

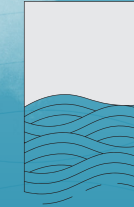


**Caspersen Brothers**  
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 REAL ESTATE

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**COMPASS**  
1953 San Elijo Avenue  
Cardiff, CA 92007

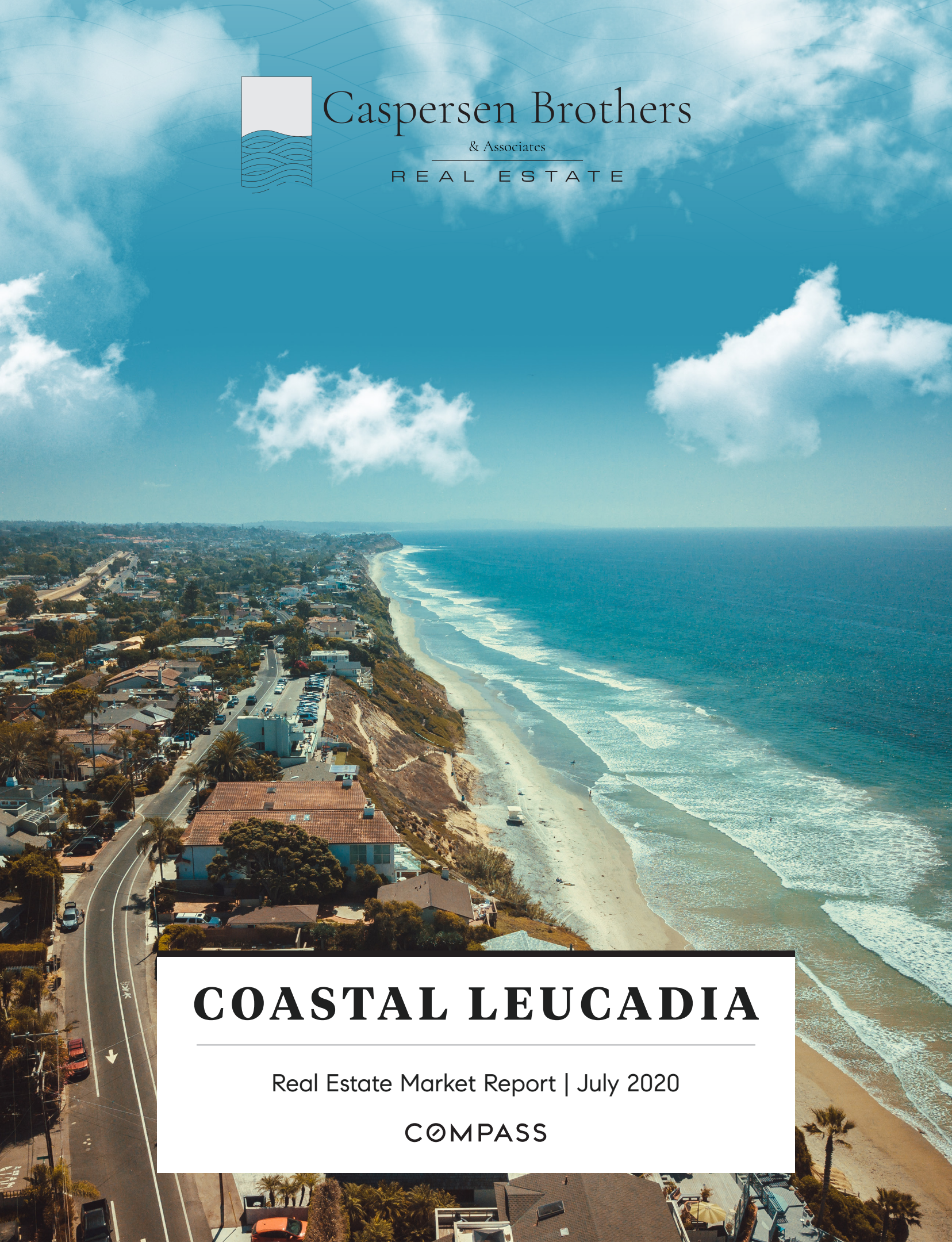


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LEARN MORE ABOUT US AT [WWW.CASPERSENBROTHERS.COM](http://WWW.CASPERSENBROTHERS.COM)

**Featured Success by The Caspersen Brothers**  
**3445 CAMINO ALEGRE**

4 BEDS | 2.5 BATHS | 2,627 SQ.FT. | LISTED FOR \$1,289,000



**COASTAL LEUCADIA**

Real Estate Market Report | July 2020

**COMPASS**

**IN ESCROW IN 9 DAYS WITH MULTIPLE OFFERS RECEIVED · ACCEPTED OFFER OVER LIST PRICE**

This seller took advantage of our Compass Concierge service to help prepare their house to sell, and it paid off big time! Curious how The Caspersen Brothers' Compass Concierge strategy can transform your sale? Give us a call today to discuss the possibilities!

