 3304 sf, built 1921

770 Guerrero Street, 01/10/2024
\$1,650,000, 2 bdrms, 2 bthrms, 1544 sf, built 1915

46 Iris Avenue #48, 01/10/2024
\$1,050,000, 3088 sf, built 1948

607 Lisbon Street, 01/12/2024
\$1,250,000, 1604 sf, built 1963

55 Loraine Court, 01/12/2024
\$1,700,000, 1404 sf, built 1936

338 Main Street #19c, 01/12/2024
\$2,172,500, 2 bdrms, 2 bthrms, 1403 sf, built 2016

120 Morningside Drive, 01/08/2024
\$1,650,000, 3 bdrms, 3 bthrms, 1880 sf, built 1951

367 Moultrie Street, 01/08/2024
\$1,370,000, 2100 sf, built 1908

1466 Noe Street, 01/10/2024
\$3,250,000, 4 bdrms, 3 bthrms, 3320 sf, built 1910

49 Nordhoff Street, 01/09/2024
\$1,410,000, 900 sf, built 1953

1429 Oak Street #A, 01/08/2024
\$720,000, 2848 sf, built 1900

8 Octavia Street #509, 01/09/2024
\$615,000, 1 bdrms, 1 bthrms, 653 sf, built 2014

631 Ofarrell Street #811, 01/10/2024
\$309,000, 520 sf, built 1930

2009 Pacific Avenue, 01/10/2024
\$4,625,000, 4 bdrms, 2 bthrms, 4812 sf, built 1900

2172 Pacific Avenue #1, 01/10/2024
\$2,400,000, 3 bdrms, 2 bthrms, 2320 sf, built 1903

122 Palm Avenue, 01/08/2024
\$2,538,500, 2226 sf, built 1906

1565 Palou Avenue, 01/09/2024
\$775,000, 1386 sf, built 1965

124 Pfeiffer Street, 01/11/2024
\$1,500,000, 2 bdrms, 2 bthrms, 1367 sf, built 1939

1001 Pine Street #912, 01/10/2024
\$455,000, 450 sf, built 1963

1855 Sacramento Street #11, 01/10/2024
\$975,000, 2 bdrms, 1 bthrms, 1109 sf, built 1916

20 Sea View Terrace, 01/12/2024
\$4,995,000, 5 bdrms, 5 bthrms, 3665 sf, built 1929

1483 Sutter Street #723, 01/08/2024
\$480,000, 1 bdrms, 1 bthrms, 530 sf, built 1993

1158 Sutter Street #8, 01/11/2024
\$680,000, 2 bdrms, 2 bthrms, 810 sf, built 2008

1750 Taylor Street #402, 01/10/2024
\$1,840,000, 2 bdrms, 1 bthrms, 1020 sf, built 1964

3969 Washington Street, 01/11/2024
\$4,700,000, 3024 sf, built 1905

3627 Webster Street, 01/09/2024
\$792,000, 2 bdrms, 1 bthrms, 1525 sf, built 1931



SAN MATEO COUNTY

ATHERTON

9 Park Drive, 12/28/2023
\$5,390,000, 4 bdrms, 5.5 bthrms, 3696 sf, built 2015

BELMONT

112 Farallon Drive, 12/29/2023
\$1,529,000, 3 bdrms, 2.5 bthrms, 1650 sf, built 1990

2943 Monte Cresta Drive, 12/29/2023
\$1,720,000, 3 bdrms, 2 bthrms, 1550 sf, built 1965

BRISBANE

101 Butterweed Lane, 12/29/2023
\$2,300,000, 4 bdrms, 2.5 bthrms, 2995 sf, built 2014

131 Elfin Court, 12/29/2023
\$740,000, 2 bdrms, 2 bthrms, 1070 sf, built 1999

DALY CITY

141 Acton Street, 12/28/2023
\$700,000, 2 bdrms, 1 bthrms, 1180 sf, built 1927

1410 Eddington Lane, 12/28/2023
\$820,000, 2 bdrms, 2.5 bthrms, 1177 sf, built 1985

359 Half Moon Lane #208, 12/29/2023
\$555,000, 1 bdrms, 1 bthrms, 817 sf, built 1974

624 Price Street, 12/29/2023
\$945,000, 2 bdrms, 1 bthrms, 1560 sf, built 1976

EL GRANADA

708 The Alameda, 12/29/2023
\$1,365,000, 3 bdrms, 1 bthrms, 1270 sf, built 1957

EMERALD HILLS

522 Summit Drive, 12/28/2023
\$2,050,000, 3 bdrms, 3 bthrms, 2570 sf, built 1986

FOSTER CITY

902 Beach Park Boulevard #137, 12/29/2023
\$828,000, 2 bdrms, 2 bthrms, 1087 sf, built 1973

HALF MOON BAY

415 Kehoe Avenue, 12/29/2023
\$1,200,000, 3 bdrms, 2 bthrms, 1370 sf, built 1969

1048 Main Street, 12/29/2023
\$1,300,000, 3 bdrms, 2 bthrms, 1280 sf, built 1939

LA HONDA

191 Roquena Drive, 12/28/2023
\$725,000, 2 bdrms, 1 bthrms, 810 sf, built 1950

MENLO PARK

2067 Ashton Avenue, 12/29/2023
\$1,675,000, 3 bdrms, 1 bthrms, 1190 sf, built 1950

224 Haight Street, 12/28/2023
\$1,510,000, 2 bdrms, 1 bthrms, 1020 sf, built 1948

810 Partridge Avenue, 12/27/2023
\$2,500,000, 3 bdrms, 2.5 bthrms, 1522 sf, built 2008

1931 Perry Avenue, 12/26/2023
\$2,300,000, 3 bdrms, 2 bthrms, 1620 sf, built 1964

2140 Santa Cruz Avenue #A103, 12/29/2023
\$980,000, 2 bdrms, 2 bthrms, 1140 sf, built 1978

2140 Santa Cruz Avenue #A302, 12/29/2023
\$1,035,000, 2 bdrms, 2 bthrms, 1000 sf, built 1978

675 Sharon Park Drive #109, 12/28/2023
\$670,000, 1 bdrms, 1 bthrms, 739 sf, built 1968

PACIFICA

164 Bonita Avenue, 12/29/2023
\$2,580,000, 4 bdrms, 3.5 bthrms, 3350 sf, built 2006

249 Gateway Drive, 12/27/2023
\$1,025,000, 4 bdrms, 2 bthrms, 1560 sf, built 1963

358 Ressa Road, 12/29/2023
\$875,000, 3 bdrms, 1 bthrms, 990 sf, built 1953

PORTOLA VALLEY

236 Canyon Drive, 12/27/2023
\$2,399,000, 3 bdrms, 3 bthrms, 1890 sf, built 1956

REDWOOD CITY

1610 Arguello Street, 12/28/2023
\$1,668,000, 4 bdrms, 2 bthrms, 1810 sf, built 1941

776 Bain Place, 12/29/2023
\$2,465,000, 3 bdrms, 2 bthrms, 2120 sf, built 1978

701 Baltic Circle #717, 12/29/2023
\$1,335,000, 3 bdrms, 2.5 bthrms, 1567 sf, built 1996

2025 El Prado Street, 12/27/2023
\$4,200,000, 5 bdrms, 5.5 bthrms, 3432 sf, built 2021

1181 Fairview Avenue, 12/28/2023
\$2,600,000, 3 bdrms, 3.5 bthrms, 2142 sf, built 1950

1172 Fay Street, 12/28/2023
\$1,189,000, 2 bdrms, 1 bthrms, 970 sf, built 1937

2627 Hampton Avenue, 12/29/2023
\$2,350,000, 3 bdrms, 2.5 bthrms, 1660 sf, built 1954

29 Hudson Street, 12/29/2023
\$3,425,000, 4 bdrms, 2.5 bthrms, 2520 sf, built 1999

301 Sequoia Avenue, 12/28/2023
\$2,015,000, 3 bdrms, 2.5 bthrms, 2100 sf, built 1979

SAN BRUNO

877 5th Avenue, 12/28/2023
\$888,000, 2 bdrms, 1 bthrms, 1010 sf, built 1910

1031 Cherry Avenue #13, 12/29/2023
\$880,000, 3 bdrms, 2 bthrms, 1495 sf, built 1979

296 Elm Avenue, 12/28/2023
\$1,220,000, 3 bdrms, 2 bthrms, 1670 sf, built 1947

3301 Geoffrey Drive, 12/29/2023
\$1,200,000, 3 bdrms, 2 bthrms, 1300 sf, built 1960

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HOMES SOLD

281 Goodwin Drive, 12/26/2023
\$1,408,000, 3 bdrms, 3 bthrms, 2150 sf, built 1963

2360 Rollingwood Drive, 12/26/2023
\$1,440,000, 3 bdrms, 2 bthrms, 1100 sf, built 1955

2011 Willow Way, 12/29/2023
\$1,400,000, 3 bdrms, 2 bthrms, 1100 sf, built 1955

SAN CARLOS

14 Cottage Lane, 12/29/2023
\$1,650,000, 3 bdrms, 2 bthrms, 1200 sf, built 1962

2726 Debbie Court, 12/29/2023
\$2,400,000, 3 bdrms, 2 bthrms, 2050 sf, built 1962

204 Devonshire Boulevard, 12/26/2023
\$4,170,000, 5 bdrms, 5.5 bthrms, 4556 sf, built 1937

SAN MATEO

802 East 16th Avenue, 12/28/2023
\$1,355,000, 3 bdrms, 2 bthrms, 1240 sf, built 1946

647 28th Avenue, 12/28/2023
\$2,660,000, 3 bdrms, 1 bthrms, 1210 sf, built 1946

5 West Bellevue Avenue #6, 12/27/2023
\$825,000, 2 bdrms, 2.5 bthrms, 1101 sf, built 1981

1533 Cedarwood Drive, 12/26/2023
\$2,421,000, 3 bdrms, 2.5 bthrms, 1900 sf, built 1970

1518 Cypress Avenue, 12/27/2023
\$1,330,000, 3 bdrms, 1 bthrms, 970 sf, built 1944

