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Community & Real Estate Information

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Calavera Hills Market Update – July 2010

The real estate market in Calavera Hills is holding steady, due primarily to historically low interest rates. After an active Spring selling season super-charged by the federal first-time home buyer tax incentive, there was concern that the market would drop off steeply once the tax incentive expired. Although sales volume has dropped by about 10%, sales volume has remained reasonably level. Homes have been taking longer to sell, however, than earlier in the year - average days on the market for Calavera Hills has increased to 54 days from the mid-30s. Even though the longer market times could translate to lower prices in the coming months, home prices have also been stable. Foreclosures and short sale listings still create some pricing uncertainty and a couple of homes have had some major water damage and could sell for well below the average market value depending on the amount of repairs needed. There have been a couple of foreclosures on the market that have sold or gone into escrow for \$25,000 to \$50,000 below the average market value, but at the same time, a few homes have either sold or gone into escrow above \$700,000 in the last couple of weeks. Townhome and condo sales volume has been solid as well – they were particularly strong during the Spring season as first-time home buyers targeted the smaller, entry-level homes.

SOLD STATS FOR YOUR AREA: (Sold over the last 6 months, as of June 14, 2010 from the Multiple Listing Service)

Area 3

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

The Trails

Property Type: Residential														Status: Sold		Number of Properties: 6	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	100003597	2967 Greenwich St	92010	Twinhome	3	3	1,362	ER	\$380,000	\$279.00	\$370,000	\$271.66	06/14/2010	167			
2	090057734	3038 Glenbrook St	92010	Twinhome	4	3	1,701	ER	\$389,000	\$228.69	\$390,000	\$229.28	03/08/2010	151			
3	100008759	3512 Hastings Dr	92010	Twinhome	3	3	1,362	ER	\$405,000	\$297.36	\$405,000	\$297.36	04/07/2010	10			
4	100011741	3034 Glenbrook St	92010	Twinhome	4	3	1,701	ER	\$400,000	\$235.16	\$409,000	\$240.45	03/30/2010	4			
5	100003097	3630 Cheshire Ave	92010	Twinhome	4	3	1,701	ER	\$455,900	\$268.02	\$435,000	\$255.73	05/04/2010	39			
6	100002953	3615 Harwich Dr	92010	Twinhome	4	3	1,997	ER	\$449,900	\$225.29	\$449,900	\$225.29	04/27/2010	61			
Min					3	3	1,362		380,000	\$225.29	\$370,000	\$225.29		4			
Max					4	3	1,997		455,900	\$297.36	\$449,900	\$297.36		167			
Average					4	3	1,637		413,300	\$255.59	\$409,817	\$253.30		72			

The Cape

Property Type: Residential														Status: Sold		Number of Properties: 7	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	100020853	2986 Lexington Cir	92010	All Other Attached	4	3	1,724	ER	\$415,000	\$240.72	\$410,000	\$237.82	05/19/2010	16			
2	090031913	2921 Lancaster	92010	All Other Attached	4	3	1,724	ER	\$439,000	\$254.64	\$414,000	\$240.14	01/20/2010	203			
3	100006345	2998 Lexington Cir	92010	Townhome	2	2	1,119	ER	\$349,900	\$312.69	\$343,000	\$306.52	03/29/2010	11			
4	100004407	2959 Lancaster Rd	92010	Townhome	4	3	1,724	EX	\$425,000	\$246.52	\$415,000	\$240.72	03/30/2010	37			
5	100007444	2999 Brandon Cir	92010	Townhome	4	3	1,724	ER	\$429,000	\$248.84	\$415,000	\$240.72	05/14/2010	60			
6	090061527	2986 Ridgefield	92010	Townhome	4	3	1,906	ER	\$430,000	\$225.60	\$420,000	\$220.36	01/26/2010	30			
7	100019567	4661 Woodstock St	92010	Townhome	4	3	1,724	ER	\$419,900 - \$439,900	\$255.16	\$427,000	\$247.68	05/25/2010	7			
Min					2	2	1,119		349,900	\$225.60	\$343,000	\$220.36		7			
Max					4	3	1,906		439,900	\$312.69	\$427,000	\$306.52		203			
Average					4	3	1,664		418,257	\$254.88	\$406,286	\$247.71		52			

The Villas

Property Type: Residential														Status: Sold		Number of Properties: 4	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	100004805	3543 Cedarbridge Wy	92010	All Other Attached	2	2	1,112	ER	\$249,999	\$224.82	\$249,999	\$224.82	03/15/2010	4			
2	100010747	2882 Andover Ave	92010	All Other Attached	2	2	1,112	ER	\$255,000	\$229.32	\$255,000	\$229.32	04/06/2010	10			
3	100015627	2814 Fairfield Ave	92010	All Other Attached	3	2	1,362	ER	\$327,900	\$240.75	\$318,000	\$233.48	06/23/2010	44			
4	090070057	2816 Fairfield Ave	92010	All Other Attached	3	2	1,362	ER	\$329,900	\$242.22	\$329,000	\$241.56	04/02/2010	60			
Min					2	2	1,112		249,999	\$224.82	\$249,999	\$224.82		4			
Max					3	2	1,362		329,900	\$242.22	\$329,000	\$241.56		60			
Average					3	2	1,237		290,700	\$234.28	\$288,000	\$232.30		30			

The Crest

Property Type: Residential														Status: Sold		Number of Properties: 2	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	090065486	3776 Portland Ct. Ct	92010	All Other Attached	3	3	1,693	ER	\$344,900	\$203.72	\$360,500	\$212.94	02/02/2010	34			
2	100000520	2854 Nantucket Lane	92010	All Other Attached	3	3	1,693	ER	\$369,900	\$218.49	\$365,000	\$215.59	02/26/2010	9			
Min					3	3	1,693		344,900	\$203.72	\$360,500	\$212.94		9			
Max					3	3	1,693		369,900	\$218.49	\$365,000	\$215.59		34			
Average					3	3	1,693		357,400	\$211.11	\$362,750	\$214.27		22			

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

Data from SANDICOR, Inc. for 01/12/10 through 07/13/10 and represents properties listed or sold by various brokers. If your property is currently listed this is not meant as a solicitation.