



Mid-Peninsula Real Estate

Chris Eckert

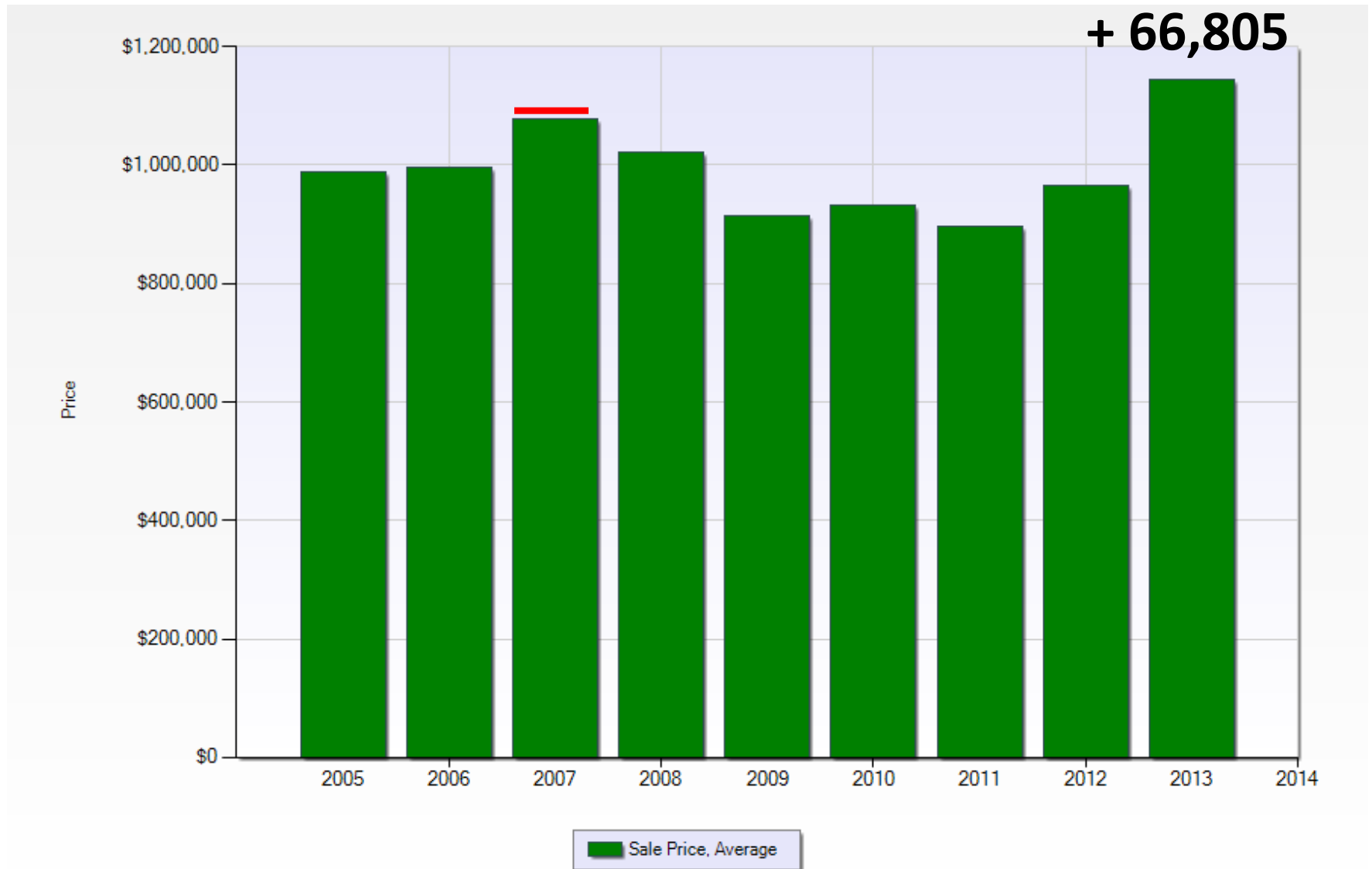


KELLER WILLIAMS
REALTY

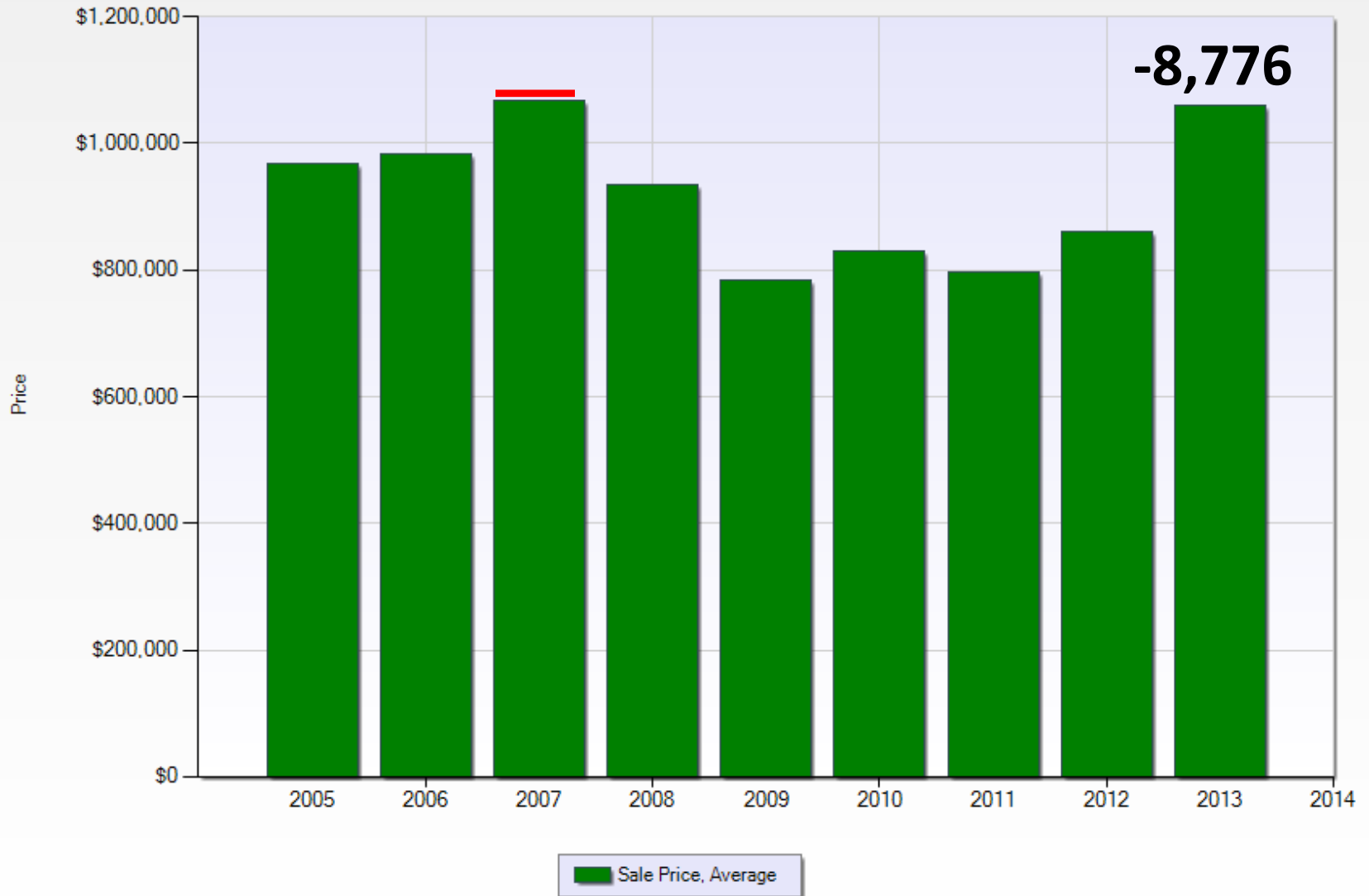


Chris Eckert

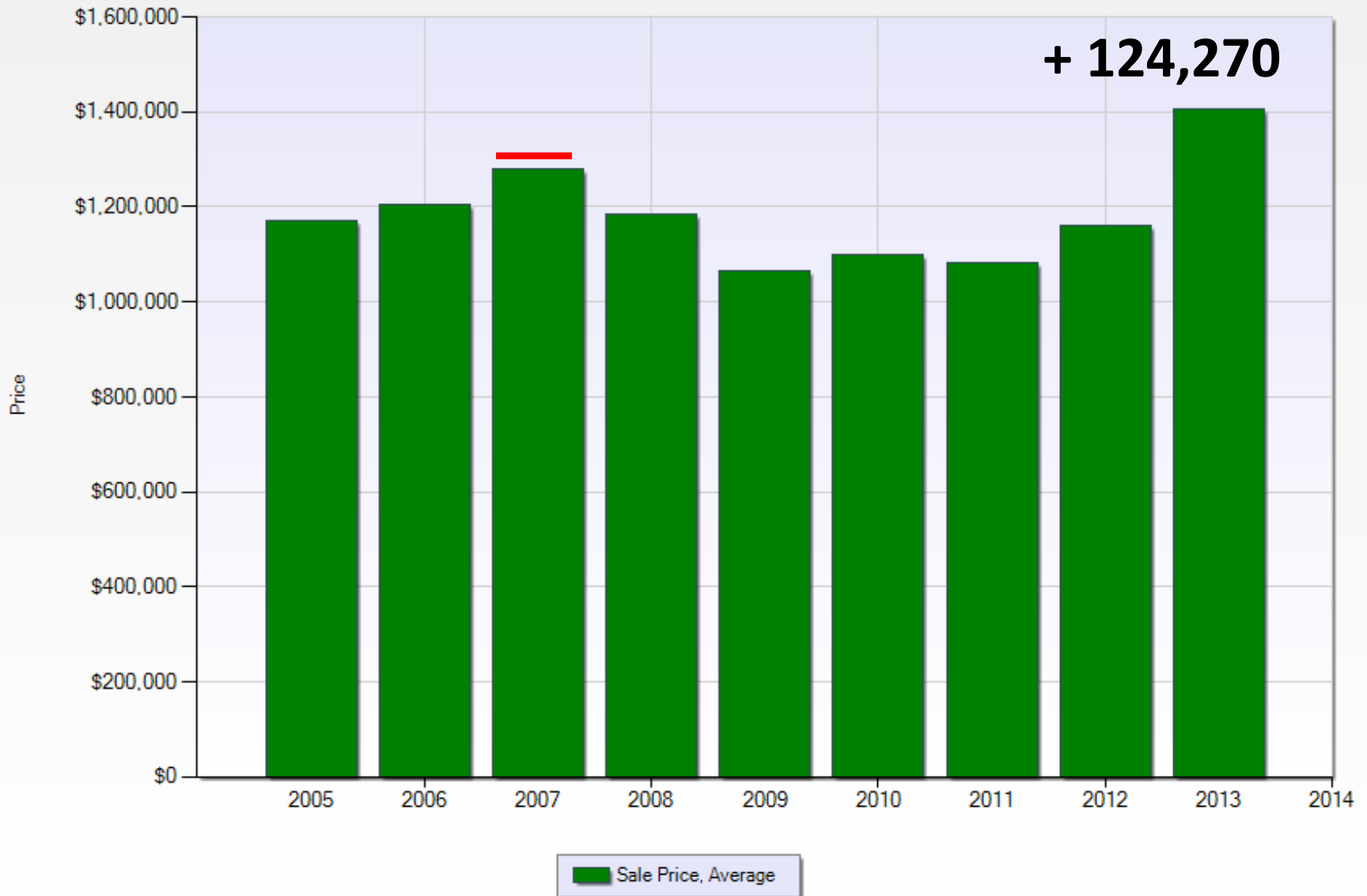
All Mid-Peninsula Real Estate