200 Elm Street #209, 12/26/2023
\$630,000, 1 bdrms, 1 bthrms, 865 sf, built 1962

1729 Hamlet Street, 12/28/2023
\$1,504,000, 4 bdrms, 2 bthrms, 1360 sf, built 1954

10 North Humboldt Street, 12/29/2023
\$950,000, 3 bdrms, 1 bthrms, 1220 sf, built 1950

3373 Kimberly Way, 12/27/2023
\$1,251,000, 3 bdrms, 2 bthrms, 1450 sf, built 1978

1619 Lexington Avenue, 12/29/2023
\$950,000, 3 bdrms, 2 bthrms, 1540 sf, built 1956

1587 Tarrytown Street, 12/28/2023
\$2,325,000, 4 bdrms, 2 bthrms, 1720 sf, built 1958

SOUTH SAN FRANCISCO

442 Avalon Drive, 12/28/2023
\$1,700,000, 3 bdrms, 2.5 bthrms, 2060 sf, built 1954

2739 Duhallow Way, 12/27/2023
\$675,000, 2 bdrms, 1.5 bthrms, 1040 sf, built 1973

2408 Emily Lane, 12/29/2023
\$1,140,000, 3 bdrms, 2.5 bthrms, 1330 sf, built 1987

2435 Rowntree Way, 12/28/2023
\$640,000, 2 bdrms, 1 bthrms, 858 sf, built 1971

2673 Stamford Row, 12/27/2023
\$899,000, 3 bdrms, 2 bthrms, 1500 sf, built 1973

211 Wildwood Drive, 12/29/2023
\$1,048,500, 2 bdrms, 1 bthrms, 990 sf, built 1947

WOODSIDE

1 Stadler Drive, 12/28/2023
\$2,300,000, 3 bdrms, 2 bthrms, 2290 sf, built 1979



ALAMEDA COUNTY

ALAMEDA

10 Dolphin Court, 11/22/2023
\$1,300,000, 4 bdrms, 2.5 bthrms, 2219 sf, built 2006

3115 El Paseo, 11/22/2023
\$850,000, 3 bdrms, 2.5 bthrms, 1628 sf, built 1968

3256 Ravens Cove Lane, 11/22/2023
\$910,000, 3 bdrms, 1.5 bthrms, 1321 sf, built 1972

3212 San Jose Avenue, 11/20/2023
\$1,250,000, 3 bdrms, 2 bthrms, 1331 sf, built 1910

ALBANY

602 Masonic Avenue, 11/20/2023
\$1,039,000, 3 bdrms, 1 bthrms, 1044 sf, built 1926

555 Pierce Street #1526, 11/22/2023
\$365,000, 1 bdrms, 1 bthrms, 749 sf, built 1977

BERKELEY

1735 9th Street, 11/21/2023
\$1,700,000, 3 bdrms, 2 bthrms, 1382 sf, built 1912

7030 Buckingham Boulevard, 11/20/2023
\$1,775,000, 3 bdrms, 3 bthrms, 3593 sf, built 1994

857 Cedar Street, 11/22/2023
\$1,150,000, 2 bdrms, 1 bthrms, 992 sf, built 1944

1422 Cornell Avenue, 11/20/2023
\$2,080,000, 2 bdrms, 2 bthrms, 1008 sf, built 1913

1029 Cragmont Avenue, 11/22/2023
\$1,655,000, 4 bdrms, 2.5 bthrms, 1964 sf, built 1958

2718 Garber Street, 11/22/2023
\$2,200,000, 4 bdrms, 2.5 bthrms, 2012 sf, built 1908

2736 Milvia Street, 11/22/2023
\$1,258,000, 4 bdrms, 1 bthrms, 1470 sf, built 1904

1471 Olympus Avenue, 11/22/2023
\$1,165,000, 3 bdrms, 2 bthrms, 1392 sf, built 1964

1836 Russell Street, 11/21/2023
\$850,000, 1 bdrms, 1 bthrms, 728 sf, built 1902

1866 San Pedro Avenue, 11/22/2023
\$1,780,000, 3 bdrms, 1.5 bthrms, 2166 sf, built 1921

171 Vicente Road, 11/20/2023
\$2,425,000, 3 bdrms, 3 bthrms, 2773 sf, built 1994

1637 Woolsey Street, 11/20/2023
\$250,000, 2 bdrms, 1 bthrms, 756 sf, built 1904

1911 Yolo Avenue, 11/20/2023
\$2,500,000, 4 bdrms, 2 bthrms, 2248 sf, built 1914

CASTRO VALLEY

3315 Badding Road, 11/20/2023
\$1,395,000, 4 bdrms, 2.5 bthrms, 1681 sf, built 1946

18845 Carlton Avenue, 11/22/2023
\$965,000, 3 bdrms, 2 bthrms, 1064 sf, built 1965

3675 Christensen Lane, 11/22/2023
\$1,362,000, 4 bdrms, 2 bthrms, 2272 sf, built 1947

5505 Jasmine Court, 11/21/2023
\$1,350,000, 1908 sf, built 1978

3634 Swallow Court, 11/22/2023
\$1,100,000, 3 bdrms, 2.5 bthrms, 1264 sf, built 1955

18164 Vineyard Road, 11/20/2023
\$1,125,000, 4 bdrms, 2 bthrms, 2200 sf, built 1974

DUBLIN

2365 Amatrice Way, 11/22/2023
\$1,950,000, 4 bdrms, 3 bthrms, 2674 sf, built 2009

4323 Clarinbridge Circle, 11/22/2023
\$845,000, 2 bdrms, 2.5 bthrms, 1428 sf, built 2004

7622 Jacqueline Street, 11/22/2023
\$2,110,000, 5 bdrms, 3 bthrms, 3356 sf, built 2015

3360 Maguire Way #437, 11/21/2023
\$390,500, 1 bdrms, 1 bthrms, 840 sf, built 2007

4837 Perugia Street, 11/22/2023
\$850,000, 2 bdrms, 2.5 bthrms, 1493 sf, built 2011

11741 Regio Drive, 11/22/2023
\$1,335,000, 4 bdrms, 2 bthrms, 2335 sf, built 1964

EMERYVILLE

1001 46th Street #320, 11/22/2023
\$660,000, 1 bdrms, 2 bthrms, 1347 sf, built 2008

3 Admiral Drive #F369, 11/20/2023
\$320,000, 470 sf, built 1973

6363 Christie Avenue #2011, 11/21/2023
\$349,000, 1 bdrms, 1 bthrms, 634 sf, built 1984

9 Commodore Drive #A107, 11/22/2023
\$600,000, 2 bdrms, 1.5 bthrms, 1052 sf, built 1973

FREMONT

1910 Barrymore Common #G, 11/22/2023
\$575,000, 2 bdrms, 1 bthrms, 882 sf, built 1981

43232 Continental Drive, 11/20/2023
\$1,110,000, 3 bdrms, 2 bthrms, 1124 sf, built 1955

5521 Dewey Place, 11/22/2023
\$1,525,000, 3 bdrms, 2 bthrms, 1368 sf, built 1966

39078 Guardino Drive #102, 11/22/2023
\$675,000, 2 bdrms, 2 bthrms, 1053 sf, built 1990

3465 Inspiration Way #302, 11/21/2023
\$1,188,000

42638 Lerwick Street, 11/20/2023
\$2,720,000, 4 bdrms, 3 bthrms, 1945 sf, built 1964

35609 Mccarty Common, 11/20/2023
\$1,168,000, 3 bdrms, 2.5 bthrms, 1298 sf, built 1986

158 Mohave Terrace #45, 11/22/2023
\$810,000, 2 bdrms, 2 bthrms, 1200 sf, built 1986

5057 Morris Way, 11/22/2023
\$1,470,000, 2592 sf, built 1976

5148 Selma Avenue, 11/21/2023
\$1,720,000, 3 bdrms, 2 bthrms, 1988 sf, built 1962

34332 Siward Drive, 11/21/2023
\$1,403,000, 3 bdrms, 2.5 bthrms, 1368 sf, built 1986

5485 Wallace Place, 11/22/2023
\$1,430,000, 3 bdrms, 2 bthrms, 1364 sf, built 1966

47112 Warm Springs Boulevard #320, 11/22/2023
\$705,000, 2 bdrms, 2.5 bthrms, 1051 sf, built 1982

HAYWARD

22677 7th Street, 11/20/2023
\$740,000, 3 bdrms, 1 bthrms, 987 sf, built 1927

70 Barnes Court, 11/21/2023
\$830,000, 3 bdrms, 2 bthrms, 1562 sf, built 1952

22565 Byron Street, 11/22/2023
\$815,000, 2 bdrms, 1 bthrms, 1084 sf, built 1946

20255 Concord Avenue #1, 11/21/2023
\$590,000, 3 bdrms, 2 bthrms, 1411 sf, built 1990

25113 Copa Del Oro Drive #103, 11/21/2023
\$569,000, 3 bdrms, 2 bthrms, 958 sf, built 1986

25613 Firebrand Place, 11/22/2023
\$985,000, 3 bdrms, 2 bthrms, 1818 sf, built 1975

Continues on J14

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HOMES SOLD

From page J13

4120 Forest Hill Court, 11/22/2023
\$1,600,000, 4 bdrms, 2.5 bthrms, 2962 sf, built 1996

23655 Fuller Avenue, 11/22/2023
\$860,000, 4 bdrms, 2 bthrms, 1432 sf, built 1959

26897 Huntwood Avenue #4, 11/22/2023
\$520,000, 2 bdrms, 1.5 bthrms, 1104 sf, built 1980

26593 Mission Boulevard, 11/22/2023
\$803,000, 3 bdrms, 2.5 bthrms, 1735 sf, built 2020

26226 Mocine Avenue, 11/21/2023
\$655,000, 3 bdrms, 1 bthrms, 1040 sf, built 1952

355 Saint George Street, 11/22/2023
\$780,000, 4 bdrms, 1 bthrms, 1186 sf, built 1950

LIVERMORE
2248 5th Street, 11/20/2023
\$1,025,000, 4 bdrms, 1.5 bthrms, 1296 sf, built 1914

