



Caspersen Brothers
& Associates
REAL ESTATE

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COMPASS

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LEARN MORE ABOUT US AT WWW.CASPERSENBROTHERS.COM

Featured Success by The Caspersen Brothers

3445 CAMINO ALEGRE

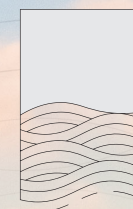
4 BEDS | 2.5 BATHS | 2,627 SQ.FT. | LISTED FOR \$1,289,000



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



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ENCINITAS RANCH

Real Estate Market Report | July 2020

COMPASS



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You can be a digital advocate for the American Red Cross, or transcribe historical documents for The Smithsonian.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

Encinitas Ranch 2nd Quarter Review

Joe and Jane,

This statistical analysis represents the current market trends during the second quarter in **Encinitas Ranch**. 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

7

3 Fewer Sales than Q2 2019

Avg. Sold Price



Average

\$1,528,429

Low

\$1,095,000

High

\$2,100,000

+18% from Q2 2019

Avg. SP/LP



Average

93%

Low

98%

High

98%

-4 from Q2 2019

Avg. Days on Market



Average

15

Low

0

High

35

41 Days Fewer than Q2 2019

Avg. Price Per Sq. Ft.



Average

\$418

Low

\$348

High

\$503

Same as Q2 2019

Data based on listings from April 1st to June 30th, 2020 and 2019. Information deemed accurate but not guaranteed.

ENCINITAS RANCH

Real Estate Market Report

Joe and Jane,

Selling a home in **Encinitas Ranch** requires extensive local knowledge, a great marketing plan, and superior negotiation skills. As your Encinitas Ranch specialists, we are uniquely qualified to help you receive top dollar for your home. Call us today to get started!

Encinitas Ranch Homes Currently Active

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Active	Lynwood Drive	5	5	4,900	\$1,888,888	06/15/20
Active	Lynwood Drive	5	4	5,100	\$1,999,000	07/08/20

Encinitas Ranch Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Ranch Road	3	2	2,000	\$1,125,000	05/30/20
Pending	Fairway Vista	3	2	2,100	\$1,259,000	07/02/20
Pending	Paloma Court	5	4	3,400	\$1,349,500	07/08/20
Pending	Samuel Court	4	3	3,200	\$1,395,000	05/22/20
Pending	Brae Mar Court	4	3	3,200	\$1,449,000	05/27/20
Pending	Brae Mar Court	5	4	3,300	\$1,499,000	05/07/20
Pending	Lynwood Drive	5	5	5,400	\$1,749,000	04/20/20

Encinitas Ranch Homes Sold In The Last 30 Days

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	1452 Ranch Road	3	2	2,114	\$1,230,000	07/15/20

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