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Community & Real Estate Information

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

Calavera Hills End of Summer Community Garage Sale – SATURDAY, September 24th, 7am-12noon, sign up by calling or emailing us at 760-716-4402 or team@landisrealestate.com. We do the advertising and put out the signs – you just get your stuff ready and sell! Benefitting the Boys and Girls Clubs of Carlsbad

Calavera Hills Market Update – June 2011

The big concern overall in residential real estate is focused on whether prices will continue to drop. The main factor affecting the softening of the market are distressed properties – both short sales and foreclosures. Detached homes in Calavera Hills have not had much price deterioration over the last year. Based on 'sold price per square foot' prices have dropped 1.7% since last year at this time. However, much like other communities, the neighborhoods that have had the most distressed sales have shown the most deterioration. And most of the distressed sales in Calavera Hills come from the newer communities, where homes were sold closer to the peak of the market in 2005. Logically more of the homeowners that bought closer to the peak of the market will be 'underwater' on their mortgages (where they owe more than the property is worth on the market) and will be more likely to have to short sell their home. It was also close to the peak of the market when many of the more aggressive and exotic loan products were being utilized by banks and homebuyers. These loans are creating the third wave of foreclosures that is predicted to peak in the second half of 2011. Once the market 'digests' these distressed homes, it will be in a position to have prices start to climb again. This could be by the end of 2011 assuming the economy and the lending market remain stable. The one bright spot for the market are interest rates – they are between 4.5% and 5.0% for 30-year conventional mortgages and continue to keep buyers interested in real estate market opportunities. **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 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, Edinburg Estates, The Knolls

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	110003699	4748 Inverness Ct	92010	Detached	3	2	1,476	ER	\$437,000	\$296.07	\$448,000	\$303.52	03/25/2011	24
2	100066628	3553 Simsbury Ct	92010	Detached	3	3	1,791	ER	\$450,000 - \$479,000	\$267.45	\$465,000	\$259.63	12/22/2010	4
3	110013675	2684 Glasgow Dr	92010	Detached	3	3	1,792	ER	\$489,900	\$273.38	\$475,000	\$265.07	05/24/2011	33
4	100068865	2713 Glasgow Dr	92010	Detached	4	3	2,089	ER	\$598,900	\$286.69	\$504,500	\$241.50	01/19/2011	9
5	110000797	4758 Aberdeen Ct	92010	Detached	3	3	1,792	ER	\$549,000 - \$589,000	\$328.68	\$555,000	\$309.71	05/26/2011	45
6	110003237	4725 Edinburg Dr	92010	Detached	4	3	2,700	ER	\$659,000	\$244.07	\$677,500	\$250.93	02/17/2011	4
Min					3	2	1,476		437,000	\$244.07	\$448,000	\$241.50		4
Max					4	3	2,700		659,000	\$328.68	\$677,500	\$309.71		45
Average					3	3	1,940		542,133	\$282.72	\$520,833	\$271.73		20

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

Property Type: Residential Status: Sold Number of Properties: 21														
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
1	100057497	3489 Gentle Knoll St	92010	Detached	3	2	1,643	ER	\$475,000	\$289.11	\$475,000	\$289.11	02/25/2011	131
2	100042717	3433 Rich Field Dr	92010	Detached	4	3	2,476	ER	\$479,000	\$193.46	\$500,000	\$201.94	02/15/2011	179
3	100067280	3441 Rich Field Dr	92010	Detached	3	2	1,653	ER	\$480,000 - \$520,000	\$314.58	\$510,000	\$308.53	01/11/2011	23
4	110002475	3887 STONERIDGE Rd	92010	Detached	4	3	2,765	ER	\$549,900	\$198.88	\$530,000	\$191.68	03/25/2011	58
5	110012175	3578 Harwich Dr	92010	Detached	4	3	2,160	ER	\$535,000 - \$559,900	\$259.21	\$536,000	\$248.15	03/24/2011	11
6	100065493	3475 Moon Field Dr	92010	Detached	4	4	2,804	ER	\$549,900	\$196.11	\$549,900	\$196.11	03/21/2011	87
7	100073349	3900 Stoneridge Rd	92010	Detached	4	3	2,462	ER	\$569,900	\$231.48	\$555,000	\$225.43	03/16/2011	16
8	110020319	3505 Rock Ridge Rd	92010	Detached	6	5	2,784	ER	\$560,900	\$201.47	\$561,000	\$201.51	06/15/2011	62
9	100029592	3602 E Contour Pl	92010	Detached	4	3	2,579	ER	\$565,000	\$219.08	\$565,000	\$219.08	01/27/2011	256
10	100056345	3570 Gorge Pl	92010	Detached	5	3	2,865	ER	\$575,000	\$200.70	\$565,000	\$197.21	12/23/2010	56
11	100065483	3586 Bluff Ct	92010	Detached	5	3	2,287	ER	\$575,000	\$251.42	\$568,900	\$248.75	02/23/2011	73
12	100066707	3468 PLEASANT VALE Dr	92010	Detached	5	3	2,876	ER	\$574,750	\$199.84	\$574,750	\$199.84	02/09/2011	21
13	100064895	3529 Knollwood Dr	92010	Detached	4	3	2,579	ER	\$585,000	\$226.83	\$585,000	\$226.83	12/30/2010	26
14	110019055	3941 Foothill Ave	92010	Detached	3	3	2,585	ER	\$619,900	\$239.81	\$590,000	\$228.24	05/31/2011	31
15	100047682	3559 Flat Rock St	92010	Detached	3	3	2,871	ER	\$615,000	\$214.21	\$595,000	\$207.25	01/06/2011	105
16	110014329	3739 Cavern Pl	92010	Detached	5	3	2,913	ER	\$649,900	\$223.10	\$630,000	\$216.27	04/12/2011	6
17	110010160	3626 Terrace Pl	92010	Detached	5	3	2,865	ER	\$669,500	\$233.68	\$639,000	\$223.04	05/26/2011	48
18	110014103	3762 Caldera Pl	92010	Detached	4	3	2,913	ER	\$699,000	\$239.96	\$655,000	\$224.85	04/28/2011	20
19	110010336	3803 Crownpoint Ct	92010	Detached	4	4	3,052	ER	\$709,000 - \$729,000	\$238.86	\$705,000	\$231.00	05/02/2011	56
20	100049440	3931 Rill Ct	92010	Detached	4	3	2,794	ER	\$720,000	\$257.70	\$720,000	\$257.70	12/23/2010	90
21	110023705	3750 Saddle Dr	92010	Detached	4	3	2,913	ER	\$729,000	\$250.26	\$720,000	\$247.17	06/10/2011	12
Min					3	2	1,643		475,000	\$193.46	\$475,000	\$191.68		6
Max					6	5	3,052		729,000	\$314.58	\$720,000	\$308.53		256
Average					4	3	2,611		598,598	\$232.37	\$587,121	\$228.08		65

Data from SANDICOR, Inc. for 12/16/10 through 06/16/11 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!