



# CalaveraHills.info!

Community & Real Estate Information

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

**Calavera Hills Spring Community Garage Sale – SAT March 26<sup>th</sup>, 7am-12noon, sign up by calling or emailing us at 760-716-4402 or [team@landisrealestate.com](mailto:team@landisrealestate.com). We do the advertising and put out the signs – you just get your stuff ready and sell!**

## Calavera Hills Market Update – October 2010

There has been some improvement in activity in Calavera Hills with several properties going into escrow in the first two weeks of October. The National Association of Realtors has predicted that volume would improve in the fall. Their premise was that there was a natural 'lull' after the first time home buyers tax credit expired in April and new buyers are coming back into the market to take advantage of the low interest rates. This seems to be happening both in terms of the number of buyers viewing active homes for sale and the number of new 'pending' sales. This is also consistent with the numbers for all of San Diego County with new pending sales up almost 7% so far this month. While sales volume has increased on the margins, prices are trending down somewhat. Detached 'sold' homes (sold over the last six months) price per square foot is approximately \$243, with active and pending listings at \$235 and \$234 respectively. These numbers indicate that once these active and pending listings sell, they will be below the current home price average. One other interesting development this month is that four of the new 'pending' listings are short sales. It's not assured that short sales get approved by the short sale lender – so when we see them get approved, and especially with this quantity, it's a good trend that we hope will continue. **For any questions or comments, please give us a call or an email anytime at 760-716-4402 or [team@landisrealestate.com](mailto:team@landisrealestate.com).**

## SOLD STATS FOR YOUR AREA: (Sold over the last 6 months from the Multiple Listing Service)

Area 5

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 before 2000 – The Colony/Edinburgh Estates, The Knolls

Property Type: Residential													Status: Sold		Number of Properties: 5	
#	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	100023446	3519 Stockton Pl	92010	Detached	4	3	2,300	ER	\$599,888	\$260.82	\$560,000	\$243.48	07/14/2010	38		
3	100036520	2762 Inverness Dr	92010	Detached	3	3	1,792	ER	\$499,000 - \$549,000	\$306.36	\$585,000	\$315.29	07/16/2010	6		
4	100005684	4744 Inverness Ct	92010	Detached	3	3	1,792	ER	\$589,777	\$329.12	\$579,000	\$323.10	05/28/2010	45		
5	100022764	4777 Edinburgh Dr	92010	Detached	5	3	2,724	ER	\$599,000	\$219.90	\$605,000	\$222.10	08/17/2010	82		
Min					3	3	1,792		529,000	\$219.90	\$505,000	\$222.10		6		
Max					5	3	2,724		599,888	\$329.12	\$605,000	\$323.10		82		
Average					4	3	2,125		573,333	\$275.72	\$562,800	\$270.89		41		

### 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	090063424	3457 Rich Field Dr	92010	Detached	3	3	2,165	ER	\$479,000 - \$500,000	\$230.95	\$533,000	\$246.19	10/05/2010	0		
3	100017823	3567 Pebble St	92010	Detached	5	3	2,691	ER	\$555,000	\$206.24	\$535,000	\$198.81	08/06/2010	52		
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	92010	Detached	4	3	2,165	ER	\$535,500	\$247.34	\$545,000	\$251.73	05/27/2010	187		
7	100032760	3902 Rill Ct	92010	Detached	4	3	2,462	ER	\$574,800	\$233.47	\$568,000	\$230.71	07/07/2010	6		
8	100005244	4758 Crater Rim Rd	92010	Detached	4	3	2,705	ER	\$595,000	\$219.96	\$580,000	\$214.42	08/13/2010	181		
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	100006104	3485 Gentle Knoll St	92010	Detached	4	3	2,705	ER	\$590,000	\$218.12	\$590,000	\$218.12	07/29/2010	135		
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	100047738	3956 Plateau Pl	92010	Detached	4	3	2,913	ER	\$675,000	\$231.72	\$603,000	\$207.00	10/18/2010	37		
13	100022982	3610 Contour Pl	92010	Detached	4	3	2,579	ER	\$629,000	\$243.89	\$610,000	\$236.53	05/21/2010	7		
14	100019141	3578 Gorge Pl	92010	Detached	3	3	2,871	ER	\$649,900	\$226.37	\$640,000	\$222.92	06/04/2010	44		
15	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		
16	100021093	3657 Strata Dr	92010	Detached	5	3	2,865	ER	\$739,000	\$257.94	\$710,000	\$247.82	07/28/2010	76		
17	100024534	3549 Bluff Ct	92010	Detached	5	4	2,465	O	\$729,000	\$295.74	\$710,000	\$288.03	08/12/2010	60		
18	100033656	3735 Cavern Pl	92010	Detached	4	4	3,190	ER	\$729,000	\$228.53	\$725,000	\$227.27	07/19/2010	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		
20	100025231	3759 Caldera Pl	92010	Detached	4	3	2,913	ER	\$710,000	\$243.74	\$730,000	\$250.60	08/19/2010	115		
Min					3	3	1,675		479,000	\$203.33	\$485,000	\$198.81		6		
Max					5	4	3,190		749,000	\$295.74	\$730,000	\$289.55		187		
Average					4	3	2,537		620,150	\$246.75	\$610,800	\$243.32		67		

Data from SANDICOR, Inc. for 04/19/10 through 10/19/10 and represents properties listed or sold by various brokers. If your property is currently listed this is not meant as a solicitation.

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