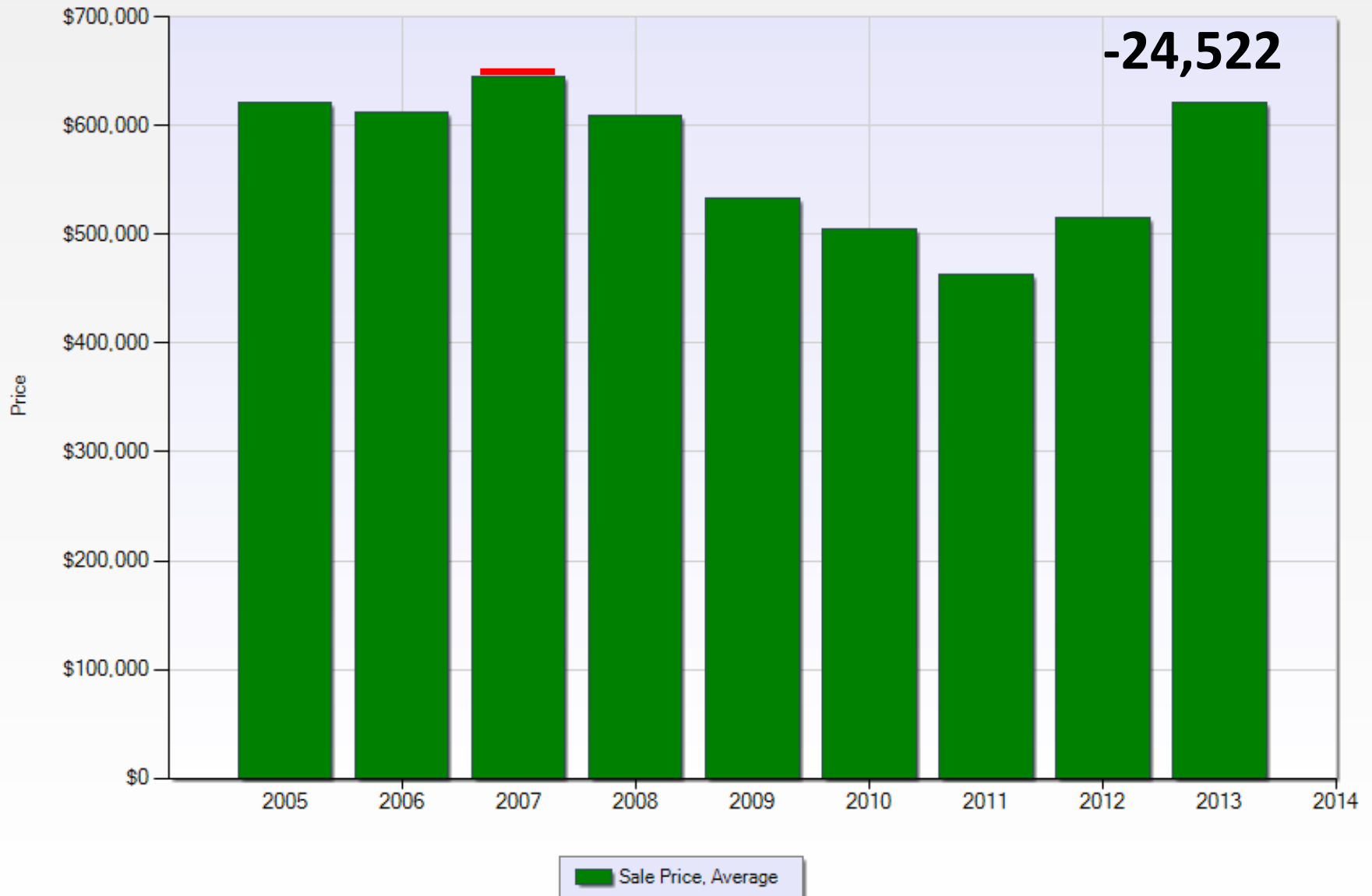
San Mateo County Real Estate



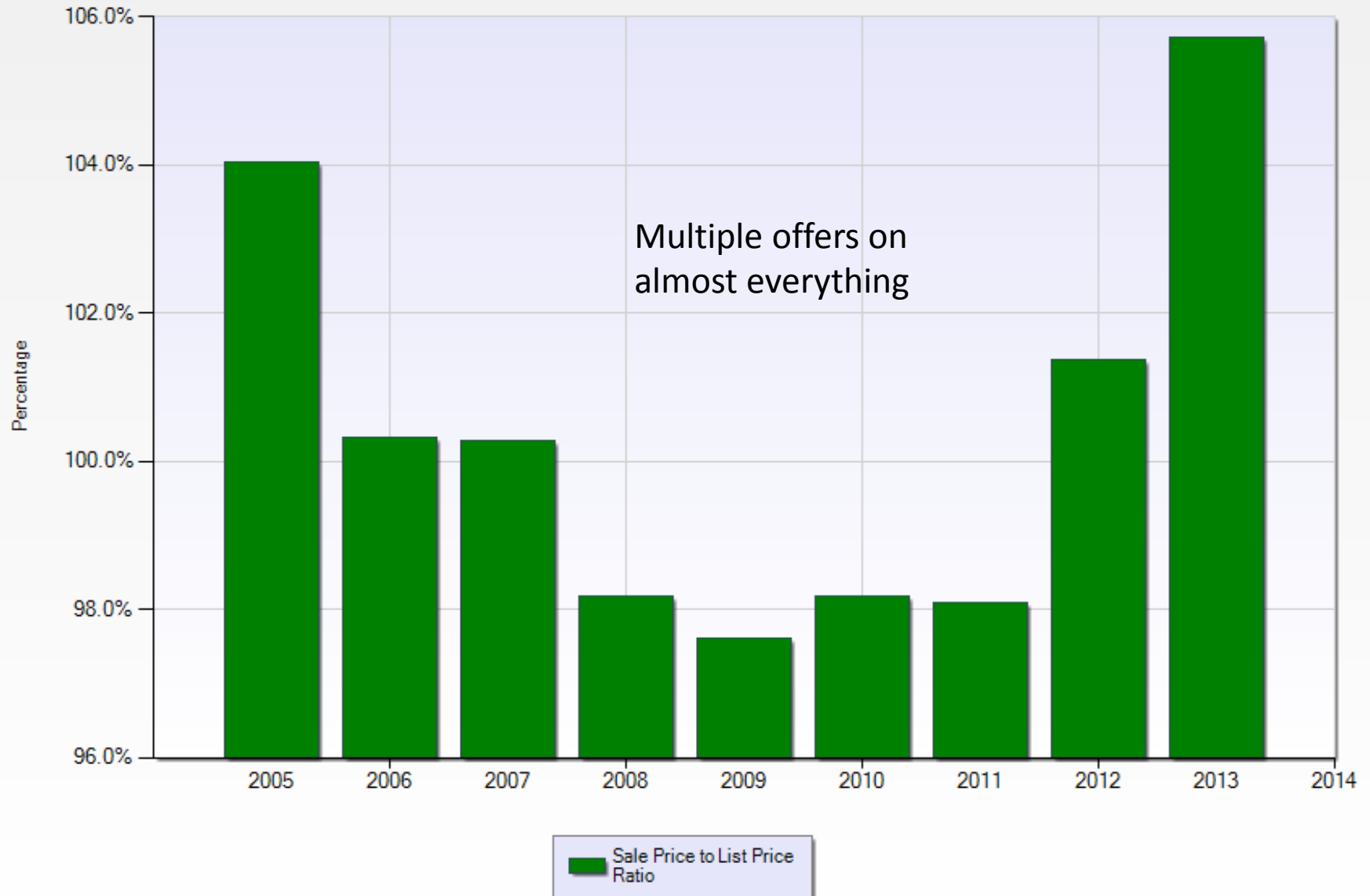
Single Family Homes – Mid-Peninsula



Condominiums – Mid-Peninsula



Mid-Peninsula List to Sales Price Ratio





