



Caspersen Brothers  
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REAL ESTATE

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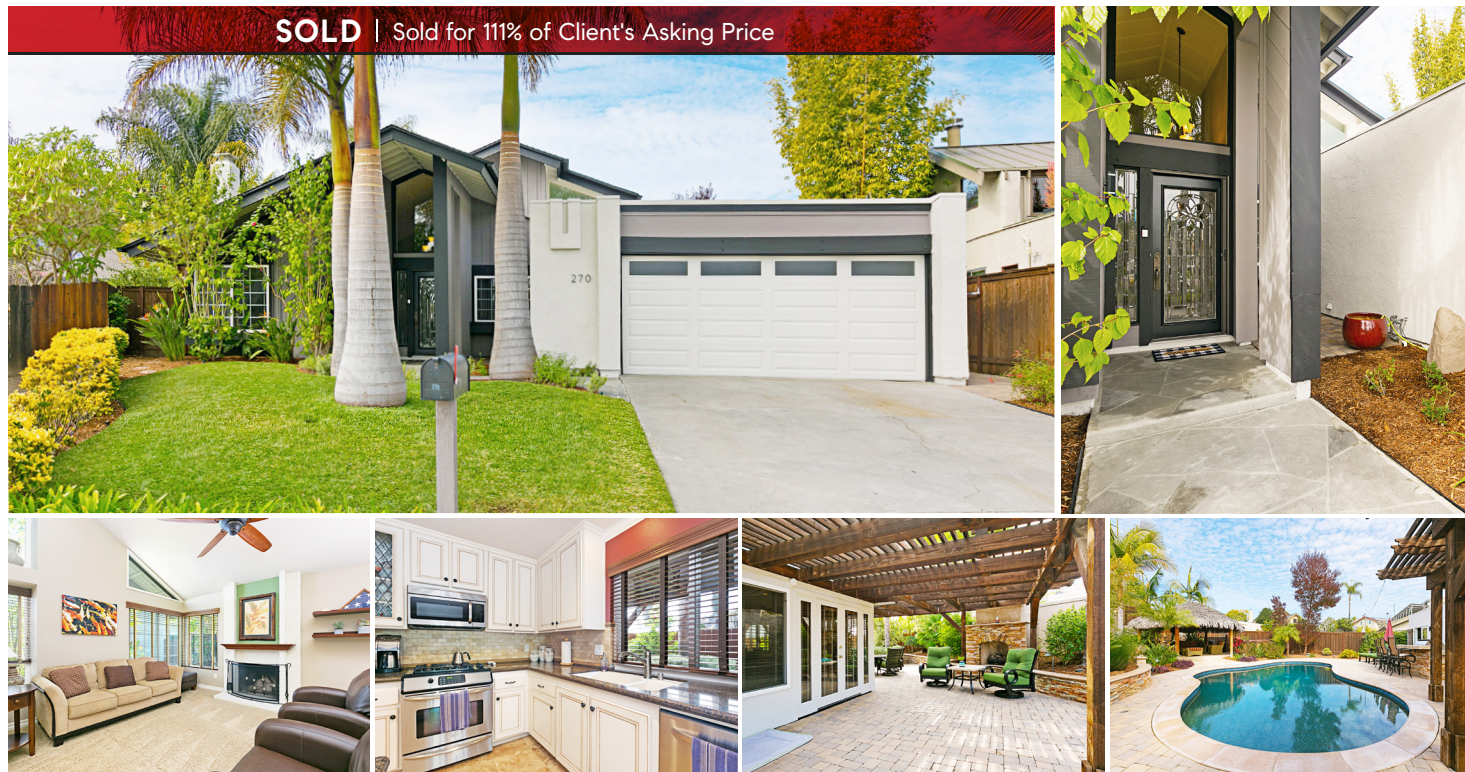
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COMPASS  
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## Recent Success by The Caspersen Brothers

Seems like you'd want the best marketer, negotiator and project manager when it comes to such an important asset like your home. We have the influence and ability to get exceptional results. If or when the time comes, we'd love to be of service.