1092 Aberdeen Avenue, 11/22/2023
\$1,200,000, 3 bdrms, 2 bthrms, 1350 sf, built 1956

4153 Bellmawr Drive, 11/21/2023
\$1,599,000, 4 bdrms, 2.5 bthrms, 2483 sf, built 1996

622 Escondido Circle, 11/20/2023
\$1,450,000, 4 bdrms, 2.5 bthrms, 2361 sf, built 1967

1691 Gamay Road, 11/22/2023
\$2,827,500, 4 bdrms, 3.5 bthrms, 3298 sf, built 1988

2009 Helsinki Way, 11/20/2023
\$1,190,000, 3 bdrms, 2 bthrms, 1493 sf, built 1972

1039 Innsbruck Street, 11/22/2023
\$1,350,000, 4 bdrms, 2.5 bthrms, 2291 sf, built 1970

1333 Juniper Street, 11/22/2023
\$965,000, 3 bdrms, 2 bthrms, 1172 sf, built 1955

1113 Pesaro Way, 11/22/2023
\$2,020,000, 4 bdrms, 3 bthrms, 2820 sf, built 2000

267 Yosemite Drive, 11/20/2023
\$1,100,000, 4 bdrms, 2 bthrms, 1561 sf, built 1972

2157 Zinfandel Court, 11/21/2023
\$2,200,000, 4 bdrms, 3 bthrms, 4164 sf, built 1991

NEWARK

36246 Birkshire Place, 11/22/2023
\$1,288,000, 3 bdrms, 2 bthrms, 1196 sf, built 1963

7042 Cabernet Avenue, 11/22/2023
\$1,315,000, 3 bdrms, 2.5 bthrms, 1950 sf, built 1976

37044 Cedar Boulevard, 11/21/2023
\$1,150,500, 3 bdrms, 2 bthrms, 1136 sf, built 1956

5979 Central Avenue, 11/22/2023
\$950,000, 3 bdrms, 2.5 bthrms, 1447 sf, built 1980

36271 Colbert Place, 11/21/2023
\$1,100,000, 3 bdrms, 2 bthrms, 1126 sf, built 1962

6281 Joaquin Murieta Avenue #B, 11/22/2023
\$668,000, 2 bdrms, 1.5 bthrms, 1132 sf, built 1981

6344 Robertson Avenue, 11/22/2023
\$1,135,000, 4 bdrms, 2 bthrms, 1522 sf, built 1964

OAKLAND

1847 11th Avenue, 11/22/2023
\$550,000, 3 bdrms, 4 bthrms, 2596 sf, built 1885

5715 East 16th Street, 11/22/2023
\$610,000, 4 bdrms, 2 bthrms, 2128 sf, built 1910

3135 East 27th Street, 11/22/2023
\$280,000, 1 bdrms, 1 bthrms, 558 sf, built 1935

1007 41st Street #322, 11/22/2023
\$660,000, 1 bdrms, 1.5 bthrms, 818 sf, built 2005

811 46th Street, 11/22/2023
\$875,000, 3 bdrms, 2 bthrms, 743 sf, built 1924

2620 56th Avenue, 11/21/2023
\$620,000, 2 bdrms, 1 bthrms, 1066 sf, built 1927

2507 61st Avenue, 11/22/2023
\$790,000, 3 bdrms, 1 bthrms, 1063 sf, built 1923

2620 67th Avenue, 11/21/2023
\$505,000, 2 bdrms, 1 bthrms, 1090 sf, built 1925

1964 81st Avenue, 11/22/2023
\$300,000, 3 bdrms, 2 bthrms, 1047 sf, built 1916

1332 95th Avenue, 11/21/2023
\$650,000, 3 bdrms, 2 bthrms, 1604 sf, built 1915

1612 96th Avenue, 11/21/2023
\$450,000, 3 bdrms, 2.5 bthrms, 924 sf, built 1910

585 9th Street #639, 11/22/2023
\$785,000, 2 bdrms, 2 bthrms, 1159 sf, built 2008

16040 Broadway Terrace, 11/21/2023
\$800,000, 2 bdrms, 2 bthrms, 1385 sf, built 1993

1739 Chase Street, 11/21/2023
\$920,000, 2 bdrms, 1.5 bthrms, 1400 sf, built 1885

1837 Church Street, 11/21/2023
\$460,000, 2 bdrms, 1 bthrms, 775 sf, built 1920

681 Cleveland Street, 11/21/2023
\$753,000, 2 bdrms, 1 bthrms, 1253 sf, built 1931

988 Franklin Street #308, 11/21/2023
\$405,000, 2 bdrms, 2 bthrms, 860 sf, built 1993

4215 Lincoln Avenue, 11/20/2023
\$1,250,000, 4 bdrms, 3 bthrms, 2448 sf, built 1910

7856 Lockwood Street, 11/22/2023
\$580,000, 2 bdrms, 1 bthrms, 1029 sf, built 1926

2952 Macarthur Boulevard, 11/22/2023
\$720,000, 3592 sf, built 1917

384 Palm Avenue, 11/22/2023
\$1,200,000, 3 bdrms, 2.5 bthrms, 1510 sf, built 1927

4506 Pampas Avenue, 11/22/2023
\$910,000, 2 bdrms, 1 bthrms, 953 sf, built 1940

4395 Piedmont Avenue #E209, 11/22/2023
\$545,000, 1 bdrms, 1 bthrms, 716 sf, built 2007

6647 Snake Road, 11/22/2023
\$2,000,000, 5 bdrms, 3 bthrms, 3426 sf, built 2016

7001 Thornhill Drive, 11/20/2023
\$1,225,000, 3 bdrms, 3 bthrms, 2283 sf, built 1946

2622 Viola Street, 11/21/2023
\$610,000, 2 bdrms, 2 bthrms, 1290 sf, built 1952

288 Whitmore Street #401, 11/20/2023
\$787,000, 2 bdrms, 2 bthrms, 1300 sf, built 1976

3998 Whittle Avenue, 11/22/2023
\$1,060,000, 2 bdrms, 1 bthrms, 1219 sf, built 1915

2101 Woodbine Avenue, 11/22/2023
\$775,000, 3 bdrms, 1 bthrms, 1685 sf, built 1924

PIEDMONT

144 Hazel Lane, 11/22/2023
\$4,350,000, 4 bdrms, 4.5 bthrms, 4747 sf, built 1925

115 Latham Street, 11/21/2023
\$2,100,000, 3 bdrms, 2 bthrms, 2098 sf, built 1960

107 Sandringham Road, 11/22/2023
\$3,250,000, 4 bdrms, 4 bthrms, 3054 sf, built 1954

PLEASANTON

4877 Black Avenue, 11/22/2023
\$1,750,000, 4 bdrms, 2 bthrms, 2208 sf, built 1966

2151 Cameron Circle, 11/21/2023
\$3,050,000, 3 bdrms, 3.5 bthrms, 3231 sf, built 2015

7040 Corte Rosa, 11/22/2023
\$1,800,000, 4 bdrms, 3 bthrms, 2336 sf, built 1986

5693 Ellis Court, 11/21/2023
\$3,750,000, 5 bdrms, 4974 sf, built 2005

2206 Fairfield Road, 11/20/2023
\$1,738,500, 4 bdrms, 2.5 bthrms, 2087 sf, built 1966

433 Mavis Drive, 11/21/2023
\$1,680,000, 3 bdrms, 3 bthrms, 2095 sf, built 1965

4140 Wells Street, 11/22/2023
\$1,475,000, 3 bdrms, 2 bthrms, 1481 sf, built 1960

SAN LEANDRO

1527 139th Avenue, 11/22/2023
\$600,500, 2 bdrms, 1 bthrms, 1039 sf, built 1946

15956 East 14th Street #401, 11/21/2023
\$401,000, 1 bdrms, 1 bthrms, 680 sf, built 2008

1596 165th Avenue, 11/22/2023
\$1,025,000, 6 bdrms, 5 bthrms, 2820 sf, built 1989

1134 Donovan Drive, 11/21/2023
\$698,000, 2 bdrms, 1 bthrms, 832 sf, built 1942

156 Dutton Avenue, 11/20/2023
\$850,000, 3 bdrms, 2 bthrms, 1920 sf, built 1929

15911 Gramercy Drive, 11/21/2023
\$1,176,000, 4 bdrms, 2 bthrms, 1895 sf, built 1952

16244 Lyle Street, 11/20/2023
\$950,000, 3 bdrms, 1.5 bthrms, 1320 sf, built 1953

604 Oakes Boulevard, 11/22/2023
\$1,276,000, 1 bdrms, 2.5 bthrms, 2109 sf, built 1934

1371 Post Avenue, 11/22/2023
\$823,000, 3 bdrms, 2 bthrms, 1177 sf, built 1951

679 Valita Drive, 11/22/2023
\$838,000, 2 bdrms, 1 bthrms, 1012 sf, built 1944

SAN LORENZO

1890 Bandoni Avenue, 11/22/2023
\$1,067,000, 5 bdrms, 3 bthrms, 2420 sf, built 1955

1335 Culver Place, 11/20/2023
\$665,000, 3 bdrms, 2.5 bthrms, 1457 sf, built 1972

608 Empire Street, 11/22/2023
\$565,000, 3 bdrms, 1 bthrms, 1014 sf, built 1950

17323 Via Chiquita, 11/22/2023
\$633,000, 3 bdrms, 1 bthrms, 1031 sf, built 1951

1707 Via Lobos, 11/22/2023
\$885,000, 3 bdrms, 2 bthrms, 1125 sf, built 1955

UNION CITY

33240 11th Street, 11/20/2023
\$1,470,000, 4 bdrms, 2.5 bthrms, 2727 sf, built 2004

