



# CalaveraHills.info!

Newsletter & Community Support Information

Presented by Steve & Sue Landis, Landis Real Estate, Tel: 760.715.6017



Dear Calavera Hills Friends,

We hope your holidays were relaxing and filled with friends and family! We're off to a soggy start to January, but hopefully the reservoirs will be collecting a lot of the run-off to help our water situation. The Calavera Hills Dam runoff system will likely be put to the test this month as well!

The main article in this edition focuses on a Carlsbad city issue that is important to all of us – the proposed new power plant to be built next to the current plant and Interstate 5 freeway. The city is asking for public support in helping to dissuade the California Energy Commission from approving this plan. We believe it would be harmful for Carlsbad as a city and have a long-term negative impact on property values and our local economy. Check out the article and form your own view.

A new charity is working the Calavera Hills area – *Cans for Cancer*. You may have received a red tote for their recyclables. We have an article on this growing charity operation that is helping the Moore Cancer Center at UCSD find a cure for cancer.

Don't miss the Spring Calavera Hills Community Garage Sale coming up on Saturday, March 27th, from 7am – 12noon. This year's event will benefit the local schools. We'd like to make it our biggest effort yet – hope you can join in!

We've also included *Announcements* and our regular features on:

- Real Estate Market Update
- Real Estate Sales in Calavera Hills

We hope you enjoy it!

Warm Regards,

Sue & Steve Landis

*P.S. Your referrals are the heart of our business! If you know anyone that is thinking about buying or selling a home or investing in real estate and would like expert advice and first-class service, let us know. We appreciate your referrals very much and we'd like to thank you in advance for thinking of us!*

## In this issue...



Carlsbad Power Plant Update



Cans for Cancer Comes to Calavera Hills



Get Your Stuff Ready For This Year's Spring Calavera Hills Community Garage Sale!

[www.CalaveraHills.info](http://www.CalaveraHills.info)

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## Carlsbad City Opposes New Power Plant

A big issue is looming in Carlsbad regarding the plans to build a new power plant just west of the current plant by the beach, at Cannon Road. Unfortunately the decision is made by the California Energy Commission, not the City of Carlsbad, who opposes the idea. In spite of this opposition, the staff of the California Energy Commission are recommending approval of this power plant project. With some upcoming public hearings scheduled for Carlsbad on February 1<sup>st</sup> and 2<sup>nd</sup> the city is encouraging concerned residents to attend the hearings and make their opinions known to the commission.

The hearing schedule is as follows:

Monday, Feb 1<sup>st</sup>

10:30am Expert testimony

6:00pm Public comment

Tuesday, Feb 2<sup>nd</sup>

9:00am Expert testimony

6:00pm Public comment



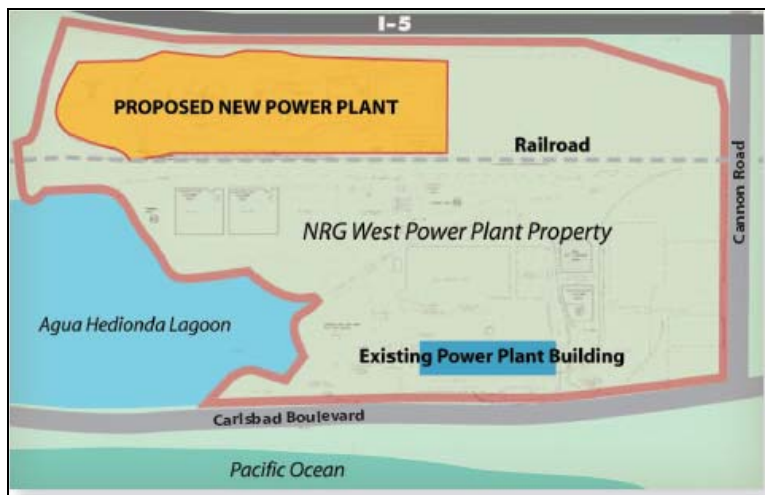
This photo shows the current power and a rendering of the proposed power plant.

Hearings will be held at the Hilton Garden Inn, 6450 Carlsbad Blvd, Carlsbad, 92011

The proposed plant would generate 540 megawatts of power and would consist of two 14-story smoke stacks and two 9-story industrial structures.

The city opposes this project for a number of reasons:

**Location:** Power plants no longer need to be built near the ocean. Today's modern plants are air-cooled, not water cooled. The county's power needs can be met by locating a new power plant anywhere in the region. The City of Carlsbad is willing to locate a new plant in its industrial area east of El Camino Real and north of Palomar Airport Rd.



