



**Caspersen Brothers**  
 & Associates  
 REAL ESTATE

Pete Caspersen | Broker Associate/Founding Agent  
**619.807.3423**  
**peter.caspersen@compass.com**  
 DRE# 01772876

Mark Caspersen | Estates Dir./Founding Agent  
**858.215.4001**  
**mark.caspersen@compass.com**  
 DRE# 01857725

**COMPASS**  
 Broker #01527365  
 1953 San Elijo Avenue  
 Cardiff, CA 92007



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

## Featured Listings by The Caspersen Brothers

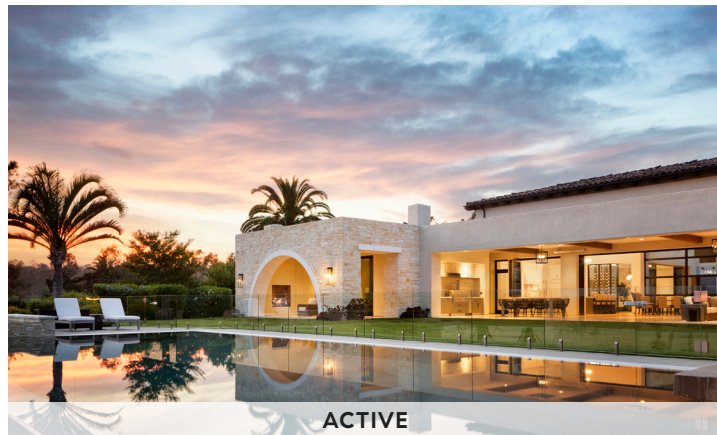
Seems like you'd want the best marketer, negotiator and project manager when it comes to such an important asset like your home. We have the influence and ability to get exceptional results. If or when the time comes, we'd love to be of service.



ACTIVE

### 2196 CAMINO ROBLEDO

5 BEDS | 5 BATHS | 3,328 SQ.FT.  
 LISTED FOR \$1,389,000



ACTIVE

### 16568 LA GRACIA

5 BEDS | 7 BATHS | 8,251 SQ.FT.  
 LISTED FOR \$11,495,000



PENDING

### 938 DORIS DRIVE

4 BEDS | 2 BATHS | 1,618 SQ.FT.  
 LISTED FOR \$1,239,000



PENDING

### 182 HILLCREST DRIVE

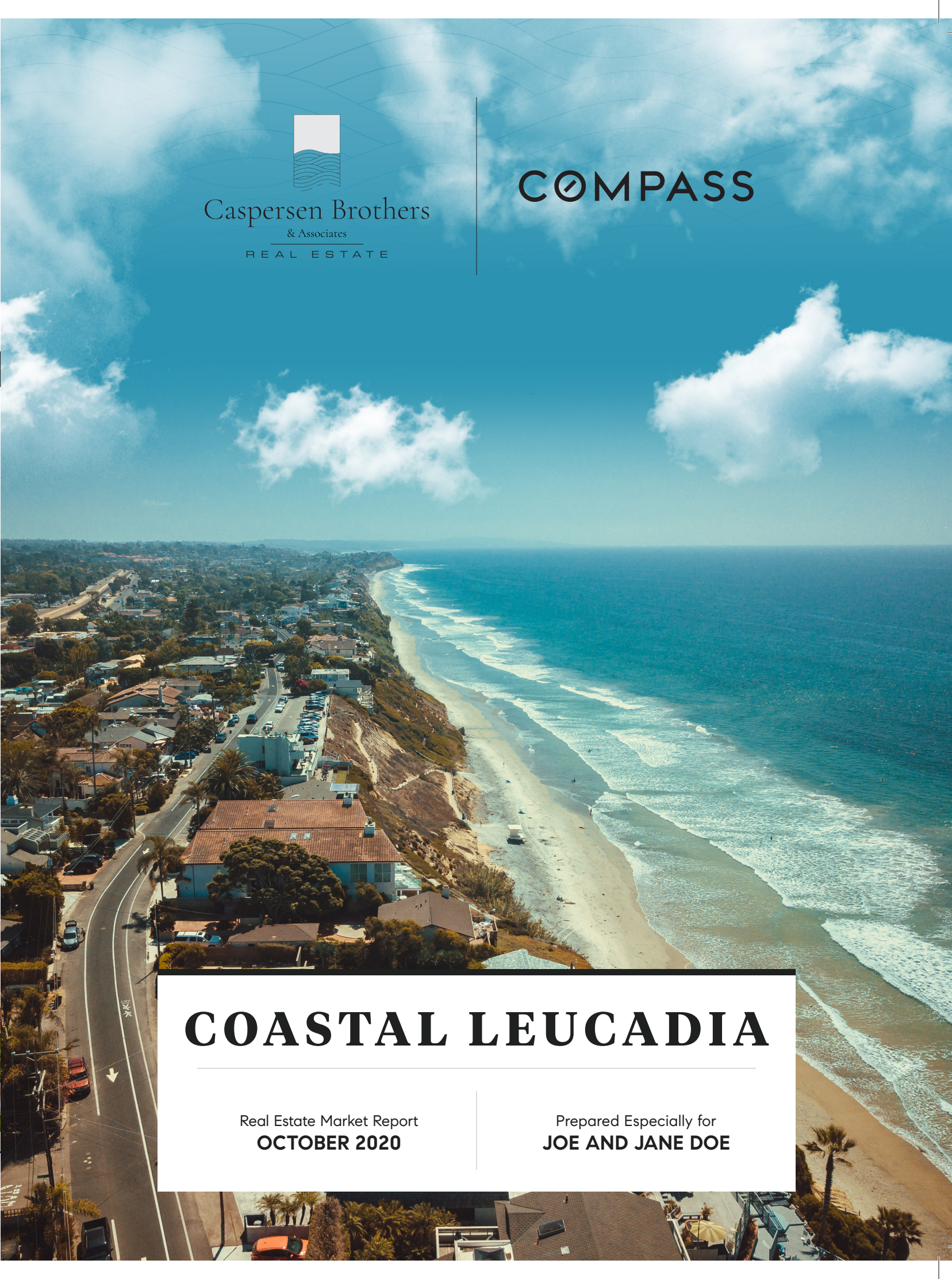
2 BEDS | 2 BATHS | 1,381 SQ.FT.  
 LISTED FOR \$1,549,000