34363 Grand Canyon Drive, 11/22/2023
\$1,650,000, 5 bdrms, 3.5 bthrms, 2320 sf, built 2000

32495 Jean Drive, 11/20/2023
\$1,665,000, 4 bdrms, 2.5 bthrms, 2031 sf, built 1975

2717 Meadowlark Drive, 11/20/2023
\$1,230,000, 3 bdrms, 2 bthrms, 1392 sf, built 1975



MARIN COUNTY

INVERNESS

5 Cameron Street, 01/08/2024
\$875,000, 4 bdrms, 1270 sf, built 1915

MILL VALLEY

371 Loring Avenue, 01/12/2024
\$5,000,000, 5 bdrms, 4273 sf, built 2018

435 Marion Avenue, 01/12/2024
\$2,925,000, 3 bdrms, 2528 sf, built 1958

63 Meadow Drive, 01/10/2024
\$1,761,000, 3 bdrms, 1256 sf, built 1953

344 Pine Hill Road, 01/09/2024
\$1,660,000, 5 bdrms, 2282 sf, built 1963

527 Pineo Avenue, 01/12/2024
\$800,000, 2 bdrms, 1032 sf, built 1940

214 Reed Street, 01/09/2024
\$2,000,000, 3 bdrms, 1784 sf, built 1948

NOVATO

1234 Cambridge Street, 01/11/2024
\$500,000, 3 bdrms, 1161 sf, built 1955

20 Curlew Way, 01/11/2024
\$940,000, 3 bdrms, 2105 sf, built 1979

1259 Royal Oak Terrace #D, 01/09/2024
\$510,000, 2 bdrms, 1024 sf, built 1971

445 School Road, 01/12/2024
\$1,600,000, 4 bdrms, 2002 sf, built 1904

822 Verandah Court, 01/08/2024
\$865,000

SAN ANSELMO

33 Valley Road, 01/08/2024
\$1,075,000, 3 bdrms, 1226 sf, built 1946

SAN RAFAEL

223 Blackstone Drive, 01/12/2024
\$1,060,000, 3 bdrms, 1430 sf, built 1955

16 Duxbury Cove, 01/10/2024
\$1,047,000, 3 bdrms, 1973 sf, built 1991

27 Peacock Court, 01/10/2024
\$1,230,000, 3 bdrms, 1645 sf, built 1989

356 Riviera Drive, 01/10/2024
\$1,572,000, 4 bdrms, 1691 sf, built 1962

1 Sailmaker Court, 01/12/2024
\$547,000, 2 bdrms, 987 sf, built 1984

100 Thorndale Drive #226, 01/10/2024
\$220,000, 2 bdrms, 1000 sf, built 1985

117 Upper Road, 01/08/2024
\$990,000, 3 bdrms, 1664 sf, built 1977

110 Waterford Terrace, 01/11/2024
\$2,100,000, 4 bdrms, 2687 sf, built 2014

SAUSALITO

345 Eden Roc, 01/09/2024
\$605,000, 1 bdrms, 725 sf, built 1963

365 Headlands Court, 01/09/2024
\$939,000, 2 bdrms, 1278 sf, built 1981

TIBURON

5 Palmer Court, 01/12/2024
\$3,388,500, 4 bdrms, 2479 sf, built 1946



CONTRA COSTA COUNTY

ALAMO

141 Golden Ridge Road, 01/08/2024
\$1,850,000, 3 bdrms, 2.5 bthrms, 2620 sf, built 1986

3164 Roundhill Road, 01/10/2024
\$2,225,000, 5 bdrms, 3.5 bthrms, 3076 sf, built 1963

ANTIOCH

19 East 19th Street, 01/12/2024
\$560,000, 5 bdrms, 3.5 bthrms, 1657 sf, built 1942

2710 Barcelona Circle, 01/10/2024
\$560,000, 4 bdrms, 2 bthrms, 1657 sf, built 1968

3615 Blythe Drive, 01/11/2024
\$640,000, 3 bdrms, 2 bthrms, 1488 sf, built 1978

HOMES SOLD

1110 Buchanan Road #2, 01/09/2024 \$620,000, 5 bdrms, 2.5 bthrms, 2023 sf, built 1977
4539 Elkhorn Way, 01/12/2024 \$630,000, 4 bdrms, 3 bthrms, 1799 sf, built 1990
1504 Hargrove Court, 01/12/2024 \$550,000, 3 bdrms, 2 bthrms, 1481 sf, built 1972
1813 Lassen Court, 01/12/2024 \$600,000, 3 bdrms, 2 bthrms, 1510 sf, built 1973
2327 Peachtree Circle, 01/12/2024 \$614,000, 4 bdrms, 2.5 bthrms, 2043 sf, built 1980
3021 Pear Street, 01/09/2024 \$500,000, 3 bdrms, 2 bthrms, 1172 sf, built 1973
4129 Rogers Canyon Road, 01/12/2024 \$630,000, 5 bdrms, 3 bthrms, 2179 sf, built 2002
2484 Stanford Way, 01/09/2024 \$765,000, 4 bdrms, 4.5 bthrms, 3595 sf, built 2000
2115 Sumac Way, 01/09/2024 \$750,000, 5 bdrms, 3 bthrms, 2899 sf, built 1999
2451 Taylor Way, 01/11/2024 \$785,000, 5 bdrms, 3 bthrms, 3264 sf, built 2000
237 William Reed Drive, 01/12/2024 \$535,000, 4 bdrms, 1 bthrms, 1204 sf, built 1949
BAY POINT
65 Anchor Drive, 01/09/2024 \$412,500, 3 bdrms, 1 bthrms, 1205 sf, built 1952
219 Manuel Court, 01/08/2024 \$530,000, 2 bdrms, 2.5 bthrms, 1416 sf, built 1988
2884 Rio Seco Drive, 01/08/2024 \$875,000, 5 bdrms, 3 bthrms, 3215 sf, built 2017
70 Thunder Bay Court, 01/09/2024 \$815,000, 4 bdrms, 3.5 bthrms, 2529 sf, built 2015
BRENTWOOD
740 Bonnie Lane, 01/12/2024 \$2,125,000, 6 bdrms, 4 bthrms, 3261 sf, built 1978
1310 Brookdale Court, 01/11/2024 \$985,000, 6 bdrms, 3 bthrms, 3290 sf, built 2004
386 Grenadier Way, 01/09/2024 \$560,000, 2 bdrms, 2 bthrms, 1566 sf, built 1998
2934 Lundin Lane, 01/12/2024 \$799,000, 4 bdrms, 2 bthrms, 1930 sf, built 2001
2461 Spyglass Drive, 01/08/2024 \$1,045,000, 5 bdrms, 3 bthrms, 3214 sf, built 2007

CONCORD
1430 Babel Lane, 01/10/2024 \$790,000, 3 bdrms, 2 bthrms, 1358 sf, built 1946
4693 Brenda Circle, 01/09/2024 \$870,000, 3 bdrms, 2 bthrms, 1450 sf, built 1962
4081 Clayton Road #215, 01/10/2024 \$349,000, 2 bdrms, 1 bthrms, 889 sf, built 1972
1731 Gelbke Lane, 01/09/2024 \$540,000, 4 bdrms, 2 bthrms, 1124 sf, built 1955
1841 Gilardy Drive, 01/12/2024 \$742,000, 5 bdrms, 3 bthrms, 2102 sf, built 1960
1851 Harrison Street #16, 01/10/2024 \$358,000, 2 bdrms, 1 bthrms, 816 sf, built 1980
1640 Laguna Street #H, 01/12/2024 \$279,000, 1 bdrms, 1 bthrms, 644 sf, built 1970
1876 Lambeth Lane, 01/09/2024 \$810,000, 3 bdrms, 2 bthrms, 1366 sf, built 1960
4676 North Larwin Avenue, 01/11/2024 \$1,025,000, 4 bdrms, 2.5 bthrms, 2167 sf, built 1978
1033 Mohr Lane #D, 01/12/2024 \$370,000, 2 bdrms, 1 bthrms, 854 sf, built 1973
4136 Phoenix Street, 01/12/2024 \$1,050,000, 4 bdrms, 2 bthrms, 1795 sf, built 1963
2857 Ponderosa Drive, 01/12/2024 \$669,000, 3 bdrms, 1 bthrms, 1200 sf, built 1947
2838 Royal Ann Lane, 01/10/2024 \$570,000, 2 bdrms, 2.5 bthrms, 1178 sf, built 1973
896 Saint John Circle, 01/12/2024 \$925,000, 4 bdrms, 2 bthrms, 1579 sf, built 1979
2206 Toronto Lane, 01/12/2024 \$720,000, 3 bdrms, 2 bthrms, 1134 sf, built 1960
3599 Vancouver Way, 01/10/2024 \$720,000, 3 bdrms, 1.5 bthrms, 1026 sf, built 1960
1163 Via Doble, 01/11/2024 \$920,000, 4 bdrms, 2.5 bthrms, 2067 sf, built 1969
4853 Wolf Way, 01/11/2024 \$499,000, 2 bdrms, 2.5 bthrms, 1378 sf, built 1973
CROCKETT
1304 Lillian Street, 01/11/2024 \$780,000, 3 bdrms, 2.5 bthrms, 1966 sf, built 1895
DANVILLE
59 Alexander Lane, 01/08/2024 \$2,000,000, 4 bdrms, 2 bthrms, 2188 sf, built 1970

2004 Fostoria Circle, 01/08/2024 \$720,000, 3 bdrms, 2 bthrms, 1145 sf, built 1991
124 Gerbera Street, 01/12/2024 \$1,499,000, 3 bdrms, 2 bthrms, 1738 sf, built 1999
215 Heather Place, 01/11/2024 \$1,928,000, 5 bdrms, 3 bthrms, 2450 sf, built 1978
2158 Myrtle Beach Lane, 01/12/2024 \$1,240,000, 2 bdrms, 2 bthrms, 1513 sf, built 1978
1054 River Rock Lane, 01/10/2024 \$1,285,000, 3 bdrms, 2.5 bthrms, 1492 sf, built 1996
216 Stetson Drive, 01/12/2024 \$1,799,000, 5 bdrms, 3 bthrms, 2349 sf, built 1995
DISCOVERY BAY
4340 Monterey Court, 01/12/2024 \$367,000, 4 bdrms, 3.5 bthrms, 3620 sf, built 1990
EL CERRITO
2265 Carquinez Avenue, 01/12/2024 \$950,000, 3 bdrms, 2 bthrms, 1893 sf, built 1955
EL SOBRANTE
904 Idlewood Circle, 01/09/2024 \$825,000, 3 bdrms, 2 bthrms, 2027 sf, built 1942
516 Lisa Court, 01/10/2024 \$565,000, 3 bdrms, 2.5 bthrms, 1504 sf, built 1980
4161 Santa Rita Road, 01/12/2024 \$681,000, 3 bdrms, 2 bthrms, 1771 sf, built 1939
HERCULES
1015 Cottage Lane, 01/09/2024 \$865,000, 4 bdrms, 2.5 bthrms, 2322 sf, built 2003
169 Meadowlark Way, 01/12/2024 \$650,000, 3 bdrms, 2 bthrms, 1196 sf, built 1986
157 Thrush Court, 01/09/2024 \$890,000, 4 bdrms, 2.5 bthrms, 1963 sf, built 1981
614 Windsor, 01/08/2024 \$444,000, 2 bdrms, 2 bthrms, 937 sf, built 1987
KENSINGTON
22 Ardmore Road, 01/11/2024 \$1,210,000, 3 bdrms, 2 bthrms, 2204 sf, built 1939
LAFAYETTE
1829 Del Rey Street, 01/11/2024 \$1,300,000, 4 bdrms, 2 bthrms, 1720 sf, built 1961
3346 Freeman Road, 01/11/2024 \$1,950,000, 3 bdrms, 2.5 bthrms, 2649 sf, built 1947
3341 North Lucille Lane, 01/12/2024 \$1,101,000, 3 bdrms, 1 bthrms, 1277 sf, built 1951

