



CalaveraHills.info!

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 homes at The Foothills 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, landscaping and fees. In fact Mello Roos fees have recently been lowered by the builders to attract more buyers. Even with 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 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 before 2000 – The Colony/Edinburgh Estates, The Knolls

#	ML #	Address	Zip	Style	Property Type: Residential				LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
					Bd	Bt	Est	SF							
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	100012588	3552 Simsbury Ct	92010	Detached	3	3	1,791	ER	\$529,900	\$295.87	\$515,000	\$287.55	03/30/2010	17	
3	100023446	3519 Stockton Pl	92010	Detached	4	3	2,300	ER	\$599,888	\$260.82	\$560,000	\$243.48	07/14/2010	38	
4	100036520	2762 Inverness Dr	92010	Detached	3	3	1,792	ER	\$499,000 - \$549,000	\$306.36	\$565,000	\$315.29	07/16/2010	6	
5	100005684	4744 Inverness Ct	92010	Detached	3	3	1,792	ER	\$589,777	\$329.12	\$579,000	\$323.10	05/28/2010	45	
6	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	1,791		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	2,069		566,094	\$279.08	\$554,833	\$273.67		37	

Detached homes built since 2000 – Barrington, Capistrano, Montara, Nantucket, Ravinia, Sheffield and Summerhouse

#	ML #	Address	Zip	Style	Property Type: Residential				LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
					Bd	Bt	Est	SF							
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	2,478	ER	\$554,000	\$223.75	\$510,000	\$205.98	04/19/2010	58	
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 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	100032760	3902 Rill Ct	92010	Detached	4	3	2,462	ER	\$574,800	\$233.47	\$568,000	\$230.71	07/07/2010	6	
9	100005244	4758 Crater Rim Rd	92010	Detached	4	3	2,705	ER	\$595,000	\$219.96	\$580,000	\$214.42	08/13/2010	181	
10	090067457	3483 Pleasant Vale Dr	92010	Detached	4	3	2,705	ER	\$550,000	\$203.33	\$585,000	\$216.27	04/23/2010	138	
11	100006104	3485 Gentle Knoll St	92010	Detached	4	3	2,705	ER	\$590,000	\$218.12	\$590,000	\$218.12	07/29/2010	135	
12	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	
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	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	100019141	3578 Gorge Pl	92010	Detached	3	3	2,871	ER	\$649,900	\$226.37	\$640,000	\$222.92	06/04/2010	44	
17	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	
18	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	
19	100021093	3657 Strata Dr	92010	Detached	5	3	2,865	ER	\$739,000	\$257.94	\$710,000	\$247.82	07/28/2010	76	
20	100024534	3549 Bluff Ct	92010	Detached	5	4	2,465	O	\$729,000	\$295.74	\$710,000	\$288.03	08/12/2010	60	
21	100033656	3735 Cavern Pl	92010	Detached	4	4	3,190	ER	\$729,000	\$228.53	\$725,000	\$227.27	07/19/2010	12	
22	100013577	3725 Saddle Dr	92010	Detached	5	3	2,913	ER	\$749,000	\$257.12	\$730,000	\$250.60	05/20/2010	16	
23	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	2,547		621,757	\$246.39	\$610,409	\$241.89		62	

Data from SANDICOR, Inc. for 03/13/10 through 09/13/10 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!