**SOLD** | Sold for 111% of Client's Asking Price

**270 SHARP PLACE** | 4 BEDS | 2 BATHS | 1,830 SQ. FT. | SOLD FOR \$1,101,270



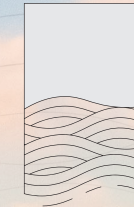
PENDING

**1722 MACKINNON AVENUE**  
LISTED FOR \$1,299,000



PENDING

**1386 NIGHTSHADE ROAD**  
LISTED FOR \$1,099,000



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# ENCINITAS RANCH

Real Estate Market Report | June 2020  
COMPASS





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TheCaspersenBrothers CaspersenBrothers

## Accessing Your Home Needs During Quarantine

Joe and Jane,

Staying at home has put things into perspective—including home itself. You may be feeling cramped by a lack of square footage. Maybe you want a bigger and better kitchen. Maybe you want a spare room for workouts or homeschooling. Whatever your reasons, you may be surprised to hear that homes are indeed being listed, sellers are selling and buyers are buying. Now, more than ever, we understand how important home is — and we want to help find what's most essential to you and your family to feel comfortable. We're currently doing everything possible to minimize health risks for our clients while, as always, maximizing their results.



### Encinitas Ranch Homes Currently Active

| STATUS | STREET NAME    | BEDS | BATHS | EST. SQUARE FEET* | LIST PRICE  | LIST DATE |
|--------|----------------|------|-------|-------------------|-------------|-----------|
| Active | Ranch Road     | 3    | 2     | 2,000             | \$1,200,000 | 05/30/20  |
| Active | Ranch Road     | 3    | 2     | 2,100             | \$1,290,000 | 04/16/20  |
| Active | Samuel Court   | 4    | 3     | 3,200             | \$1,395,000 | 05/22/20  |
| Active | Brae Mar Court | 4    | 3     | 3,200             | \$1,499,000 | 05/27/20  |
| Active | Lynwood Drive  | 5    | 5     | 5,400             | \$1,749,000 | 04/20/20  |
| Active | Ravean Court   | 5    | 4     | 5,000             | \$1,825,000 | 05/30/20  |

### Encinitas Ranch Homes Currently Pending

| STATUS  | STREET NAME   | BEDS | BATHS | EST. SQUARE FEET* | LIST PRICE  | LIST DATE |
|---------|---------------|------|-------|-------------------|-------------|-----------|
| Pending | Cascadia Lane | 5    | 4     | 4,300             | \$1,699,000 | 04/13/20  |

### Encinitas Ranch Homes Sold In The Past 6 Months

| STATUS | ADDRESS             | BEDS | BATHS | EST. SQUARE FEET | SOLD PRICE  | SOLD DATE |
|--------|---------------------|------|-------|------------------|-------------|-----------|
| Sold   | 1156 Hampton Court  | 4    | 2     | 2,578            | \$1,095,000 | 05/26/20  |
| Sold   | 667 Lynwood Drive   | 5    | 5     | 4,888            | \$1,700,000 | 05/11/20  |
| Sold   | 620 Shasta Drive    | 5    | 4     | 4,543            | \$1,825,000 | 04/14/20  |
| Sold   | 1193 Alexandra Lane | 3    | 2     | 2,578            | \$1,230,000 | 04/14/20  |
| Sold   | 572 Lynwood Drive   | 5    | 5     | 5,388            | \$2,100,000 | 04/09/20  |
| Sold   | 1111 Alexandra Lane | 3    | 2     | 2,186            | \$1,099,000 | 04/02/20  |
| Sold   | 1355 Ravean Court   | 4    | 2     | 3,125            | \$2,140,000 | 03/30/20  |
| Sold   | 1465 Spyglass Court | 5    | 4     | 4,294            | \$1,725,000 | 03/25/20  |
| Sold   | 1142 Hampton Court  | 5    | 3     | 2,385            | \$1,100,000 | 03/09/20  |
| Sold   | 1335 Ravean Court   | 4    | 4     | 5,401            | \$2,050,000 | 01/09/20  |

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