**Safety:** The plans call for the new plant to be located very close to Interstate 5, closer than any other power plant to a major freeway in California. In addition, Carlsbad's fire marshal has raised concerns about the city's ability to provide fire protection in this location.

**Air pollution:** Since the new plant would run many more hours a day than the current plant it would replace, the estimate is a tenfold increase in air pollution.

**Visual blight:** There is no way to screen the view of this plant. This industrial plant condemns the North County coastline and the gateway to the county's tourism economy, to another 50 years of heavy industry right in the middle of coastal Carlsbad.

The reason the owner, NRG West, wants to use the same location as their current plant is that the energy infrastructure is already in place, and therefore it makes it ideal for a new plant. The City of Carlsbad argues that the cost to move the plant to an appropriate industrial area is more than made up by the increase in the value of the area by increased beach and lagoon access, and with an increase in open space, which will lead to more money coming into the area for beach tourism.

Another apparent argument for the new plant is the question – do we need the power it generates? The answer is yes, although the need for local power is not as urgent as it was a couple of years ago. Energy demand in the region and across the state is down and not expected to increase as quickly as in the past. The Sunrise Powerlink project will bring more power to the region, including from renewable sources. The region's need for power could be met a number of ways and doesn't depend on this specific project. In fact, NRG West does not have a contract with SDG&E to sell the power locally. Without such an agreement, the power would likely be sold to Los Angeles or other cities outside of the San Diego area.

If you feel strongly about this issue, please join other concerned citizens of Carlsbad and North County at the sessions this February 1<sup>st</sup> and 2<sup>nd</sup> and help save our coastline from looking like the rendering below. For more information go to the City of Carlsbad website at [www.carlsbadca.gov/about/news/hottopics](http://www.carlsbadca.gov/about/news/hottopics)



## [Cans for Cancer is Here](#)

A new charity has been created in Carlsbad to help the Moore Cancer Center at UCSD in their efforts to find a cure for cancer. Cans for Cancer, which is licensed, insured and operating with the cooperation of the City of Carlsbad and Waste Management, is picking up recyclables to generate revenue for cancer research. They have both residential and commercial pick-ups for recyclables. Residential areas include south and east Carlsbad, areas of South Bay San Diego, and an area in and around El Cajon. Commercial accounts include the La Costa Resort, Callaway Golf, Viasat and Qualcomm. Started at the beginning of 2009, it's run solely by volunteers and they have been able to keep overhead very low and give an increasing amount to the cancer center. They take soda/beer cans, paper, plastic bottles, plastic milk containers and tin cans (no yogurt containers, plastic food trays or milk cartons) – all the same things that you would normally recycle. Because you can get approximately \$1.70 per pound for recyclables, vagrants or other non-licensed collectors have been caught in the act and in two cases, taken away by the police. If you see anyone picking through trash or collecting recyclables, this is illegal and you can call the number below. If they missed you in their distribution of red bins and you're interested in taking part, call Luis at (760) 594-2900. Also, you can also check out their website at [www.cansforcancer.org](http://www.cansforcancer.org).



## Calavera Hills Spring Community Garage Sale

**Saturday, March 27<sup>th</sup>, 7am – 12noon**

Sign up today at [www.CalaveraHills.info](http://www.CalaveraHills.info), 'Garage Sale' page or call us at (760) 716-4402. This Spring we're asking for a \$10 donation to one of the local schools for sports equipment, art supplies and books.



We'd like to thank everyone who took part in the Fall garage sale and for donating to John Pou's training at Project Walk. He and his family appreciated the support very much.

For the garage sale, we send you a packet with pricing stickers, tips on how to have a successful garage sale day and an envelope for making a donation to the schools. We also do all of the advertising in the newspapers, Pennysaver and on CraigsList and put out the signs on the day of the event. We also put you on a map of participants, which the buyers use to find your garage!

### Announcement:

#### **Calavera Hill's Night at Gregorio's Italian Restaurant in Carlsbad!**

**For the entire year of 2010, Gregorio's Italian Restaurant in Carlsbad Village will be donating its profits to the Boys & Girls Clubs of Carlsbad.** The hope is to raise \$250,000 during the year-long promotion, which will help complete a new Clubhouse being constructed in Bressi Ranch. The new facility will supplement the original Village Branch on Roosevelt Street, and will replace the small mobile unit that currently serves as the Club's La Costa Branch. It will allow Boys & Girls Clubs of Carlsbad to double the number of children they can currently serve.