1391 Sunset Loop, 01/10/2024 \$1,751,000, 4 bdrms, 3 bthrms, 2048 sf, built 1948
MARTINEZ
2470 Heatherleaf Lane, 01/09/2024 \$675,000, 3 bdrms, 2 bthrms, 1554 sf, built 1984
312 Lindsey Drive, 01/12/2024 \$1,200,000, 4 bdrms, 2.5 bthrms, 2029 sf, built 1959
326 Marti Marie Lane, 01/12/2024 \$1,000,000, 4 bdrms, 2.5 bthrms, 2082 sf, built 1986
MORAGA
7 Juniper Way, 01/11/2024 \$1,655,000, 3 bdrms, 3 bthrms, 2112 sf, built 1966
OAKLEY
3500 Frank Hengel Way, 01/10/2024 \$751,000, 5 bdrms, 3 bthrms, 3382 sf, built 2006
2101 Michelle Lane, 01/08/2024 \$760,000, 5 bdrms, 3.5 bthrms, 3133 sf, built 2004
213 East Ruby Street, 01/12/2024 \$266,000, 2 bdrms, 1 bthrms, 858 sf, built 1908
5383 Sandmound Boulevard, 01/12/2024 \$450,000, 3 bdrms, 1 bthrms, 1189 sf, built 1958
57 Vinca Court, 01/12/2024 \$1,050,000, 5 bdrms, 4.5 bthrms, 4304 sf, built 2006
ORINDA
134 Diablo View Drive, 01/11/2024 \$3,142,500, 5 bdrms, 4 bthrms, 4008 sf, built 1994
PITTSBURG
1156 Beacon Street, 01/08/2024 \$540,000, 3 bdrms, 1.5 bthrms, 1611 sf, built 1937
1631 Birdhaven Way, 01/08/2024 \$595,000, 3 bdrms, 2.5 bthrms, 1308 sf, built 1990
4439 Buchanan Place, 01/12/2024 \$515,000, 4 bdrms, 2.5 bthrms, 2332 sf, built 1978
959 Carpino Avenue, 01/10/2024 \$475,000, 3 bdrms, 1 bthrms, 975 sf, built 1955
1480 Diokno Court, 01/08/2024 \$172,500, 4 bdrms, 2.5 bthrms, 2044 sf, built 1981
4308 Glen Canyon Circle, 01/09/2024 \$740,000, 4 bdrms, 3 bthrms, 2967 sf, built 1999
948 Jensen Circle, 01/10/2024 \$590,000, 3 bdrms, 2 bthrms, 1223 sf, built 1971
2001 Oakridge Lane, 01/11/2024 \$577,000, 3 bdrms, 2 bthrms, 1634 sf, built 1975

79 Panoramic Avenue, 01/12/2024 \$584,000, 3 bdrms, 2 bthrms, 1716 sf, built 1947
125 Pelican Loop, 01/12/2024 \$430,000, 3 bdrms, 2 bthrms, 1505 sf, built 1990
1723 San Andres Drive, 01/09/2024 \$815,000, 5 bdrms, 3 bthrms, 3320 sf, built 2004
1361 San Lucas Drive, 01/08/2024 \$750,000, 6 bdrms, 4 bthrms, 3676 sf, built 2001
2235 San Remo Way, 01/09/2024 \$625,000, 3 bdrms, 2 bthrms, 1430 sf, built 1983
18 San Tomas Court, 01/10/2024 \$847,500, 5 bdrms, 3 bthrms, 3320 sf, built 2003
251 East Trident Drive, 01/12/2024 \$510,000, 4 bdrms, 2 bthrms, 1204 sf, built 1974
185 Yosemite Drive, 01/10/2024 \$527,000, 3 bdrms, 1 bthrms, 1058 sf, built 1956
PLEASANT HILL
1034 Esther Drive, 01/12/2024 \$920,000, 3 bdrms, 2 bthrms, 1476 sf, built 1947
403 Roberta Avenue, 01/08/2024 \$2,270,000, 6 bdrms, 4.5 bthrms, 3628 sf, built 1947
RICHMOND
434 19th Street, 01/08/2024 \$415,000, 2 bdrms, 1 bthrms, 604 sf, built 1912
1201 Brickyard Way #312, 01/11/2024 \$690,000, 2 bdrms, 2 bthrms, 1369 sf, built 1988
1751 Dunn Avenue, 01/12/2024 \$640,000, 3 bdrms, 1 bthrms, 1058 sf, built 1944
2940 Gomer Drive, 01/10/2024 \$775,000, 3 bdrms, 2 bthrms, 2200 sf, built 1960
2501 Grant Avenue, 01/10/2024 \$615,000, 3 bdrms, 1 bthrms, 1188 sf, built 1941
2036 Hellings Avenue, 01/08/2024 \$500,000, 2 bdrms, 1 bthrms, 855 sf, built 1952
2871 Humphrey Avenue, 01/09/2024 \$585,000, 2 bdrms, 1 bthrms, 1074 sf, built 1941
702 Jetty Drive, 01/11/2024 \$643,000, 2 bdrms, 2.5 bthrms, 1215 sf, built 2016
2601 Ohio Avenue, 01/12/2024 \$395,000, 3 bdrms, 1 bthrms, 900 sf, built 1954

6110 Ralston Avenue, 01/10/2024 \$599,000, 1 bdrms, 1 bthrms, 720 sf, built 1916
4578 Santa Rita Road, 01/10/2024 \$620,000, 3 bdrms, 2 bthrms, 1297 sf, built 1957
140 Shoreline Court, 01/09/2024 \$430,000, 1 bdrms, 1 bthrms, 779 sf, built 1990
SAN PABLO
1953 22nd Street, 01/08/2024 \$550,000, 3 bdrms, 1.5 bthrms, 1186 sf, built 1954
1002 Lupine Court, 01/08/2024 \$674,000, 3 bdrms, 2.5 bthrms, 1400 sf, built 2000
1743 Pine Avenue, 01/10/2024 \$480,000, 2 bdrms, 1 bthrms, 1035 sf, built 1942
SAN RAMON
25 Brian Court, 01/12/2024 \$1,347,000, 3 bdrms, 2 bthrms, 1427 sf, built 1964
3097 Lakemont Drive #5, 01/09/2024 \$1,140,000, 3 bdrms, 2 bthrms, 1932 sf, built 1989
100 Monasterio Court, 01/08/2024 \$1,330,000, 4 bdrms, 2.5 bthrms, 1704 sf, built 1980
70103 Via Vicenza, 01/12/2024 \$1,033,000, 4 bdrms, 3 bthrms, 2136 sf, built 2019
WALNUT CREEK
540 Adirondack Way, 01/10/2024 \$1,285,000, 4 bdrms, 3 bthrms, 2243 sf, built 1979
865 Hawthorne Drive, 01/09/2024 \$1,459,000, 4 bdrms, 3 bthrms, 2089 sf, built 1952
3298 Rossmoor Parkway #7, 01/11/2024 \$895,000, 2 bdrms, 2 bthrms, 1555 sf, built 1977
2227 Shannon Lane, 01/09/2024 \$1,350,000, 4 bdrms, 2.5 bthrms, 2058 sf, built 1964
1974 Stratton Circle, 01/08/2024 \$860,000, 3 bdrms, 2.5 bthrms, 2063 sf, built 1981
216 Via Monte, 01/10/2024 \$1,560,000, 5 bdrms, 3 bthrms, 2252 sf, built 1964
2354 Walnut Boulevard, 01/08/2024 \$2,010,000, 4 bdrms, 2.5 bthrms, 2115 sf, built 1959
2564 Walnut Boulevard #108, 01/08/2024 \$475,000, 2 bdrms, 2 bthrms, 944 sf, built 1970
1133 Westmoreland Circle, 01/12/2024 \$1,250,000, 3 bdrms, 2.5 bthrms, 2068 sf, built 1973

HOMES SOLD

From page J15



SANTA CLARA COUNTY

CUPERTINO

- 21505 Dana Point Lane, 01/08/2024**
\$1,850,000, 3 bdrms, 3 bthrms, 1596 sf, built 2023
- 21503 Dana Point Lane, 01/12/2024**
\$1,898,000, 3 bdrms, 3 bthrms, 1596 sf, built 2023
- 10092 Mann Drive, 01/10/2024**
\$3,010,000, 3 bdrms, 2 bthrms, 1700 sf, built 1955
- 10961 Northsky Square, 01/11/2024**
\$1,210,000, 2 bdrms, 1 bthrms, 1062 sf, built 1973
- 10279 South Tantau Avenue, 01/12/2024**
\$3,280,000, 3 bdrms, 1 bthrms, 1284 sf, built 1949

GILROY

- 840 West 8th Street, 01/12/2024**
\$1,025,000, 5 bdrms, 3 bthrms, 2632 sf, built 1975
- 7725 Isabella Way, 01/09/2024**
\$645,000, 3 bdrms, 2 bthrms, 1293 sf, built 2004
- 759 La Alondra Way, 01/10/2024**
\$750,000, 3 bdrms, 2 bthrms, 1315 sf, built 1962
- 5420 Nicole Way, 01/09/2024**
\$950,000, 4 bdrms, 2.5 bthrms, 2282 sf, built 1979
- 9741 Rancho Hills Drive, 01/12/2024**
\$1,462,500, 5 bdrms, 3 bthrms, 3446 sf, built 2014
- 5841 San Justo Court, 01/12/2024**
\$1,270,000, 4 bdrms, 3.5 bthrms, 3334 sf, built 2007
- 575 Victoria Drive, 01/12/2024**
\$1,000,000, 4 bdrms, 2.5 bthrms, 2814 sf, built 1979

- 925 Wentz Drive, 01/12/2024**
\$930,000, 4 bdrms, 2 bthrms, 1474 sf, built 1980

LOS ALTOS

- 678 Arrowood Court, 01/08/2024**
\$4,300,000, 4 bdrms, 2 bthrms, 2148 sf, built 1952

- 775 Edge Lane, 01/10/2024**
\$5,870,000, 1258 sf
- 1755 Mora Court, 01/09/2024**
\$3,998,000, 4 bdrms, 2 bthrms, 2250 sf, built 1900

LOS ALTOS HILLS

- 13830 Page Mill Road, 01/09/2024**
\$9,900,000, 4 bdrms, 2.5 bthrms, 2131 sf, built 1978

LOS GATOS

- 16861 Sheldon Road, 01/12/2024**
\$2,300,000, 3 bdrms, 2.5 bthrms, 2629 sf, built 1979
- 16360 Soda Springs Road, 01/10/2024**
\$1,101,000, 3 bdrms, 2.5 bthrms, 3627 sf, built 1985
- 15400 Winchester Boulevard #20, 01/12/2024**
\$1,775,000, 3 bdrms, 2.5 bthrms, 1800 sf, built 1972

