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Community & Real Estate Information

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Community information, maps, sales data, community virtual tour and more!

Calavera Hills Spring Community Garage Sale – SAT March 26th, 7am-12noon, sign up by calling or emailing us at 760-716-4402 or team@landisrealestate.com. We do the advertising and put out the signs – you just get your stuff ready and sell!

Calavera Hills Market Update – December 2010

Detached home prices continued to soften slightly in the last month in Calavera Hills with the average home price dropping by just over 1.4% from November. While detached homes in all of Carlsbad dropped by 3.8% from November, detached homes in all of San Diego County increased by 2.0%. We use the 'average sold price per square foot' for these calculations and from these numbers, there is no conclusive trend. But it will be very important to the direction of the market on how sales and inventory levels start out in 2011. As we have reported many times there are still lots of foreclosures remaining off the market. The banks that own these properties have been continuing to limit the number of actively listed foreclosures with the intent of keeping prices stable. There has been some discussion that banks will have to increase their flow of foreclosures to the market in order to effectively reduce their own inventories. If they do increase the release of foreclosures to the market, it could push prices lower. Another development in the last week is that interest rates have crept up to just below 5%. While this is still historically low, it's about .5% above the low point earlier this year. While this hurts sales marginally, the silver lining is that rates have increased due to speculation that the economy is improving, with reports of better forecasted growth rates for the US economy over the next year. **For any questions or comments, please give us a call or an email anytime at 760-716-4402 or team@landisrealestate.com.**

SOLD STATS FOR YOUR AREA: (Sold over the last 6 months from the Multiple Listing Service)

Area 5

Price\$=List Price, LP/SF=List Price Per Square Foot, SP=Sold Price, SP/FT=Sold Price Per Square Foot, COE=Close of Escrow date, DOM=Days On Market

Detached homes built before 2000 – The Colony/Edinburgh Estates, The Knolls

Property Type: Residential														Status: Sold		Number of Properties: 5	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	100020769	3555 Simsbury Ct	92010	Detached	4	3	2,016	ER	\$529,000	\$262.40	\$505,000	\$250.50	07/07/2010	36			
2	100023446	3519 Stockton Pl	92010	Detached	4	3	2,300	ER	\$599,888	\$260.82	\$560,000	\$243.48	07/14/2010	38			
3	100036520	2762 Inverness Dr	92010	Detached	3	3	1,792	ER	\$499,000 - \$549,000	\$306.36	\$565,000	\$315.29	07/16/2010	6			
4	100054895	2761 Glasgow Dr	92010	Detached	4	3	2,089	ER	\$600,000 - \$649,876	\$311.09	\$598,000	\$286.26	10/29/2010	11			
5	100022764	4777 Edinburgh Dr	92010	Detached	5	3	2,724	ER	\$599,000	\$219.90	\$605,000	\$222.10	08/17/2010	82			
Min					3	3	1,792		529,000	\$219.90	\$505,000	\$222.10		6			
Max					5	3	2,724		649,876	\$311.09	\$605,000	\$315.29		82			
Average					4	3	2,184		585,353	\$272.11	\$566,600	\$263.53		35			

Detached homes built since 2000 – Barrington, Capistrano, Montara, Nantucket, Ravinia, Sheffield and Summerhouse

Property Type: Residential														Status: Sold		Number of Properties: 21	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	100045905	3569 Sand Ct	92010	Detached	4	3	2,691	ER	\$569,900	\$211.78	\$525,000	\$195.10	11/17/2010	81			
2	100056878	3577 Sand Ct Sold by Landis Real Estate	92010	Detached	4	3	2,031	ER	\$529,000	\$260.46	\$529,000	\$260.46	11/09/2010	17			
3	090063424	3457 Rich Field Dr	92010	Detached	3	3	2,165	ER	\$479,000 - \$500,000	\$230.95	\$533,000	\$246.19	10/05/2010	0			
4	100017823	3567 Pebble St	92010	Detached	5	3	2,691	ER	\$555,000	\$206.24	\$535,000	\$198.81	08/06/2010	52			
5	100048585	3635 Barranca Ct	92010	Detached	4	3	2,160	ER	\$549,800	\$254.54	\$537,000	\$248.61	11/09/2010	46			
6	100011727	3537 Hummock Dr Sold By Landis Real Estate	92010	Detached	3	3	2,050	ER	\$549,900	\$268.24	\$542,000	\$264.39	06/29/2010	64			
7	100044607	3844 Stoneridge Rd	92010	Detached	4	3	2,785	ER	\$598,000	\$214.72	\$550,000	\$197.49	11/08/2010	69			
8	100032760	3902 Rill Ct	92010	Detached	4	3	2,462	ER	\$574,800	\$233.47	\$568,000	\$230.71	07/07/2010	6			
9	100005244	4758 Crater Rim Rd	92010	Detached	4	3	2,705	ER	\$595,000	\$219.96	\$580,000	\$214.42	08/13/2010	181			
10	100006104	3485 Gentle Knoll St	92010	Detached	4	3	2,705	ER	\$590,000	\$218.12	\$590,000	\$218.12	07/29/2010	135			
11	100047738	3956 Plateau Pl Sold By Landis Real Estate	92010	Detached	4	3	2,913	ER	\$675,000	\$231.72	\$603,000	\$207.00	10/18/2010	37			
12	100057648	3573 Granite Ct	92010	Detached	4	3	2,896	ER	\$665,000	\$229.63	\$635,000	\$219.27	11/12/2010	11			
13	100057077	3513 Levee Dr	92010	Detached	4	3	2,944	ER	\$655,500 - \$675,500	\$229.45	\$640,000	\$217.39	11/05/2010	13			
14	100014309	4753 Crater Rim Rd	92010	Detached	4	3	2,597	ER	\$649,000 - \$679,000	\$261.46	\$660,000	\$254.14	07/09/2010	68			
15	100053093	3800 Crownpoint Ct	92010	Detached	4	4	3,190	ER	\$699,900	\$219.40	\$660,000	\$206.90	11/12/2010	29			
16	100060028	3756 Cavern Pl	92010	Detached	3	3	2,726	ER	\$669,000 - \$729,000	\$267.43	\$709,000	\$260.09	12/07/2010	14			
17	100021093	3657 Strata Dr	92010	Detached	5	3	2,865	ER	\$739,000	\$257.94	\$710,000	\$247.82	07/28/2010	76			
18	100024534	3549 Bluff Ct	92010	Detached	5	4	2,465	O	\$729,000	\$295.74	\$710,000	\$288.03	08/12/2010	60			
19	100033656	3735 Cavern Pl	92010	Detached	4	4	3,190	ER	\$729,000	\$228.53	\$725,000	\$227.27	07/19/2010	12			
20	100025231	3759 Caldera Pl	92010	Detached	4	3	2,913	ER	\$710,000	\$243.74	\$730,000	\$250.60	08/19/2010	115			
21	100060607	3562 Knollwood Dr	92010	Detached	5	3	3,315	ER	\$739,000	\$222.93	\$737,000	\$222.32	11/16/2010	1			
Min					3	3	2,031		500,000	\$206.24	\$525,000	\$195.10		1			
Max					5	4	3,315		739,000	\$295.74	\$737,000	\$288.03		181			
Average					4	3	2,689		637,181	\$238.40	\$619,429	\$232.15		54			

Data from SANDICOR, Inc. for 06/11/10 through 12/11/10 and represents properties listed or sold by various brokers. If your property is currently listed this is not meant as a solicitation.

Have a question? Want a quick answer? Call us anytime at (760) 716-4402!