



# CalaveraHills.info!

Community & Real Estate Information

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

## 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 10, 2010 from the Multiple Listing Service)

Area 4

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

Property Type: Residential														Status: Sold		Number of Properties: 20	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	100016611	3504 Rock Ridge Rd	92010	Detached	3	3	1,675	ER	\$479,000	\$285.97	\$485,000	\$289.55	05/20/2010	30			
2	100003816	3437 Rich Field Dr	92010	Detached	4	3	2,476	ER	\$554,000	\$223.75	\$510,000	\$205.98	04/19/2010	58			
3	090066105	3620 Barranca Ct	92010	Detached	4	3	2,287	ER	\$549,900	\$240.45	\$540,000	\$236.12	01/29/2010	39			
4	100010821	3533 Cay Dr	92010	Detached	3	3	1,957	ER	\$549,900	\$280.99	\$540,000	\$275.93	04/27/2010	17			
5	100011727	3537 Hummock Dr	92010	Detached	3	3	2,050	ER	\$549,900	\$268.24	\$542,000	\$264.39	06/29/2010	64			
6	090059979	3454 Rich Field Dr	92010	Detached	4	3	2,165	ER	\$535,500	\$247.34	\$545,000	\$251.73	05/27/2010	187			
7	100002164	3494 Harwich Dr	92010	Detached	4	3	2,160	ER	\$569,400	\$263.61	\$549,400	\$254.35	03/17/2010	19			
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	090067457	3483 Pleasant Vale Dr	92010	Detached	4	3	2,705	ER	\$550,000	\$203.33	\$585,000	\$216.27	04/23/2010	138			
10	090037369	3994 Foothill Ave	92010	Detached	4	3	2,585	ER	\$595,000	\$230.17	\$593,243	\$229.49	02/24/2010	202			
11	100010873	3720 Ridge Ct	92010	Detached	3	3	2,160	ER	\$585,000 - \$635,000	\$293.98	\$595,000	\$275.46	04/20/2010	25			
12	100022982	3610 Contour Pl	92010	Detached	4	3	2,579	ER	\$629,000	\$243.89	\$610,000	\$236.53	05/21/2010	7			
13	090055486	3427 Gentle Knoll St	92010	Detached	5	3	2,705	ER	\$599,900 - \$624,900	\$231.02	\$620,000	\$229.21	02/17/2010	50			
14	090059828	3974 Foothill Ave	92010	Detached	4	3	2,700	ER	\$635,000	\$235.19	\$625,000	\$231.48	03/22/2010	90			
15	100011279	3561 Sand Ct	92010	Detached	3	3	2,691	ER	\$635,000	\$235.97	\$625,000	\$232.26	03/29/2010	9			
16	090068402	3665 Strata Dr	92010	Detached	4	3	2,865	ER	\$649,000	\$226.53	\$638,000	\$222.69	01/29/2010	8			
17	100019141	3578 Gorge Pl	92010	Detached	3	3	2,871	ER	\$649,900	\$226.37	\$640,000	\$222.92	06/04/2010	44			
18	100010697	4762 Crater Rim Rd	92010	Detached	4	3	2,876	ER	\$619,000 - \$679,000	\$236.09	\$650,000	\$226.01	04/02/2010	12			
19	100014309	4753 Crater Rim Rd	92010	Detached	4	3	2,597	ER	\$649,000 - \$679,000	\$261.45	\$660,000	\$254.14	07/09/2010	68			
20	100013577	3725 Saddle Dr	92010	Detached	5	3	2,913	ER	\$749,000	\$257.12	\$730,000	\$250.60	05/20/2010	16			
Min					3	3	1,675		479,000	\$203.33	\$485,000	\$205.98		6			
Max					5	3	2,913		749,000	\$293.98	\$730,000	\$289.55		202			
Average					4	3	2,474		603,610	\$246.25	\$592,532	\$241.79		54			

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

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	100020769	3555 Simsbury Ct	92010	Detached	4	3	2,016	ER	\$529,000	\$262.40	\$505,000	\$250.50	07/07/2010	36			
2	100012588	3552 Simsbury Ct	92010	Detached	3	3	1,791	ER	\$529,900	\$295.87	\$515,000	\$287.55	03/30/2010	17			
3	100003711	3542 Simsbury Ct	92010	Detached	3	3	2,016	ER	\$559,900	\$277.73	\$570,000	\$282.74	02/26/2010	5			
4	100005684	4744 Inverness Ct	92010	Detached	3	3	1,792	ER	\$589,777	\$329.12	\$579,000	\$323.10	05/28/2010	45			
Min					3	3	1,791		529,000	\$262.40	\$505,000	\$250.50		5			
Max					4	3	2,016		589,777	\$329.12	\$579,000	\$323.10		45			
Average					3	3	1,904		552,144	\$291.28	\$542,250	\$285.97		26			

#### Mystic Point

Property Type: Residential														Status: Sold		Number of Properties: 3	
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM			
1	090061777	4040 Peninsula Dr	92010	Townhome	2	2	1,341	ER	\$332,900	\$248.25	\$350,000	\$261.00	12/24/2009	9			
2	090062592	4090 Karst Rd	92010	Townhome	3	3	1,390	ER	\$399,900	\$287.70	\$385,000	\$276.98	02/19/2010	63			
3	100013475	4015 Peninsula Dr	92010	Townhome	3	3	1,509	ER	\$409,000 - \$429,000	\$284.29	\$409,000	\$271.04	05/28/2010	56			
Min					2	2	1,341		332,900	\$248.25	\$350,000	\$261.00		9			
Max					3	3	1,509		429,000	\$287.70	\$409,000	\$276.98		63			
Average					3	3	1,413		387,267	\$273.41	\$381,333	\$269.67		43			

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

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.