MILPITAS

- 1785 Butano Drive, 01/11/2024**
\$1,830,000, 4 bdrms, 2.5 bthrms, 2030 sf, built 1968
- 1407 Cherry Circle, 01/12/2024**
\$1,370,000, 3 bdrms, 3 bthrms, 1753 sf, built 2018
- 1250 Elkwood Drive, 01/08/2024**
\$1,450,000, 4 bdrms, 2.5 bthrms, 1867 sf, built 1991
- 1440 Saturn Court, 01/09/2024**
\$1,050,000, 3 bdrms, 1 bthrms, 1120 sf, built 1955
- 2101 Shiloh Avenue, 01/10/2024**
\$1,365,000, 3 bdrms, 2 bthrms, 1300 sf, built 1971

MONTE SERENO

- 15204 Alma Jo Court, 01/12/2024**
\$4,928,000, 4 bdrms, 3 bthrms, 3979 sf, built 1971

MORGAN HILL

- 15050 Bowden Avenue, 01/11/2024**
\$1,691,000, 4 bdrms, 2 bthrms, 1913 sf, built 1972
- 16765 Church Street, 01/12/2024**
\$1,160,000, 4 bdrms, 2.5 bthrms, 2205 sf, built 2004
- 640 Eagle Springs Court, 01/09/2024**
\$2,700,000, 4 bdrms, 2.5 bthrms, 4133 sf, built 1996
- 18835 Old Monterey Road, 01/12/2024**
\$1,580,000, 4 bdrms, 3.5 bthrms, 3130 sf, built 2015
- 585 San Pablo Court, 01/12/2024**
\$1,250,000, 4 bdrms, 2.5 bthrms, 2341 sf, built 1996

- 65 Wright Avenue, 01/12/2024**
\$950,000, 2 bdrms, 1 bthrms, 1034 sf, built 1937

MOUNTAIN VIEW

- 1147 Cuesta Drive, 01/08/2024**
\$2,490,000, 3 bdrms, 2 bthrms, 1280 sf, built 1955

- 1817 Limetree Lane, 01/09/2024**
\$3,030,000, 3 bdrms, 2 bthrms, 1280 sf, built 1957

- 1613 Montalto Drive, 01/10/2024**
\$2,707,500, 4 bdrms, 3 bthrms, 2019 sf, built 1955

- 1930 Mount Vernon Court #4, 01/09/2024**
\$675,000, 2 bdrms, 1 bthrms, 1082 sf, built 1963

- 135 Pacchetti Way, 01/09/2024**
\$1,660,000, 3 bdrms, 3 bthrms, 1421 sf, built 1996

- 2016 Saint Julien Court, 01/12/2024**
\$1,355,500, 2 bdrms, 2.5 bthrms, 1407 sf, built 1988
- 1704 Walnut Drive, 01/09/2024**
\$2,480,000, 3 bdrms, 2 bthrms, 1280 sf, built 1955

PALO ALTO

- 3186 David Avenue, 01/12/2024**
\$3,150,000, 3 bdrms, 2 bthrms, 1306 sf, built 1955
- 2548 Greer Road, 01/12/2024**
\$237,000, 5 bdrms, 3 bthrms, 2001 sf, built 1958
- 124 Monroe Drive, 01/12/2024**
\$2,495,000, 2 bdrms, 1 bthrms, 1015 sf, built 1952
- 121 Park Avenue, 01/11/2024**
\$4,000,000, 5 bdrms, 4.5 bthrms, 3183 sf, built 2012

SAN JOSE

- 178 North 24th Street, 01/10/2024**
\$870,000, 3 bdrms, 1 bthrms, 972 sf, built 1926
- 1060 South 3rd Street #350, 01/12/2024**
\$620,000, 2 bdrms, 2 bthrms, 980 sf, built 2005
- 144 South 3rd Street #150, 01/12/2024**
\$799,000, 2 bdrms, 2.5 bthrms, 1488 sf, built 1996
- 921 Alba Court, 01/10/2024**
\$1,285,000, 3 bdrms, 2 bthrms, 1605 sf, built 1955
- 4611 Alex Drive, 01/10/2024**
\$2,255,000, 4 bdrms, 3 bthrms, 1859 sf, built 1961
- 610 Altino Boulevard, 01/12/2024**
\$735,000, 2 bdrms, 2 bthrms, 1104 sf, built 2005
- 3098 Arroba Way, 01/12/2024**
\$1,400,000, 3 bdrms, 2 bthrms, 1485 sf, built 1953
- 2141 Bel Air Avenue, 01/12/2024**
\$1,450,000, 3 bdrms, 1 bthrms, 1304 sf, built 1950
- 1655 Bermuda Way, 01/12/2024**
\$540,000, 3 bdrms, 1 bthrms, 960 sf, built 1959
- 88 Bush Street #2189, 01/11/2024**
\$970,000, 2 bdrms, 2 bthrms, 1452 sf, built 2008

- 237 Cahill Park Drive, 01/11/2024**
\$1,025,000, 4 bdrms, 2.5 bthrms, 1581 sf, built 2004

- 1895 Cape Horn Drive, 01/12/2024**
\$1,600,000, 4 bdrms, 2.5 bthrms, 2124 sf, built 1978

- 1671 Cherry Grove Drive, 01/12/2024**
\$1,835,000, 3 bdrms, 3 bthrms, 1883 sf, built 1958

- 14194 Clayton Road, 01/12/2024**
\$1,360,000, 2 bdrms, 2 bthrms, 1152 sf, built 1973

- 2490 Clear Spring Court, 01/09/2024**
\$740,000, 2 bdrms, 2 bthrms, 1040 sf, built 1984

- 14847 Cole Drive, 01/10/2024**
\$1,950,000, 4 bdrms, 2 bthrms, 1531 sf, built 1950

- 1237 Collins Lane, 01/12/2024**
\$2,015,000, 4 bdrms, 2.5 bthrms, 1798 sf, built 1963

- 1144 Coolidge Avenue, 01/10/2024**
\$1,355,500, 3 bdrms, 1 bthrms, 1518 sf, built 1949

- 1138 Crescent Drive, 01/12/2024**
\$2,600,000, 4 bdrms, 3 bthrms, 2832 sf, built 1939

- 348 Dale Drive, 01/12/2024**
\$911,000, 3 bdrms, 1.5 bthrms, 1344 sf, built 1947

- 6044 Dial Way, 01/11/2024**
\$2,975,000, 4 bdrms, 3 bthrms, 2030 sf, built 1959

- 528 Elvis Drive, 01/08/2024**
\$1,710,000, 4 bdrms, 2 bthrms, 1933 sf, built 1968

- 5060 Esther Drive, 01/09/2024**
\$2,120,000, 4 bdrms, 2 bthrms, 1732 sf, built 1955

- 1130 Flaxwood Street, 01/12/2024**
\$2,257,500, 3 bdrms, 2.5 bthrms, 2378 sf, built 1986

- 919 Fruitdale Place, 01/12/2024**
\$1,070,000, 3 bdrms, 1.5 bthrms, 1508 sf, built 1979

- 419 Galleria Drive #6, 01/11/2024**
\$1,160,000, 2 bdrms, 2.5 bthrms, 1564 sf, built 1990

- 1162 Garfield Avenue, 01/12/2024**
\$1,200,000, 3 bdrms, 1 bthrms, 1133 sf, built 1939

- 1460 Glenwood Avenue, 01/09/2024**
\$2,400,000, 3 bdrms, 1 bthrms, 1441 sf, built 1948

- 4437 Hampshire Place, 01/10/2024**
\$1,691,000, 4 bdrms, 2.5 bthrms, 1860 sf, built 1973

- 1166 Happy Valley Avenue, 01/11/2024**
\$2,605,000, 3 bdrms, 2 bthrms, 1642 sf, built 1957

- 3045 Harvestwood Court, 01/12/2024**
\$1,750,000, 5 bdrms, 3 bthrms, 2253 sf, built 1976

- 6752 Heaton Moor Drive, 01/12/2024**
\$1,292,500, 4 bdrms, 2 bthrms, 1308 sf, built 1972

- 621 Hornblower Court, 01/12/2024**
\$1,500,000, 4 bdrms, 2.5 bthrms, 2124 sf, built 1976

- 1121 Jonesport Court, 01/10/2024**
\$1,446,000, 3 bdrms, 2 bthrms, 1474 sf, built 1970

- 5498 Judith Street #4, 01/11/2024**
\$495,000, 2 bdrms, 1 bthrms, 798 sf, built 1970

- 1452 Lochner Drive, 01/12/2024**
\$711,000, 3 bdrms, 1.5 bthrms, 1000 sf, built 1958

- 3388 Lucian Avenue, 01/12/2024**
\$1,200,000, 3 bdrms, 2 bthrms, 1162 sf, built 1973

- 5553 Makati Circle, 01/12/2024**
\$955,000, 3 bdrms, 3 bthrms, 1874 sf, built 1985

- 1721 Marina Way, 01/10/2024**
\$2,202,500, 3 bdrms, 2.5 bthrms, 1782 sf, built 1956

- 2630 Media Way, 01/09/2024**
\$1,750,000, 3 bdrms, 2.5 bthrms, 1584 sf, built 1961

- 1573 Monteal Lane, 01/09/2024**
\$1,900,000, 3 bdrms, 2.5 bthrms, 1866 sf, built 1965

- 1767 Parkview Green Circle, 01/11/2024**
\$880,000, 2 bdrms, 2 bthrms, 1228 sf, built 1988

- 2372 Pentland Way, 01/10/2024**
\$1,289,000, 3 bdrms, 2 bthrms, 1893 sf, built 1979

- 3457 Pistachio Drive, 01/12/2024**
\$580,000, 2 bdrms, 1.5 bthrms, 1017 sf, built 1969

- 65 Pleasant Ridge Avenue, 01/09/2024**
\$1,260,500, 3 bdrms, 1 bthrms, 1561 sf, built 1948

- 4943 Portmarnoch Court, 01/12/2024**
\$3,878,000, 4 bdrms, 5.5 bthrms, 4500 sf, built 1999

- 5026 Royal Estates Court, 01/11/2024**
\$1,722,000, 3 bdrms, 2 bthrms, 1728 sf, built 1973

- 14894 San Pablo Avenue, 01/10/2024**
\$1,421,500, 3 bdrms, 2 bthrms, 1375 sf, built 1959

- 3404 San Saba Drive, 01/11/2024**
\$1,214,000, 3 bdrms, 2 bthrms, 1164 sf, built 1984

- 334 Santana Row #330, 01/10/2024**
\$1,460,000, 2 bdrms, 2.5 bthrms, 1513 sf, built 2002

- 3644 Satinwood Drive, 01/12/2024**
\$1,200,000, 5 bdrms, 2.5 bthrms, 2072 sf, built 1977

