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Community & Real Estate Information

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

Calavera Hills Fall Community Garage Sale – SAT October 2nd, 7am-12noon, sign up at www.CalaveraHills.info

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 10, 2010 from the Multiple Listing Service)

Area 1

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: 19 | | |
|----------------------------|-----------|-----------------------|-------|----------|----|----|--------|-----|-----------------------|----------|-----------|----------|--------------|-----|--------------------------|--|--|
| # | 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 | 090059163 | 3600 Barranca | 92010 | Detached | 4 | 3 | 2,160 | ER | \$514,900 | \$238.38 | \$530,000 | \$245.37 | 12/29/2009 | 42 | | | |
| 4 | 090066105 | 3620 Barranca Ct | 92010 | Detached | 4 | 3 | 2,287 | ER | \$549,900 | \$240.45 | \$540,000 | \$236.12 | 01/29/2010 | 39 | | | |
| 5 | 100010821 | 3533 Cay Dr | 92010 | Detached | 3 | 3 | 1,957 | ER | \$549,900 | \$280.99 | \$540,000 | \$275.93 | 04/27/2010 | 17 | | | |
| 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 | 090056392 | 3631 Promontory Place | 92010 | Detached | 4 | 3 | 2,287 | ER | \$539,000 - \$560,000 | \$244.86 | \$560,000 | \$244.86 | 12/24/2009 | 32 | | | |
| 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 P | 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 | 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 | | 7 | | | |
| Max | | | | | 5 | 3 | 2,913 | | 749,000 | \$293.98 | \$730,000 | \$289.55 | | 202 | | | |
| Average | | | | | 4 | 3 | 2,464 | | 597,021 | \$244.47 | \$587,929 | \$240.88 | | 54 | | | |

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

| 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 | 100012588 | 3552 Simsbury Ct | 92010 | Detached | 3 | 3 | 1,791 | ER | \$529,900 | \$295.87 | \$515,000 | \$287.55 | 03/30/2010 | 17 | | | |
| 2 | 100003711 | 3542 Simsbury Ct | 92010 | Detached | 3 | 3 | 2,016 | ER | \$559,900 | \$277.73 | \$570,000 | \$282.74 | 02/26/2010 | 5 | | | |
| 3 | 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 | | 529,900 | \$277.73 | \$515,000 | \$282.74 | | 5 | | | |
| Max | | | | | 3 | 3 | 2,016 | | 589,777 | \$329.12 | \$579,000 | \$323.10 | | 45 | | | |
| Average | | | | | 3 | 3 | 1,866 | | 559,859 | \$300.91 | \$554,667 | \$297.80 | | 22 | | | |

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 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.