For more information on this listing, visit [3445CaminoAlegre.com](http://3445CaminoAlegre.com)

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CaspersenBrothers

## Ways to Help Out In Your Community Right Now

It's important that we remain united as a community. Wondering how you can do your part? Even though it seems as if we're more isolated than ever, there are still ways to stay connected, remain united and make a difference in your community.

01



### Become a Virtual Volunteer

You don't have to leave the couch to give back. There are plenty of virtual volunteer opportunities that you can do from the comfort of your own home.

You can be a digital advocate for the American Red Cross, or transcribe historical documents for The Smithsonian.

02



### Stay Connected

As we stay six feet away from our neighbors and social distancing takes on an ever-evolving meaning, it's easy to feel isolated and lonely. Call your neighbors to see how they're doing, or video chat with a friend to ease anxiety and offer support.

03



### Donate to Food Banks

Donate to food banks and pantries to help them stock up or volunteer at a food bank that needs help packing and sorting food using safe practices. Visit Feeding America or Food Pantries to find an organization near you.

04



### Volunteer in Your Community

If you are able, there are still volunteer opportunities in your community. COVID-19 will impact vulnerable populations who rely on charitable services—like seniors and low-income families—the worst. Many of our partners are still in need of volunteers.

## Coastal Leucadia 2nd Quarter Review

Joe and Jane,  
This statistical analysis represents the current market trends during the second quarter in Coastal Leucadia. To discuss how best to navigate this market when you're trying to buy or sell, please give us a call at 858.215.4001 and 619.807.3423.

Total Sales

8

9 Fewer Sales than Q2 2019

### Avg. Sold Price

Average	Low	High
<b>\$1,221,681</b>	\$81,450	\$2,200,000

-18% from Q2 2019

### Avg. SP/LP

Average	Low	High
<b>97%</b>	82%	102%

-2% from Q2 2019

### Avg. Days on Market

Average	Low	High
<b>53</b>	3	293

29 Days More than Q2 2019

### Avg. Price Per Sq. Ft.

Average	Low	High
<b>\$700</b>	\$313	\$1,157

+11% from Q2 2019

# COASTAL LEUCADIA

## Real Estate Market Report

### Coastal Leucadia Homes Currently Active

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Active	Vulcan Avenue	1	1	600	\$128,000	07/03/20
Active	Vulcan Avenue	2	2	800	\$168,000	07/28/20
Active	Vulcan Avenue	2	2	1,200	\$799,000	06/16/20
Active	Nantucket Court	2	2	1,800	\$879,900	04/30/20
Active	Vulcan Avenue	2	2	900	\$1,200,000	05/28/20
Active	Orpheus Avenue	5	4	2,100	\$1,399,900	06/23/20
Active	Tabletop Way	3	3	2,500	\$1,799,998	05/27/20
Active	Bottle Tree Lane	4	3	2,900	\$1,899,000	06/01/20
Active	Halia Court	4	3	3,200	\$1,995,000	06/26/20
Active	Eolus Avenue	5	4	4,700	\$2,600,000	07/30/20
Active	Eolus Avenue	5	4	4,100	\$3,250,000	06/09/20

### Coastal Leucadia Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Nantucket Court	2	2	1,700	\$839,000	06/23/20
Pending	Rockport Court	2	2	1,800	\$874,999	03/24/20
Pending	La Costa Avenue	3	3	3,200	\$1,495,000	07/03/20
Pending	Wilstone Avenue	3	2	1,600	\$1,575,000	07/23/20
Pending	Coral Berry Lane	3	3	2,800	\$1,785,000	05/21/20
Pending	Sheridan Road	4	3	3,900	\$2,775,000	06/01/20
Pending	Sheridan Road	6	5	5,600	\$4,250,000	05/01/20

### Coastal Leucadia Homes Sold In The Last 30 Days

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	1549 N Vulcan Avenue Spc 23	2	1	500	\$95,000	07/30/20
Sold	1802 Hygeia Avenue	4	4	2,915	\$1,950,000	07/28/20
Sold	165 Hillcrest Drive	3	2	2,241	\$1,412,500	07/17/20
Sold	1549 N Vulcan Avenue Spc 20	1	1	560	\$84,000	07/16/20
Sold	208 Coral Cove Way	5	4	3,041	\$1,998,000	07/13/20
Sold	142 E Glaucus Street	3	2	1,450	\$1,225,000	07/10/20
Sold	1112 Eolus Avenue	5	5	4,049	\$3,200,000	07/07/20
Sold	1348 Hymettus Avenue	4	3	3,201	\$3,900,000	07/02/20

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