Gregorio's is owned by Greg Nelson and his wife, Barbi. Greg has said he will never be able to repay the Boys & Girls Clubs of Carlsbad for all it did for him as a boy attending the then Carlsbad Boys Club on an almost daily basis. ***But he keeps trying his best.***

"The Boys & Girls Club provided a place for my brother and me every day after school," said Greg Nelson. "It's critical the Club is able to continue offering the growing number of youth in our community a safe place that helps them grow into productive, responsible and caring adults. I hope everyone will come to Gregorio's for a delicious meal, and support this important project at the same time."

#### **Special Calavera Hills Night at Gregorio's - Tuesday February 9th, 2010**

Each Tuesday for the rest of the year, Gregorio's will be having 'Celebrity Servers' between 6.00 – 8.00pm. While they readily acknowledge the 'celebrity' aspect is a bit of a stretch, **Sue Landis, and Michael Walsh of Calavera Hills, both Board Members of the Boys & Girls Clubs of Carlsbad, invite you to CALAVERA HILLS NIGHT at Gregorio's on TUESDAY FEBRUARY 9th.** Sue and Mike will be serving between 6.00 – 8.00pm, so don't miss this opportunity to come and harass, I mean support, them!! You will be contributing to a great cause and you have to eat anyway. We look forward to seeing you!

Gregorio's Italian Restaurant is located in the Carlsbad Village Faire shopping center (intersection of Carlsbad Village Drive and Carlsbad Boulevard) at 300 Carlsbad Village Drive. Make your reservation by calling (760) 720-1132 or visit [www.gregoriosrestaurant.com](http://www.gregoriosrestaurant.com).

Boys & Girls Clubs of Carlsbad has played an integral role in the Carlsbad community since 1952, providing programs and services to thousands of young people. Boys & Girls Clubs of Carlsbad invites you to tour their Clubhouse, and see how lives are changed on a daily basis. For more information, call (760) 729-0207, email [info@bgccarlsbad.org](mailto:info@bgccarlsbad.org), or visit [www.bgccarlsbad.org](http://www.bgccarlsbad.org).



Michael Walsh, Sue Landis and Steve Landis

## Real Estate Update:

The real estate market continues to show signs of increased volume and price stabilization, while also being somewhat fragile as the economy slowly gathers momentum. The tax incentive for first-time home buyers seemed to be a success in terms of driving up sales volume, and it has been extended and widened to include some move-up buyers as well.

### Tax Credit

Under the bill, first-time home buyers receive an \$8,000 tax credit if they sign a contract by April 30<sup>th</sup> 2010 and close on it by June 30<sup>th</sup> 2010. The plan also makes those who buy a new primary residence eligible for a \$6,500 credit if they have owned their current home for at least five consecutive years in the previous eight years.

This bill should help fuel sales volume increases and price stability. And interest rates are still very attractive at just over 5% for a 30-year fixed conventional loan. The inventory of unsold homes remains low, which we reported on in our last issue. The inventory of 'active' unsold homes across the county is 32% lower than last year at this time. Calavera Hills' inventory also remains low and prices have generally remained flat over the last year.

There are some concerns about what is being called a 'shadow inventory' of unsold homes that are not yet active on the market. The theory is that there are two types of 'shadow inventory.' The first type are homes that have either been foreclosed by lenders and not resold yet or homes that are just sitting idle without a foreclosure. These are part of the 'toxic assets' that the banks were supposed to rid themselves of with taxpayer help. However, an accounting rule change has made it more attractive for banks to hold on to these homes because they don't have to take the loss on the property until it's sold. They are also able to hold the value of these properties on their balance sheets at valuations from three to five years ago, which means they are less 'toxic' to the lenders than you would expect. An added problem is that more of these foreclosures or soon-to-be foreclosures are still coming to the surface, fueled by job losses, along with adjustable rate mortgages re-setting to levels un-payable by some homeowners.