- 3554 Senter Road, 01/12/2024**
\$967,000, 1536 sf, built 1960

- 5928 Southmont Court, 01/11/2024**
\$300,000, 4 bdrms, 2 bthrms, 1355 sf, built 1983

- 1127 Summerwings Court, 01/09/2024**
\$1,850,000, 5 bdrms, 3 bthrms, 2533 sf, built 1975

- 2277 Sun Glory Lane #A, 01/11/2024**
\$700,000, 2 bdrms, 2 bthrms, 998 sf, built 1981

- 3164 Sylvan Drive, 01/12/2024**
\$1,250,000, 3 bdrms, 2 bthrms, 1351 sf, built 1966

- 1550 Technology Drive #2004, 01/12/2024**
\$550,000, 1 bdrms, 1 bthrms, 831 sf, built 2005

- 5480 Tradewinds Ww #2, 01/09/2024**
\$514,500, 2 bdrms, 1 bthrms, 903 sf, built 1970

- 498 Verano Court, 01/10/2024**
\$1,048,000, 3 bdrms, 3 bthrms, 1745 sf, built 1989

- 5468 Vicenza Way, 01/09/2024**
\$3,010,000, 3 bdrms, 3 bthrms, 3370 sf, built 1995

- 4931 Wellington Park Drive, 01/09/2024**
\$1,585,000, 4 bdrms, 2.5 bthrms, 2084 sf, built 1970

- 3536 Willowpark Drive, 01/11/2024**
\$1,350,000, 3 bdrms, 1.5 bthrms, 1180 sf, built 1958

- 3894 Willowpark Drive, 01/12/2024**
\$1,860,000, 3 bdrms, 2.5 bthrms, 1720 sf, built 1958

SANTA CLARA

- 4555 Laird Circle, 01/08/2024**
\$1,335,000, 2 bdrms, 2.5 bthrms, 1437 sf, built 2005

- 2059 Larsen Place, 01/11/2024**
\$1,579,500, 4 bdrms, 2 bthrms, 1347 sf, built 1958

- 2430 Robinson Avenue, 01/12/2024**
\$1,450,000, 3 bdrms, 2 bthrms, 1760 sf, built 1952

- 3374 Victoria Avenue, 01/11/2024**
\$1,650,000, 3 bdrms, 2 bthrms, 1080 sf, built 1954

SARATOGA

- 13457 Alder Court, 01/12/2024**
\$4,300,000, 5 bdrms, 3 bthrms, 2698 sf, built 1963

- 19247 Harleigh Drive, 01/09/2024**
\$4,150,000, 5 bdrms, 4 bthrms, 3196 sf, built 1967