1517 Folger Dr. - Belmont
Listed at \$1,495,000 – Sold at \$1,771,000
\$276,000 Over



6 Kenmar Way - Burlingame

Listed at \$1,395,000 – Sold at \$1,703,000

\$308,000 Over



209 Devonshire Blvd. – San Carlos
Listed at \$1,289,000 – Sold at \$1,600,000
\$311,000 Over



542 Craig Rd. - Hillsborough

Listed at \$2,350,000 – Sold at \$2,775,000

\$425,000 Over



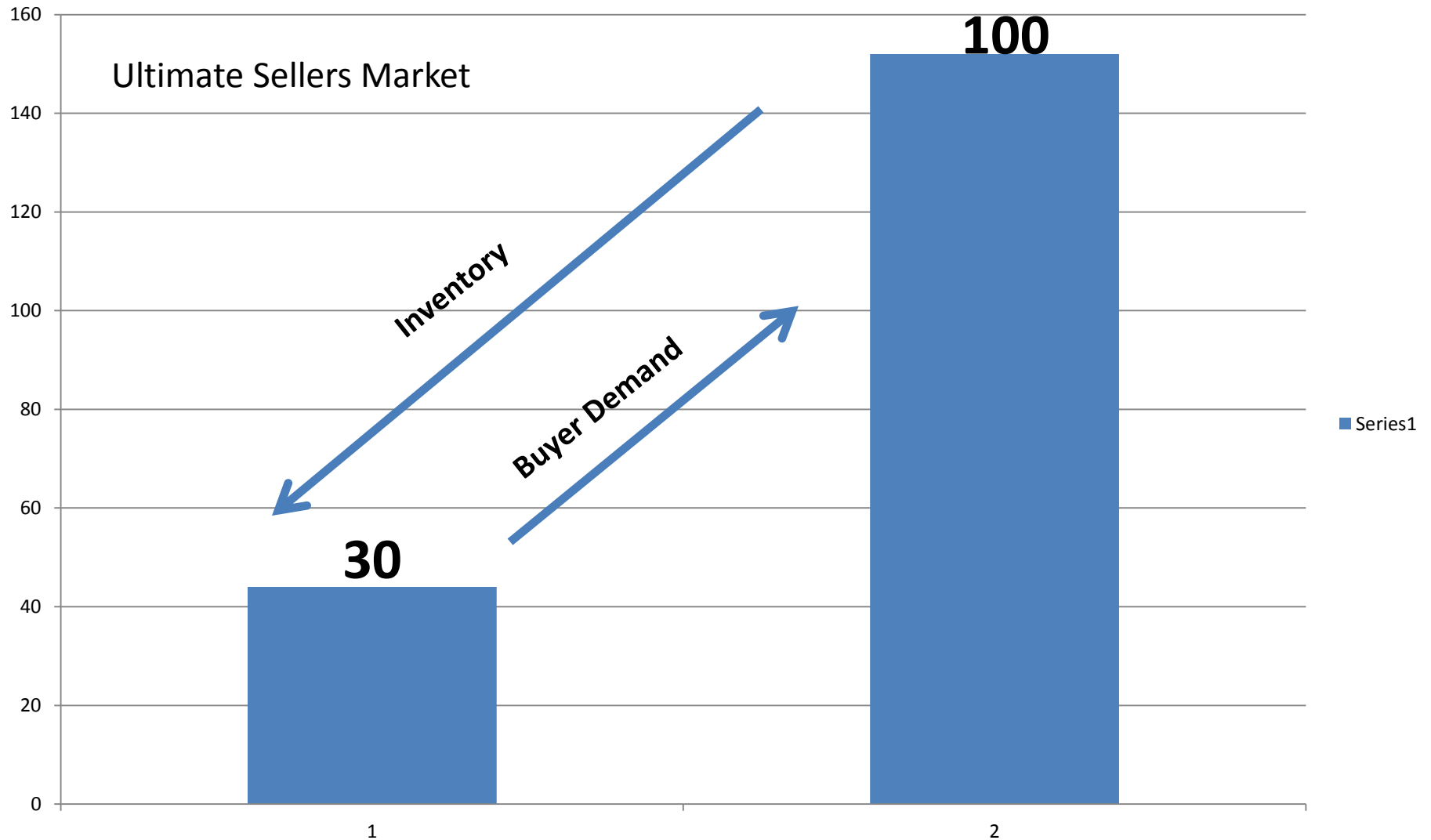
520 Harvard Rd. – San Mateo

Listed at \$1,895,000 – Sold at \$2,400,000

\$505,000 Over