3759 Jetty Pt, a town home for sale by Landis Real Estate in Mystic Point

The second type of 'shadow inventory' is theorized to be homeowners that are waiting for the market to improve before they sell their homes and move up. Many homeowners don't realize that the time to move up is in a 'down' market, as the value of the new, more expensive property will appreciate and create more wealth than the less expensive property. There are also a lot of homeowners in this group that can't sell until the market improves because their home is worth less than the value of their loans, and they don't have a 'hardship' (an economic reason for the banks to forgive their debt) that they can use to exit their property. Regardless, 'Short sales', where the home is sold for less than what is owed on the property plus selling costs, are also on the rise. These homeowners are experiencing a 'hardship' that they present to the lender as part of the negotiation to forgive the debt. The lenders have had a lot of difficulty dealing with the volume of this type of transaction (and variations in volume), that they can take several months to close, which slows down the selling process and causes some buyers to drop out of the market.

Lastly, interest rates will not stay this low for very much longer. The Federal Reserve has indicated that in the spring they will stop a program that had the effect of keeping interest rates lower than a normal market rate. Most experts agree that they will likely not go much above 6%, however, which is still relatively low from a historical standpoint.

**CALAVERA HILLS REAL ESTATE SALES – Detached Homes Built Since 2000**

SS - Short Sale; REO - Bank Owned Foreclosure

**Active Listings** Market Report for Barrington, Nantucket, Sheffield, Capistrano, Montara, The Cliffs, Ravinia and Summerhouse  
 ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Cliff Circle - SS	The Cliffs	4	3	1327	\$290	\$385,000	23
Rich Field Drive- REO	Summerhouse	4	3	2476	\$224	\$554,000	0
Harwich Drive	Barrington	4	3	2160	\$264	\$569,400	8
Foothill Avenue	Nantucket	4	3	2700	\$235	\$635,000	62
Pleasant Vale Drive	Ravinia	5	3	2705	\$247	\$669,000	93
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>2,228</b>	<b>\$253</b>	<b>\$555,233</b>	<b>38</b>

**Contingent** This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Rich Field Drive - SS	Summerhouse	4	3	2165	\$247	\$535,500	89
Pleasant Vale Dr - SS	Ravinia	4	3	2705	\$203	\$550,000	45
Pebble St - SS	Montara	5	4	2691	\$219	\$589,900	3
Foothill Ave - SS	Nantucket	4	3	2585	\$230	\$595,000	193
Gentle Knoll St - SS	Ravinia	4	3	2705	\$220	\$595,000	146
Cavern Pl - SS	Capistrano	4	3	2913	\$206	\$599,000	69
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>2,627</b>	<b>\$221</b>	<b>\$577,400</b>	<b>91</b>

**Pending** OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Rich Field Dr - SS	Summerhouse	3	3	2165	\$231	\$479,000 - \$500,000	11/11/09	12
Strata Dr - SS	Capistrano	4	4	2913	\$180	\$525,000	01/08/10	45
Barranca Ct - SS	Barrington	4	3	2287	\$240	\$549,900	01/05/10	39
Gentle Knoll St	Ravinia	5	3	2705	\$231	\$599,900 - \$624,900	01/17/10	51
Strata Dr	Sheffield	4	3	2865	\$227	\$649,000	12/19/09	8
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>2,587</b>	<b>\$222</b>	<b>\$569,760</b>		<b>31</b>

**Sold** SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3565 Rock Ridge Rd - SS	Montara	4	3	2031	\$499,000	\$246	08/13/09	12
4676 Meadow Dr - SS	Summerhouse	4	3	2165	\$500,000	\$231	10/27/09	62
3597 Granite Ct - REO	Montara	3	3	2031	\$520,000	\$256	08/31/09	7
3600 Barranca Ct - REO	Barrington	4	3	2160	\$530,000	\$245	12/29/09	42
3718 Sandpoint Ct	Barrington	3	3	1957	\$540,000	\$276	10/30/09	7
3575 Rock Ridge Rd - SS	Montara	4	3	2164	\$545,000	\$252	12/11/09	0
3445 Moon Field Dr - SS	Summerhouse	5	4	2804	\$550,000	\$196	08/04/09	223
3563 Cay Dr	Barrington	4	3	2287	\$555,000	\$242	07/31/09	42
3529 Cay Dr	Barrington	3	3	2160	\$559,000	\$259	10/02/09	34
3631 Promontory Pl	Barrington	4	3	2287	\$560,000	\$245	12/24/09	32
3720 Ridge Rd	Barrington	3	3	2160	\$570,000	\$264	07/27/09	3
3542 Harwich Dr – REO	Barrington	4	3	2287	\$570,000	\$249	09/03/09	9
3556 Bluff Ct	Barrington	3	3	1957	\$579,000	\$295	07/31/09	24
4741 Crater Rim Rd - REO	Ravinia	5	3	2705	\$585,000	\$216	09/04/09	5
3621 Strata Dr	Sheffield	4	3	2579	\$613,000	\$238	11/12/09	40
3448 Rich Field Dr - REO	Summerhouse	4	4	2804	\$615,000	\$219	11/18/09	18
3937 Foothill Ave	Nantucket	4	3	2462	\$618,000	\$251	11/19/09	6
3629 Strata Dr	Sheffield	4	3	2579	\$622,000	\$241	12/03/09	210
3557 Knollwood Dr	Sheffield	4	3	2579	\$644,000	\$250	10/07/09	39
3612 Bayview Pl	Sheffield	4	3	2579	\$645,000	\$250	11/05/09	1
3626 Terrace Pl	Sheffield	5	3	2865	\$660,000	\$230	08/13/09	95
3444 Gentle Knoll	Ravinia	4	3	2574	\$715,000	\$278	08/18/09	129
3639 Terrace Pl	Sheffield	5	3	3315	\$727,500	\$219	07/24/09	152
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>2,413</b>	<b>\$587,891</b>	<b>\$246</b>		<b>54</b>

