



# CalaveraHills.info!

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 30<sup>th</sup>, 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 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: 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	\$275.46	\$538,000	\$248.12	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.