JUST SOLD FOR 102% OF ASKING PRICE

### 1837 AVENIDA MIMOSA

4 BEDS | 3 BATHS | 2,355 SQ.FT.  
 SOLD FOR \$1,300,000



# COASTAL LEUCADIA

Real Estate Market Report  
**OCTOBER 2020**

Prepared Especially for  
**JOE AND JANE DOE**





Pete Caspersen  
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CaspersenBrothers



# COASTAL LEUCADIA

Real Estate Market Report

## COASTAL LEUCADIA

This statistical analysis represents the current market trends during the third 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 to discuss the possibilities.

### Third Quarter Review

**16**  
Total Sales  
In Q3 2020

3 Fewer Sales than Q3 2019

Avg. Sold Price/List Price Ratio

**97%**

-2% from Q3 2019

Avg. Price Per Sq. Ft.

**\$680**

+2% from Q3 2019

Avg. Days On Market

**57**

32 Days Slower than Q3 2019

Avg. Sold Price

**\$1,768,468**

+18% from Q3 2019

Data based on listings from CRMLS from July 1<sup>st</sup> to September 30<sup>th</sup> 2019 and 2020. Information deemed accurate but not guaranteed.

### THERE'S NOTHING LIKE A HAPPY CLIENT

"Pete and Mark are truly exceptional real estate professionals. They guided us through the sale of an investment property. They are experts at their craft, work incredibly hard, are responsive, and highly consultative. It's hard to imagine the sale of our investment property going any more smoothly. Our target sale price felt like an aspiration but Pete and Mark made it a reality. They've built a top notch team of professionals (staging, administration, repairs, etc.) around them that made everything smooth and easy, all during a turbulent pandemic. We simply can not say enough about the quality of their work and highly recommend them."

— FIVE-STAR ZILLOW REVIEW

#### Coastal Leucadia Homes Currently Active

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Active	Stonesteps Way	3	3.0	2,700	\$2,190,000	10/13/20
Active	Hygeia Avenue	5	4.0	3,900	\$2,495,000	09/27/20
Active	Eolus Avenue	5	4.0	4,700	\$2,500,000	07/30/20
Active	Paxton Way	4	5.5	4,400	\$2,799,000	08/09/20
Active	La Costa Avenue	5	5.5	4,100	\$3,500,000	08/05/20

#### Coastal Leucadia Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Hygeia Avenue	3	3.5	1,500	\$979,000	09/09/20
Pending	N Vulcan Avenue	3	2	900	\$1,088,000	05/28/20
Pending	Eolus Avenue	3	2.5	1,100	\$1,389,000	08/08/20
Pending	Bottle Tree Lane	5	4.5	2,900	\$1,799,000	09/01/20
Pending	Hillcrest Drive	4	3	2,400	\$1,999,900	08/10/20
Pending	Eolus Avenue	5	5.5	4,100	\$3,250,000	06/09/20
Pending	E Glaucus Street	5	4.5	2,400	\$3,300,000	09/03/20
Pending	Sheridan Road	7	6.5	5,600	\$3,995,000	08/31/20

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

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	1149 N Vulcan Avenue #3	2	3.5	1,249	\$755,000	10/01/20
Sold	939 Hygeia Avenue	3	3.5	1,554	\$965,000	09/24/20

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