This information was compiled by the Landis Real Estate Team on January 21, 2010 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.

**CALAVERA HILLS REAL ESTATE SALES – Detached Homes Built Before 2000**

SS - Short Sale; REO - Bank Owned Foreclosure

**Active Listings****Market Report for The Colony, Edinburg Estates and The Knolls**

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Simsbury Ct	The Knolls	3	3	2016	\$278	\$559,900	0
<b>Averages</b>		<b>3</b>	<b>3</b>	<b>2016</b>	<b>\$278</b>	<b>\$559,900</b>	<b>0</b>

**Contingent** This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
None							
<b>Averages</b>							

**Pending** OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Simsbury Ct - SS	The Knolls	4	3	2016	\$230	\$465,000	01/21/10	11
Edinburgh	The Colony	4	3	2412	\$248	\$549,000 - \$599,000	08/07/09	20
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>2214</b>	<b>\$240</b>	<b>\$532,000</b>		<b>16</b>

**Sold** SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Bed	Bath	ESF	Sold Price	SP/SP	COE	DOM
3544 Simsbury Ct - SS	The Knolls	3	3	1791	\$470,000	\$262	11/03/09	107
2726 Inverness	The Colony	3	2	1476	\$480,000	\$325	10/06/09	7
4737 Edinburgh	The Colony	3	3	1792	\$553,400	\$308	08/06/09	2
4772 Brookwood Ct	The Colony	3	2	1998	\$565,000	\$282	08/07/09	14
<b>Averages</b>		<b>3</b>	<b>3</b>	<b>17641</b>	<b>\$517,100</b>	<b>\$294</b>		<b>33</b>

**CALAVERA HILLS REAL ESTATE SALES – Attached Homes Built Since 2000**

SS - Short Sale; REO - Bank Owned Foreclosure

**Active Listings****Market Report for Mystic Point**

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Jetty Pt - SS	Mystic Point	3	3	1390	\$315	\$439,000	15
<b>Averages</b>		<b>3</b>	<b>3</b>	<b>1390</b>	<b>\$315</b>	<b>\$439,000</b>	<b>15</b>

**Contingent** This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Peninsula Dr - SS	Mystic Point	2	2	1341	\$234	\$290,000 - \$315,000	20
<b>Averages</b>		<b>2</b>	<b>2</b>	<b>1341</b>	<b>\$234</b>	<b>\$290,000 - \$315,000</b>	<b>20</b>

**Pending** OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Jetty Pt - SS	Mystic Point	3	3	1509	\$262	\$396,000	01/15/10	8
Karst Road - REO	Mystic Point	3	3	1390	\$287	\$399,900	01/08/10	63
<b>Averages</b>		<b>3</b>	<b>3</b>	<b>1450</b>	<b>\$274</b>	<b>\$397,950</b>		<b>36</b>

**Sold** SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
4040 Peninsula Dr - REO	Mystic Point	2	2	1341	\$350,000	\$261	12/24/09	9
4092 Peninsula - SS	Mystic Point	3	3	1411	\$377,000	\$267	09/18/09	27
4068 Karst Rd	Mystic Point	3	3	1411	\$407,500	\$288	10/09/09	5
3740 Jetty Pt	Mystic Point	3	3	1411	\$420,000	\$298	11/16/09	17
<b>Averages</b>		<b>3</b>	<b>3</b>	<b>1394</b>	<b>\$388,625</b>	<b>\$278</b>		<b>15</b>