HOMES SOLD

12206 Melinda Circle, 01/10/2024
\$4,100,000, 5 bdrms, 3.5 bthrms, 3315 sf, built 1962

SUNNYVALE

306 Bartlett Avenue, 01/11/2024
\$1,910,000, 4 bdrms, 3 bthrms, 1773 sf, built 1944

633 Carlisle Way, 01/11/2024
\$2,950,000, 5 bdrms, 4 bthrms, 3000 sf, built 1963

438 Joshua Way, 01/10/2024
\$2,531,000, 4 bdrms, 2.5 bthrms, 2323 sf, built 1970

938 La Mesa Terrace #C, 01/09/2024
\$690,000, 2 bdrms, 1 bthrms, 834 sf, built 1986

883 Mango Avenue, 01/11/2024
\$1,800,000, 3 bdrms, 1 bthrms, 1154 sf, built 1953

267 Morse Avenue, 01/08/2024
\$1,662,000, 1933 sf, built 1956

645 Nashua Court, 01/11/2024
\$2,706,000, 4 bdrms, 2.5 bthrms, 2178 sf, built 1966

541 San Marcos Terrace #3, 01/09/2024
\$1,678,000, 3 bdrms, 3.5 bthrms, 1851 sf

563 San Martin Terrace #2, 01/12/2024
\$1,765,000, 4 bdrms, 3.5 bthrms, 2014 sf

421 South Sunnyvale Avenue, 01/12/2024
\$3,105,000, 4 bdrms, 3 bthrms, 2025 sf, built 2023



SOLANO COUNTY

BENICIA

465 Camellia Court, 01/05/2024
\$807,000, 4 bdrms, 1657 sf, built 1988

1470 London Circle, 01/02/2024
\$672,000, 2 bdrms, 1440 sf, built 1980

DIXON

1155 Woodman Way, 01/05/2024
\$570,000, 3 bdrms, 1500 sf, built 1984

FAIRFIELD

269 East Alaska Avenue, 01/03/2024
\$515,000, 3 bdrms, 1165 sf, built 1954

4480 Avondale Circle, 01/02/2024
\$728,000, 4 bdrms, 3358 sf, built 2006

3101 Cherry Valley Circle, 01/03/2024
\$851,500, 4 bdrms, 2036 sf, built 1992

1979 Kalis Street, 01/04/2024
\$610,000, 4 bdrms, 2357 sf, built 2020

2132 Lakewood Drive, 01/04/2024
\$775,000, 4 bdrms, 2700 sf, built 1989

223 Madison Street, 01/03/2024
\$372,000, 4 bdrms, 1020 sf, built 1890

166 Sunstream Court, 01/05/2024
\$420,000, 2 bdrms, 1605 sf, built 1978

1806 Sycamore Drive, 01/03/2024
\$525,000, 3 bdrms, 1274 sf, built 1959

RIO VISTA

406 Bay Oaks Way, 01/04/2024
\$422,500, 3 bdrms, 1439 sf, built 2004

341 Edgewood Drive, 01/05/2024
\$420,000, 2 bdrms, 1382 sf, built 2000

720 Livingston Place, 01/03/2024
\$410,000, 2 bdrms, 1439 sf, built 2006

524 Mockingjay Drive, 01/03/2024
\$485,000, 2 bdrms, 1853 sf, built 2017

VACAVILLE

178 Albany Avenue, 01/05/2024
\$535,000, 4 bdrms, 1402 sf, built 1975

218 Cheyenne Drive, 01/05/2024
\$725,000, 5 bdrms, 2702 sf, built 1977

412 Comstock Way, 01/04/2024
\$620,000, 4 bdrms, 2224 sf, built 2013

124 Donner Drive, 01/05/2024
\$539,000, 3 bdrms, 1296 sf, built 1964

204 Livingston Avenue, 01/03/2024
\$540,000, 4 bdrms, 1430 sf, built 1978

1801 Marshall Road #101, 01/04/2024
\$335,000, 2 bdrms, 948 sf, built 1986

561 Parkridge Drive, 01/05/2024
\$575,000, 3 bdrms, 1505 sf, built 1974

197 Randall Avenue, 01/04/2024
\$425,000, 4 bdrms, 1512 sf, built 1976

167 Scarlet Street, 01/04/2024
\$680,000, 3 bdrms, 2478 sf, built 2015

299 Shasta Drive #38, 01/04/2024
\$365,000, 3 bdrms, 1424 sf, built 1987

6128 Vanden Road, 01/03/2024
\$619,000, 4 bdrms, 1943 sf, built 1989

VALLEJO

37 Baldwin Street, 01/05/2024
\$279,000, 2 bdrms, 884 sf, built 1977

1210 Capitol Street, 01/03/2024
\$275,000, 3 bdrms, 1795 sf, built 1996

148 Idora Avenue, 01/05/2024
\$350,000, 2 bdrms, 732 sf, built 1953

1209 Marin Street, 01/04/2024
\$190,000, 3 bdrms, 1553 sf, built 1900

132 Marquette Avenue, 01/03/2024
\$521,500, 3 bdrms, 1104 sf, built 1966

1732 Napa Street, 01/04/2024
\$360,000, 2 bdrms, 992 sf, built 1922

171 Zinnia Circle, 01/03/2024
\$682,500, 4 bdrms, 2208 sf, built 1978



SONOMA COUNTY

BODEGA BAY

1916 Bay Flat Road, 01/09/2024
\$500,000, 1 bdrms, 1 bthrms, 578 sf, built 1956

CAZADERO

5925 Austin Creek Road, 01/10/2024
\$349,000, 1 bdrms, 1 bthrms, 536 sf, built 1934

CLOVERDALE

105 Elbridge Avenue #F, 01/08/2024
\$385,000, 2 bdrms, 2 bthrms, 910 sf, built 1990

455 Gamay Drive, 01/12/2024
\$585,000, 3 bdrms, 2 bthrms, 1386 sf, built 2001

122 Rosewood Drive, 01/12/2024
\$580,000, 3 bdrms, 2 bthrms, 1552 sf, built 1967

FORESTVILLE

8123 Speer Ranch Road, 01/09/2024
\$830,000, 3 bdrms, 2.5 bthrms, 2066 sf, built 1987

GUERNEVILLE

17550 Old Monte Rio Road, 01/12/2024
\$640,000, 4 bdrms, 3 bthrms, 1749 sf, built 1919

HEALDSBURG

652 Red Tail Road, 01/12/2024
\$900,000, 3 bdrms, 2 bthrms, 1864 sf, built 1979

KENWOOD

9995 Courtney Drive, 01/12/2024
\$1,800,000, 1 bdrms, 2.5 bthrms, 2930 sf, built 1997

PENNGROVE

6045 Hyland Way, 01/09/2024
\$995,000, 3 bdrms, 1.5 bthrms, 1845 sf, built 1975

PETALUMA

401 Clearview Place, 01/10/2024
\$1,060,000, 3 bdrms, 2 bthrms, 1728 sf, built 1976

1410 Eastman Lane, 01/10/2024
\$1,500,000, 4 bdrms, 2 bthrms, 2216 sf, built 1974

539 Ely Road, 01/11/2024
\$1,725,000, 4 bdrms, 2 bthrms, 2319 sf, built 1963

1182 Lombardi Avenue, 01/12/2024
\$397,000, 3 bdrms, 2 bthrms, 1144 sf, built 1965

1282 McGregor Avenue, 01/12/2024
\$680,000, 3 bdrms, 2 bthrms, 1025 sf, built 1955

1341 Pepper Road, 01/08/2024
\$2,500,000, 4 bdrms, 3.5 bthrms, 3837 sf, built 2000

34 Wilmington Drive, 01/10/2024
\$680,000, 3 bdrms, 2 bthrms, 1544 sf, built 1968

ROHNERT PARK

6492 Amberwood Street, 01/11/2024
\$730,000, 4 bdrms, 2 bthrms, 1740 sf, built 1978

1250 Eleanor Avenue, 01/12/2024
\$718,000, 4 bdrms, 2 bthrms, 1408 sf, built 1976

977 Elizabeth Avenue, 01/12/2024
\$619,000, 3 bdrms, 2 bthrms, 1106 sf, built 1977

701 Lincoln Avenue, 01/10/2024
\$425,000, 2 bdrms, 1 bthrms, 920 sf, built 1973

SANTA ROSA

135 9th Street, 01/08/2024
\$425,000, 2 bdrms, 1 bthrms, 1287 sf, built 1890

2335 Andre Lane, 01/12/2024
\$730,000, 4 bdrms, 3 bthrms, 2067 sf, built 2009

3504 Banyan Street, 01/11/2024
\$800,000, 4 bdrms, 3 bthrms, 2486 sf, built 1992

1997 Bluebell Drive, 01/10/2024
\$1,040,000, 7 bdrms, 2.5 bthrms, 2449 sf, built 1949

308 Breeden Street, 01/08/2024
\$860,000, 4 bdrms, 2 bthrms, 1967 sf, built 1998

1688 Guerneville Road, 01/09/2024
\$840,000, 2 bdrms, 1 bthrms, 1000 sf, built 1955

708 Montclair Drive, 01/09/2024
\$830,000, 3 bdrms, 3 bthrms, 2222 sf, built 1976

207 Mountain Vista Lane, 01/10/2024
\$548,000, 1 bdrms, 1 bthrms, 1220 sf, built 1979

2057 Oak Ridge Drive, 01/11/2024
\$1,525,000, 4 bdrms, 4 bthrms, 4153 sf, built 1978

9323 Oak Trail Circle, 01/12/2024
\$600,000, 2 bdrms, 2 bthrms, 1414 sf, built 2012

1993 Piner Court, 01/11/2024
\$645,000, 3 bdrms, 2.5 bthrms, 1280 sf, built 2005

1658 Ridley Avenue, 01/10/2024
\$825,000, 4 bdrms, 2 bthrms, 2450 sf, built 1974

971 Santa Ana Drive, 01/09/2024
\$540,000, 3 bdrms, 1 bthrms, 1015 sf, built 1952

4957 Sea Wolf Drive, 01/11/2024
\$780,000, 4 bdrms, 2 bthrms, 1540 sf, built 1964

2077 Stagecoach Road, 01/11/2024
\$150,000, 3 bdrms, 2.5 bthrms, 1875 sf, built 2007

2109 Stonefield Lane, 01/12/2024
\$600,000, 2 bdrms, 2.5 bthrms, 1618 sf, built 1992

1233 Trombetta Street, 01/10/2024
\$689,000, 3 bdrms, 2 bthrms, 1674 sf, built 1990

SEBASTOPOL

4397 Burnside Road, 01/11/2024
\$1,950,000, 4 bdrms, 3 bthrms, 2865 sf, built 1991

SONOMA

448 2nd Street, 01/08/2024
\$3,763,000, 4 bdrms, 3 bthrms, 2716 sf, built 1966

682 Avenue Del Oro, 01/08/2024
\$1,250,000, 4 bdrms, 2 bthrms, 1969 sf, built 1975

104 Bernhard Avenue, 01/10/2024
\$735,000, 2 bdrms, 1 bthrms, 872 sf, built 1954

21725 Burndale Road, 01/10/2024
\$1,430,000, 2 bdrms, 1 bthrms, 1132 sf, built 1977

158 Church Street, 01/10/2024
\$949,000, 2 bdrms, 1 bthrms, 896 sf, built 1951

712 Oregon Street, 01/08/2024
\$790,000, 2 bdrms, 2 bthrms, 1712 sf, built 1984

18106 Vassar Court, 01/10/2024
\$897,500, 2 bdrms, 2 bthrms, 1514 sf, built 1986

737 West Verano Avenue, 01/12/2024
\$770,000, 3 bdrms, 2 bthrms, 1324 sf, built 1989

18946 Viewcrest Drive, 01/11/2024
\$500,000, 3 bdrms, 2 bthrms, 1618 sf, built 1978

THE SEA RANCH

40303 Foremast, 01/08/2024
\$1,900,000, 2 bdrms, 2 bthrms, 1198 sf, built 1993

36870 Greencroft Close, 01/12/2024
\$1,955,000, 2 bdrms, 3.5 bthrms, 2234 sf, built 1972

WINDSOR

9447 Jessica Drive, 01/08/2024
\$834,000, 4 bdrms, 2.5 bthrms, 2030 sf, built 1989

1068 Matthew Court, 01/08/2024
\$900,000, 4 bdrms, 3 bthrms, 2268 sf, built 1991



NAPA COUNTY

NAPA

2318 Lakepark Drive, 01/09/2024
\$832,500, 3 bdrms, 1440 sf, built 1981

3967 Lassen Street, 01/12/2024
\$740,000, 3 bdrms, 1392 sf, built 1973

3200 Macleod Street, 01/10/2024
\$775,000, 4 bdrms, 1553 sf, built 1966

1314 Mckinstry Street #2042, 01/09/2024
\$560,000, 1 bdrms, 567 sf, built 2008

2370 Pine Street, 01/09/2024
\$1,430,000, 1008 sf, built 1935

1444 Salvador Avenue, 01/09/2024
\$690,000, 3 bdrms, 1313 sf, built 1971

SAINT HELENA

347 Crane Avenue, 01/12/2024
\$9,000,000, 3 bdrms, 4693 sf, built 2002

890 Fulton Lane, 01/12/2024
\$9,000,000, 2 bdrms, 3894 sf, built 1904

MARKET INSIGHT

Why it makes sense to sell a home now, before the spring rush

By Jillian Pretzel
REALTOR.COM

Thinking about selling your house in 2024? While many home sellers wait until spring to put their property on the market, there are some distinct advantages to getting ahead of the curve this year and listing sooner rather than later.

Generally, the cold weather season causes home sales to be sluggish, but this winter is a bit different. High interest rates kept much of America's real estate market in a deep freeze for most of 2023. But now that rates have subsided a bit in the new year, there is a whole lot of pent-up demand (and supply) that could burst onto the market at any moment. Some of it is out there already.

When selling a home, timing can make a difference: Home prices rise and fall, similar to stocks. Head to market at the peak moment, and you can stack the deck in your favor and reap higher profits and better terms.

So, should you list your property now? Read on for some reasons why you might want to be the early bird of the 2024 real estate market.

Mortgage rates are falling

One of the main reasons home sellers were reluctant to sell in 2023 had to do with mortgage interest rates. In late October, rates for a 30-year fixed mortgage reached a 23-year high of 7.79%.

This created a "lock-in" effect: Homeowners felt stuck in their houses since, if those properties sold — and they had to buy a new house — they would have to get a new mortgage at a much higher rate.

Indeed, Realtor.com reported that around two-thirds of homeowners had mortgages with an interest rate below 4%. More than 90% had a rate lower than 6%.

Yet mortgage rates have recently begun to fall. The Realtor.com 2024 housing forecast anticipates that mortgage rates will continue to decline and settle in the mid-6% range by the end of the year.

This, in turn, means home sellers won't lose out as much by trading in their current mortgage for a new one.

"Most sellers, especially those who have lived in their homes for several years, will be able to walk away from a transaction in a good position," says Realtor.com Chief Economist Danielle



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While many home sellers wait until spring to put their property on the market, there are some distinct advantages to getting ahead of the curve this year and listing sooner rather than later.

Hale.

Housing inventory is still low

While the market has been stiff, sellers still have one big advantage: Housing inventory is low.

"The housing supply is still well under the historical 'balanced market' number of six months' supply," says Cindy Allen, a real estate agent in the Dallas and Fort Worth, TX, area. "This lack of available homes means a property can still be the center of attention."

A home "can fetch a quick offer if [it is] listed right now, in good condition and at the right price," she adds.

This is especially true for unique or special homes, says Jonathan Spears, Realtor® and founder of Spears Group.

"Quality is always in high demand," he says. In his Florida market, these homes are "selling at the highest frequency they ever have."

Spears also points out that sellers can still take advantage of inflation still being high because most people "can't go out and build the house that you have at a better price point."

More buyers may soon enter the market

In recent months, high mortgage rates, rising home prices, and inflation have

priced many buyers out of the market. But now, with mortgage rates finally dipping, experts predict some of those buyers will come out of hibernation, unleashing their pent-up demand on the few sellers smart enough to be on the market.

With more buyers will likely come more homes on the market, which "will inevitably lead to increased competition among sellers," Allen says.

If sellers list now, they might be able to enjoy less competition before other sellers crowd the market.

Home sellers won't have to work as hard

Seasonally, experts say the first months of the year can be a great time to sell.

Cedric Stewart of Entourage RG of Keller Williams in the Washington, DC, area points out that the beginning of the year can be a surprisingly beneficial time to list.

Many people find themselves with extra cash from work bonuses and tax refunds. This could lead to more (and higher) bids.

Stewart acknowledges that homeowners who list in the winter months typically won't get as many offers as those who list in the summer as there aren't as many people house hunting. Still, he says that those few offers in the cold season could

be more meaningful, as sellers might not have to work so hard to get them.

"In June, you may get more offers, but there may be four or five other homes that folks are looking at that are similar to yours," he says. "You may not be the belle of the ball. You may have to make some improvements to be the shining star. Whereas people that need to move in January, you're probably the only game in town. And so they have to deal with you. Because the reality is, the people who need to move right now, need to move right now."

Sellers who also plan to buy can beat the crowds

Another advantage of selling now is that homeowners can both get a good price on their home and move into their next place before the market starts heating up.

The best time to move is when there isn't too much buyer competition, says Stewart. Sellers who get out of their homes now can still enter the market as a buyer "before the prices get spring- and summer-crazy," he says.

Spears agrees, saying conditions can bring about a win-win situation for current homeowners.

"We're coming back to a market where you can still sell at a really reasonable price, and then if you turn around and buy again, you have more options and more negotiating power than you've ever had," says Spears. "And so you get this rare opportunity where you can still potentially sell high and you could buy low."

Personal reasons to sell often trump market uncertainty

While timing the market when listing a property can work to a seller's advantage, homeowners should not be dissuaded from listing if they need to move, whether for a job, change in family size, retirement, or any other reason.

"The primary motivation often isn't just financial. Personal needs matter, too," Allen says. "Sometimes sellers need to remind themselves why they wanted to move in the first place. If there's a change in their life, or they need different things out of a home, there are always options to help make a move possible."

"6 Reasons Why It Makes Sense To Sell a Home Right Now — Before the Spring Rush"
first appeared at www.realtor.com.