City of San Mateo

Single Family Home Inventory

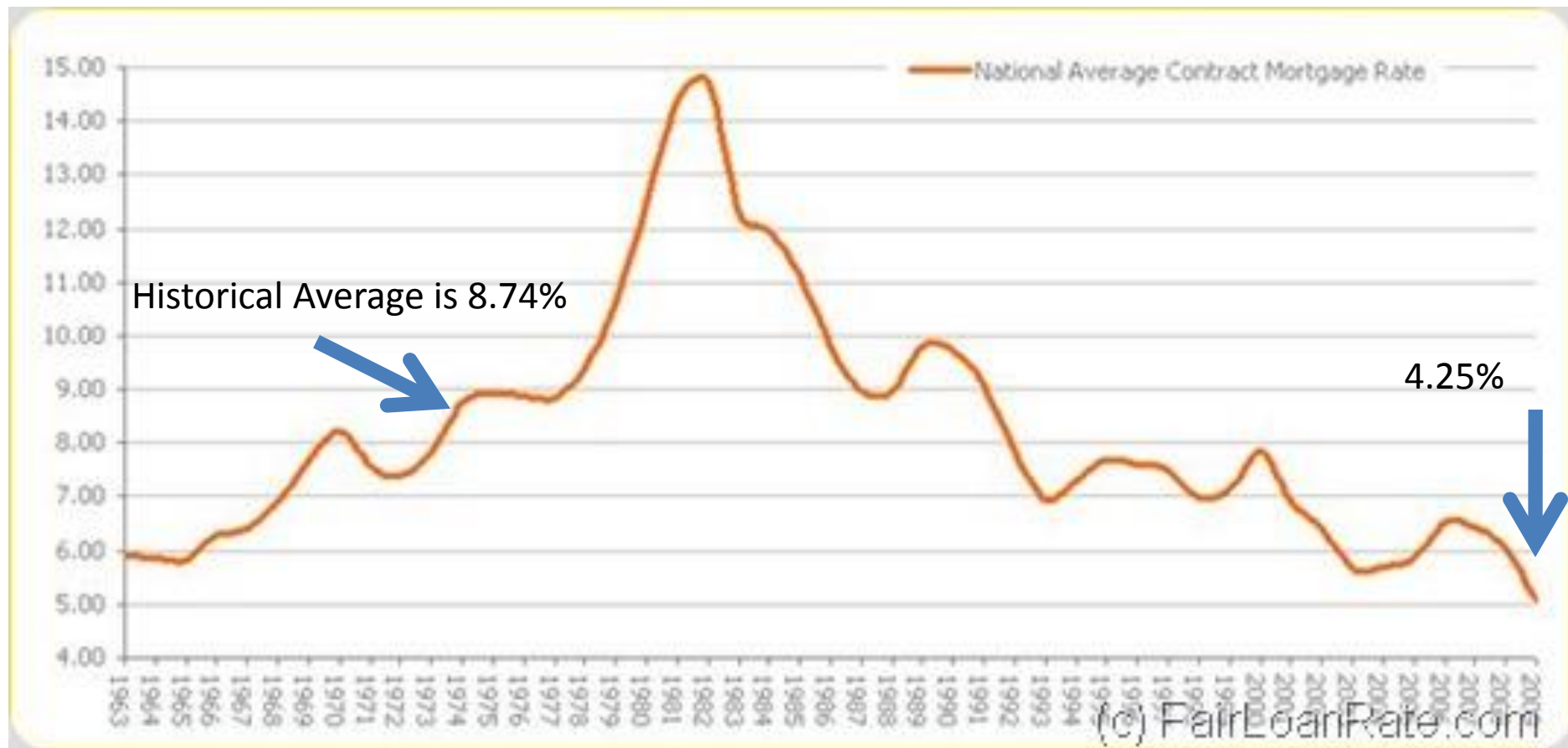


The strong Sellers
market will continue!

Why is there
such High
Demand for
Homes?

- Low Interest Rates
- Wealthy Buyers
fueled by
Technology Money
