

EL CAMINO REAL, BERKELEY

NEIGHBORHOOD	Claremont
YEAR SOLD	2018/Q2
PROJECT TIMELINE	6 weeks
BEFORE IMPROVEMENTS	\$1,850,000 <i>(Based on 3-6 months of MLS data)</i>
IMPROVEMENTS BUDGET	\$230,000 <i>(Includes \$18,000 with general contractor for pest related damage)</i>
LIST PRICE	\$1,950,000
SOLD PRICE	\$2,510,000 <i>(\$/sq.ft. neighborhood record)</i>
VALUE INCREASE	+\$660,000 <i>(+36% over before improvement value)</i>
DAYS ON MARKET	13 days
IMPROVEMENTS LIST	<ul style="list-style-type: none"> Kitchen & Bathroom updates Bathroom addition Painting (Interior & Exterior) Flooring Lighting Lanscaping Staging



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