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Community & Real Estate Information

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

Calavera Hills Market Update – September 2010

Market activity in Calavera Hills remains pretty balanced, but it has slowed down slightly with the end of summer approaching. Normal sales volume trends do typically show a smooth decrease from the end of summer through the end of the year. A 'balanced market' is one where the number of homes for sale is equal to or less than the number of homes sold in the last 6 months. This equilibrium also means that there is approximately 6 months of inventory of resale homes available – a sign that it is neither a buyers or sellers market. The new attached homes at The Foothills built by DR Horton on the corner of Cannon Rd and College Blvd does provide some additional competitive pressure and are not included in this calculation. While they provide another alternative to Calavera Hills resale homes, buyers have been slow to buy these homes due to the costs of upgrades and fees. In fact Mello Roos fees have recently been lowered by the builders to attract more buyers. Even with relatively slow sales they continue to build out their first phases, which will only add to the number of available homes. The bright spot continues to be interest rates. With rates continuing at historic lows – around 4.5% for a conventional 30-year fixed mortgage – buyers are still eager to take advantage of these rates now. **For any questions or comments, please give us a call or an email anytime at 760-716-4402 or team@landisrealestate.com.**

SOLD STATS FOR YOUR AREA: (Sold over the last 6 months 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

Mystic Point

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	100015166	4127 Karst Rd	92010	All Other Attached	2	2	1,341	ER	\$359,900	\$268.38	\$350,000	\$261.00	06/24/2010	64
2	100038269	4064 Karst Rd	92010	All Other Attached	2	2	1,341	ER	\$359,900	\$268.38	\$352,500	\$262.86	08/04/2010	8
3	100047243	3659 Jetty Pt	92010	All Other Attached	2	3	1,341	ER	\$356,000	\$265.47	\$356,000	\$265.47	07/29/2010	-8
4	100017150	3729 Jetty Pt	92010	Townhome	3	3	1,509	ER	\$350,000 - \$370,000	\$245.20	\$375,000	\$248.51	08/20/2010	87
5	100005367	3717 Jetty Point	92010	Townhome	3	3	1,509	EA	\$379,900	\$251.76	\$385,000	\$255.14	07/23/2010	165
6	100001136	3720 Jetty Point	92010	Townhome	3	3	1,509	ER	\$396,000	\$262.43	\$396,000	\$262.43	07/12/2010	8
7	100013475	4015 Peninsula Dr Sold by Landis Real Estate	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		356,000	\$245.20	\$350,000	\$248.51		8
Max					3	3	1,509		429,000	\$284.29	\$409,000	\$271.04		165
Average					3	3	1,437		378,671	\$263.70	\$374,786	\$260.92		57

The Trails

Property Type: Residential Status: Sold Number of Properties: 6														
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
1	100017371	3538 Ridgewood Wy	92010	All Other Attached	2	2	994	ER	\$242,000	\$243.46	\$242,000	\$243.46	05/17/2010	10
2	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
3	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
4	100015627	2814 Fairfield Ave	92010	All Other Attached	3	2	1,362	ER	\$327,900	\$240.75	\$318,000	\$233.48	06/23/2010	44
5	100027055	2838 Winthrop Ave	92010	All Other Attached	3	2	1,362	ER	\$309,900	\$227.53	\$320,000	\$234.95	08/13/2010	57
6	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	994		242,000	\$224.82	\$242,000	\$224.82		4
Max					3	2	1,362		329,900	\$243.46	\$329,000	\$243.46		60
Average					3	2	1,217		285,783	\$234.68	\$285,667	\$234.60		31

The Cape

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	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
2	100031938	2992 Brandon Cir	92010	Townhome	4	3	1,724	ER	\$364,900	\$211.66	\$340,000	\$197.22	08/12/2010	58
3	100006345	2998 Lexington Cir	92010	Townhome	2	2	1,119	ER	\$349,900	\$312.69	\$343,000	\$306.52	03/29/2010	11
4	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	\$211.66	\$340,000	\$197.22		7
Max					4	3	1,724		439,900	\$312.69	\$427,000	\$306.52		58
Average					4	3	1,573		392,425	\$255.06	\$380,000	\$247.31		23

The Villas

Property Type: Residential Status: Sold Number of Properties: 6														
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
1	100017371	3538 Ridgewood Wy	92010	All Other Attached	2	2	994	ER	\$242,000	\$243.46	\$242,000	\$243.46	05/17/2010	10
2	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
3	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
4	100015627	2814 Fairfield Ave	92010	All Other Attached	3	2	1,362	ER	\$327,900	\$240.75	\$318,000	\$233.48	06/23/2010	44
5	100027055	2838 Winthrop Ave	92010	All Other Attached	3	2	1,362	ER	\$309,900	\$227.53	\$320,000	\$234.95	08/13/2010	57
6	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	994		242,000	\$224.82	\$242,000	\$224.82		4
Max					3	2	1,362		329,900	\$243.46	\$329,000	\$243.46		60
Average					3	2	1,217		285,783	\$234.68	\$285,667	\$234.60		31

The Crest - There have been no closed sales in The Crest in the last 6 months that were listed on the MLS.

Data from SANDICOR, Inc. for 03/13/10 through 08/15/10 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 at (760) 716-4402 anytime!