- International Buyers

Interest Rates over 50 Years



Where Are Mortgage Rates Heading in 2014?

**Rates will likely rise above 5 percent
in 2014**

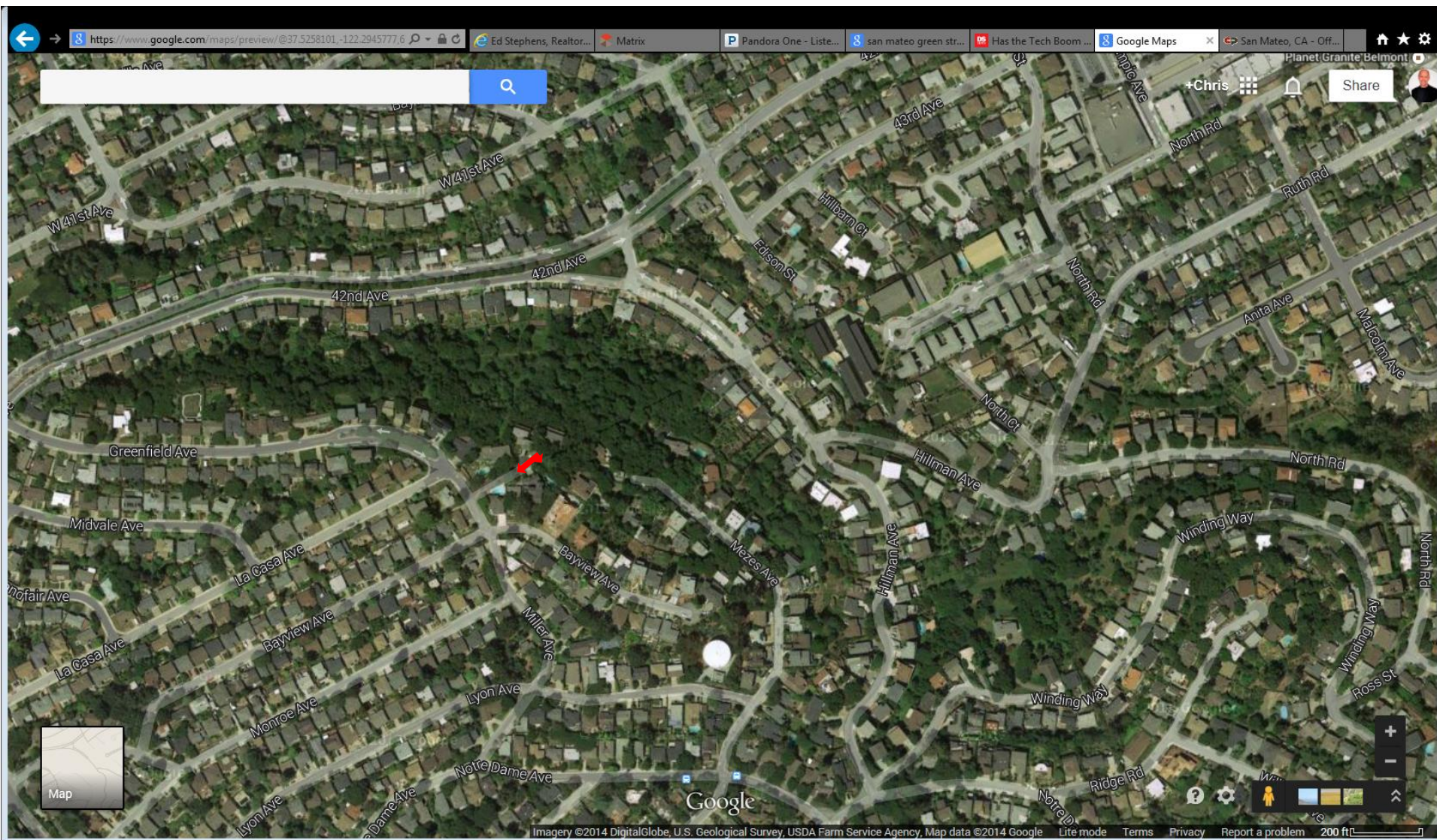
**Average 5.3 percent by the end of
2015**