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**CALAVERA HILLS REAL ESTATE SALES – Attached Homes Built Before 2000**

SS - Short Sale; REO - Bank Owned Foreclosure

**Market Report for The Villas, The Crest, The Trails, The Cape****Active Listings**

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Fairfield Ave	The Villas	3	2	1362	\$256	\$349,900	25
Winthrop Ave	The Villas	3	2	1519	\$236	\$359,900	3
Lexington Cir - SS	The Cape	2	3	1435	\$208	\$310,000 - \$325,000	137
Bennington Ct	The Crest	3	2	1276	\$303	\$387,000	152
Cheshire Ave	The Trails	4	3	1701	\$268	\$455,900	5
Landsford Way	The Trails	4	3	2100	\$247	\$519,000	0
Harwich Dr	The Trails	4	3	1997	\$237	\$475,000	6
		<b>3</b>	<b>3</b>	<b>1566</b>	<b>\$256</b>	<b>\$399,450</b>	<b>64</b>

**Contingent** This is a new category. These are homes that are under contract with an accepted offer, but are in the process of negotiating with the bank to do a short sale.

Address	Neighborhood	Beds	Baths	ESF	LP/SF	List Price	DOM
Greenwich St - SS	The Trails	3	3	1362	\$279	\$380,000	22
Cheshire Ave - SS	The Trails	3	3	1468	\$262	\$385,000	72
Glenbrook St - SS	The Trails	4	3	1701	\$228	\$389,000	100
<b>Averages</b>		<b>3</b>	<b>3</b>	<b>1510</b>	<b>\$257</b>	<b>\$384,667</b>	<b>65</b>

**Pending** OMD = Off Market Date (e.g. offer accepted)

Address	Neighborhood	Bed	Bath	ESF	LP/SF	List Price	OMD	DOM
Portland Ct - REO	The Crest	3	3	1693	\$204	\$344,900	12/22/09	34
Nantucket Ln	The Crest	3	3	1693	\$218	\$369,900	01/13/10	12
Lancaster Rd - SS	The Cape	4	3	1724	\$254	\$439,900	12/24/09	203
Ridgefield Ave	The Cape	4	3	1906	\$226	\$430,000	12/01/09	30
<b>Averages</b>		<b>4</b>	<b>3</b>	<b>1754</b>	<b>\$225</b>	<b>\$395,950</b>		<b>70</b>

**Sold** SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Neighborhood	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
2809 New Castle Wy - SS	The Villas	2	2	1000	\$229,000	\$229	08/03/09	212
2860 Englewood #118 - SS	The Villas	2	2	1112	\$245,000	\$220	10/19/09	310
2806 Winthrop Ave - SS	The Villas	2	2	1112	\$245,000	\$220	08/25/09	9
2846 Winthrop Ave	The Villas	2	2	1112	\$259,000	\$232	09/24/09	7
2806 Seaside Way	The Villas	2	2	994	\$245,000	\$246	12/02/09	5
2856 Andover Ave - SS	The Villas	3	2	1362	\$268,000	\$196	10/30/09	92
2831 Andover Ave - SS	The Villas	3	2	1362	\$275,000	\$201	09/16/09	7
2880 Englewood Wy	The Villas	3	2	1512	\$315,000	\$208	08/25/09	4
4536 Norwich Pl - SS	The Cape	2	2	1119	\$330,000	\$294	10/28/09	151
2975 Brandon Cir	The Cape	4	3	1724	\$399,000	\$231	12/16/09	39
4529 Hartford Pl	The Cape	4	3	1724	\$400,000	\$232	10/15/09	26
2991 Lexington Cir	The Cape	2	3	1435	\$350,000	\$243	09/11/09	6
4540 Cambridge Wy	The Cape	2	3	1435	\$360,000	\$250	08/14/09	30
3029 Glenbrook - SS	The Trails	4	3	1997	\$400,000	\$200	09/28/09	38
3514 Landsford Wy	The Trails	4	3	1997	\$449,000	\$224	07/20/09	24
<b>Averages</b>		<b>3</b>	<b>2</b>	<b>1407</b>	<b>\$314,440</b>	<b>\$226</b>		<b>62</b>

This information was compiled by the Landis Real Estate Team on January 21, 2010 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.