

NORTHGATE AVENUE, BERKELEY

NEIGHBORHOOD	Berkeley Hills
YEAR SOLD	2018/Q2
PROJECT TIMELINE	8 weeks
BEFORE IMPROVEMENTS	\$975,000 <i>(Based on 3-6 months of MLS data)</i>
IMPROVEMENTS BUDGET	\$170,000 (included new HVAC system)
LIST PRICE	\$1,150,000
SOLD PRICE	\$1,500,000 <i>(\$/sq.ft. neighborhood record)</i>
VALUE INCREASE	+\$525,000 <i>(+54% over before improvement value)</i>
DAYS ON MARKET	14 days
IMPROVEMENTS LIST	Bathroom reconfiguration & design Painting (Interior & Exterior) Flooring Lighting Lanscaping Electrical upgrades & HVAC replacement Staging



before & after

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