Mortgage Bankers Association

Wealthy Tech Buyers

“a well-oiled stock offering can mint millionaires by the hundred, creating a ripple effect of wealth enjoyed by restaurateurs, gardeners, landlords and luxury car dealers.”

Mercury News



Bosworth Residence #3 & #7 Greenfield Court



NORTH ELEVATION SKETCH
SCALE: 1/16" = 1'-0"

TERRACE HOUSE
7/10/12

Silicon Valley added 33,000 new residents last year, but only added 6,500 new homes



Alibaba.com

阿里巴巴

Alibaba

Think eBay & Amazon & Google &
Paypal of China

Predicted to be the largest IPO in
History (2014?)

\$100 Billion

Yahoo owns 24%

There are 17 tech companies in the
Bay Area that are valued at \$1 billion
or more

Only 15 nationwide last year

Bay Area companies in the billion-dollar valuation club include:

Airbnb

Automattic (maker of WordPress)

Box

Deem

Dropbox

Evernote

Good Technology

GoPro

Jawbone

Lending Club

Palantir Technologies

Pinterest

Pivotal

Pure Storage

Square

SurveyMonkey

Uber Technologies.

International Buyers

International Buyers see the Bay Area
as a Golden Housing Market

Bay Area is seen as an International
Environment

International Cities are seen as having
a greater value

**Chinese Government is buying
\$5 - \$6 Billion/Year in
US Real Estate...**

Much of it in the Bay Area

Why is the
Supply of For
Sale Homes so
Low?

