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Community & Real Estate Information

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Calavera Hills Market Update

The real estate market in Calavera Hills was very active as we headed toward the April 30th, 2010 federal tax incentive cut-off date. Most listed homes were getting multiple viewings each week and many even had multiple offers. Although homes that were on the market as 'short sales,' where the loan value exceeds the market value, were not getting as much activity due to the time it takes to close those transactions. Buyers wanted to feel confident that the home they went under contract with would close escrow by the June 30, 2010 deadline for closing sales to get the tax credit. The lower priced homes, both detached and attached, had the most activity since they were more likely to fit the budgets of first-time home buyers (who qualified for the tax credit). There was a sale for \$730,000 in May, sold by Landis Real Estate, on Saddle Drive, which was the first to sell above \$700,000 in Calavera Hills in close to a year. Even though appraisals have been coming in low by our standards, San Diego County is now considered a 'stable' market by the lending institutions, giving appraisers more latitude with appraised values. Our market has slowed in May and early June, which was expected to happen after the tax credit deadline expired. But with interest rates remaining low, many buyers continue to be motivated to find a home now so they can take advantage of these attractive rates.

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: 7								
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
1	090057734	3038 Glenbrook St	92010	Twinhome	4	3	1,701	ER	\$389,000	\$228.69	\$390,000	\$229.28	03/08/2010	151
2	100008759	3512 Hastings Dr	92010	Twinhome	3	3	1,362	ER	\$405,000	\$297.36	\$405,000	\$297.36	04/07/2010	10
3	100014020	3509 Landsford Wy	92010	Twinhome	3	3	1,362	ER	\$410,000	\$301.03	\$405,000	\$297.36	04/15/2010	8
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
7	100003730	3507 LANDSFORD WAY Wy	92010	Twinhome	4	3	2,100	ER	\$499,000	\$237.62	\$460,000	\$219.05	03/09/2010	8
Min					3	3	1,362		389,000	\$225.29	\$390,000	\$219.05		4
Max					4	3	2,100		499,000	\$301.03	\$460,000	\$297.36		151
Average					4	3	1,703		429,829	\$256.17	\$421,986	\$252.07		40

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	090054715	2975 Brandon	92010	All Other Attached	4	3	1,724	ER	\$385,000 - \$434,900	\$252.26	\$399,000	\$231.44	12/16/2009	39
2	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
3	090031913	2921 Lancaster	92010	All Other Attached	4	3	1,724	ER	\$439,000	\$254.64	\$414,000	\$240.14	01/20/2010	203
4	100006345	2998 Lexington Cir	92010	Townhome	2	2	1,119	ER	\$349,900	\$312.69	\$343,000	\$306.52	03/29/2010	11
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		419,671	\$255.70	\$404,000	\$246.38		52

The Villas

		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	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	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					2	2	1,195		278,300	\$232.12	\$278,000	\$231.90		25

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 anytime at (760) 716-4402!

Data from SANDICOR, Inc. for 12/14/09 through 6/14/10 and represents properties listed or sold by various brokers. If your property is currently listed this is not meant as a solicitation.