Sooo much competition when you
buy

Fear of Selling because they might
not find a new home to buy

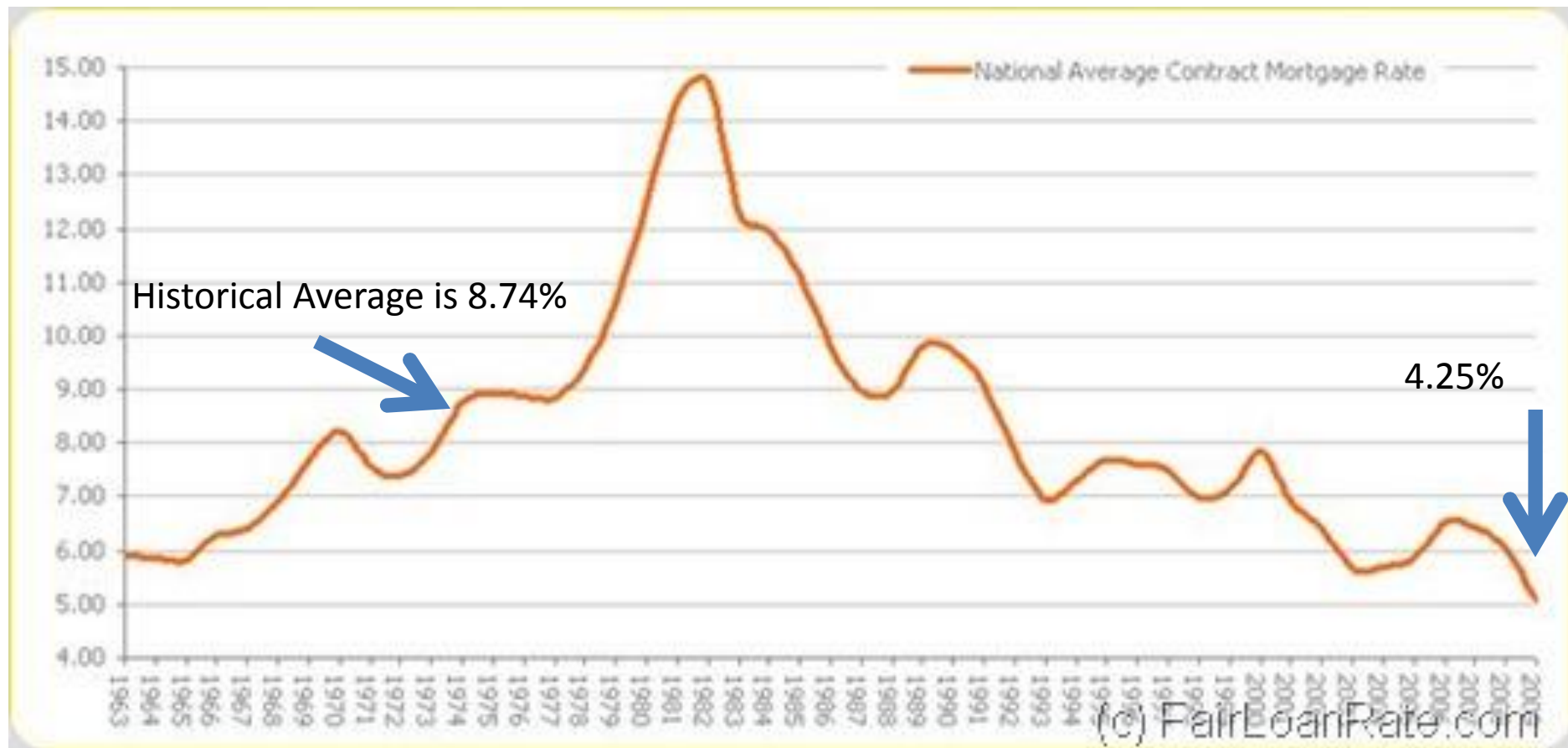
Rising Rents

2011 vs 2013

1 bedroom apartment

	<u>2011</u>	<u>2013</u>	
Redwood City	\$1,388 to \$2,104		52% increase
San Bruno	\$1,500 to \$2,043		36% increase
San Mateo	\$1,725 to \$2,192		27% increase
Foster City	\$1,874 to \$2,275		21% increase
Burlingame	\$1,660 to \$1,995		20% increase
San Carlos	\$1,418 to \$1,700		20% increase
Redwood Shore	\$2,000 to \$2,295		15% increase

Interest Rates



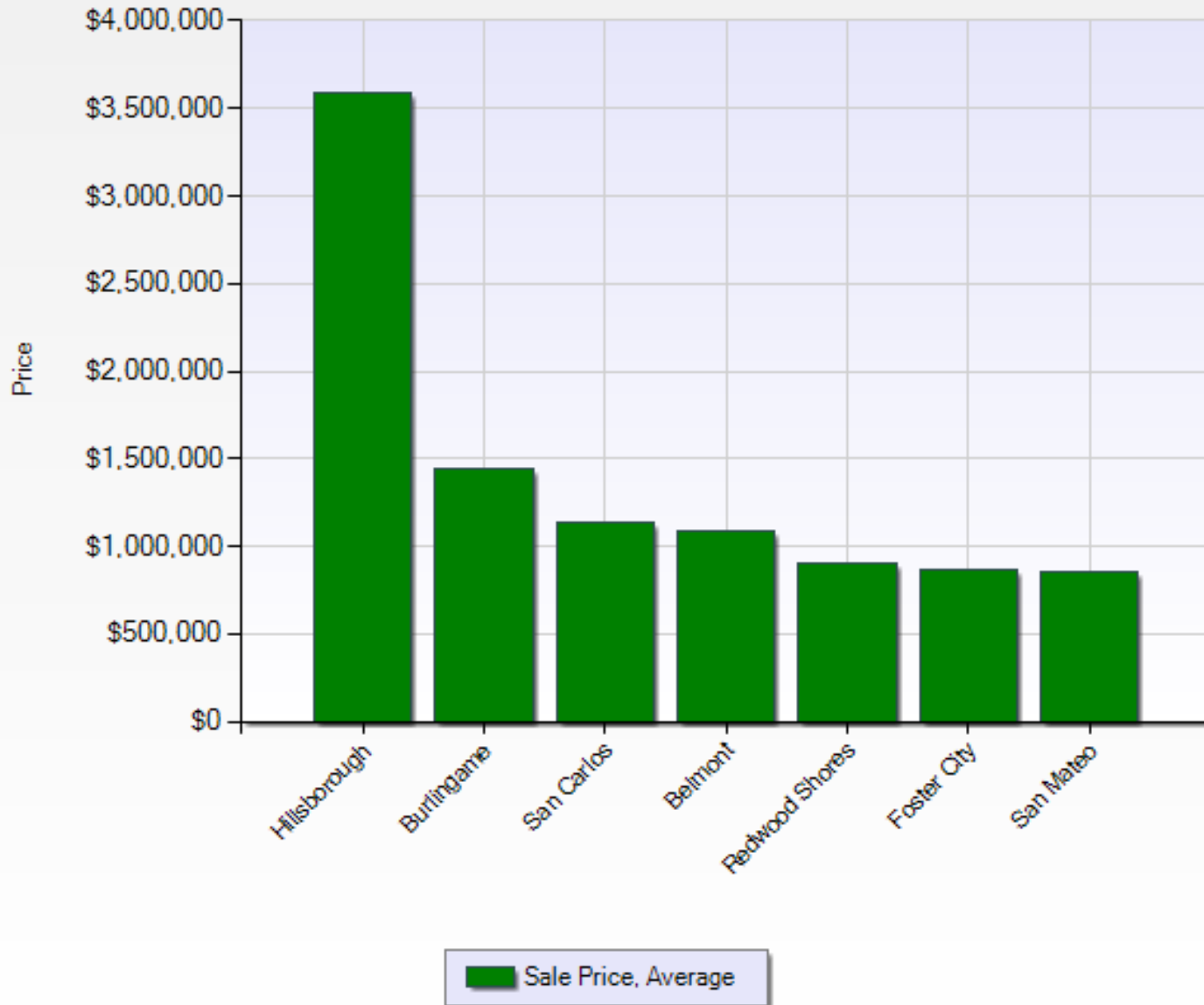
People in the Bay Area will hold their property, IF they can because of Anticipated Appreciation, High rents and Low Interest Rates

My Prediction:

The Mid-Peninsula will continue to
see low For Sale Inventory and
Increasing prices for the next 10
years.

THE END

Average Sales Price by City - 2013



List to Sale price ratio by City - 2013

