



Caspersen Brothers
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 REAL ESTATE

COMPASS
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Featured Listings by The Caspersen Brothers

JOE AND JANE,

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.



JUST SOLD



16568 LA GRACIA

5 BEDS | 7 BATHS | 8,251 SQ.FT. | **SOLD FOR \$10,850,000**



ACTIVE

525 FORD AVENUE

4 BEDS | 5.5 BATHS | 4,025 SQ.FT. | LISTED FOR \$2,800,000
525FORD.COM



ACTIVE

223 VIA VILLENA

4 BEDS | 2.5 BATHS | 2,767 SQ. FT. | LISTED FOR \$1,295,000
223VIAVILLENA.COM



PENDING

444 DUNSMORE COURT

4 BEDS | 2 BATHS | 1,852 SQ.FT. | LISTED FOR \$1,199,000

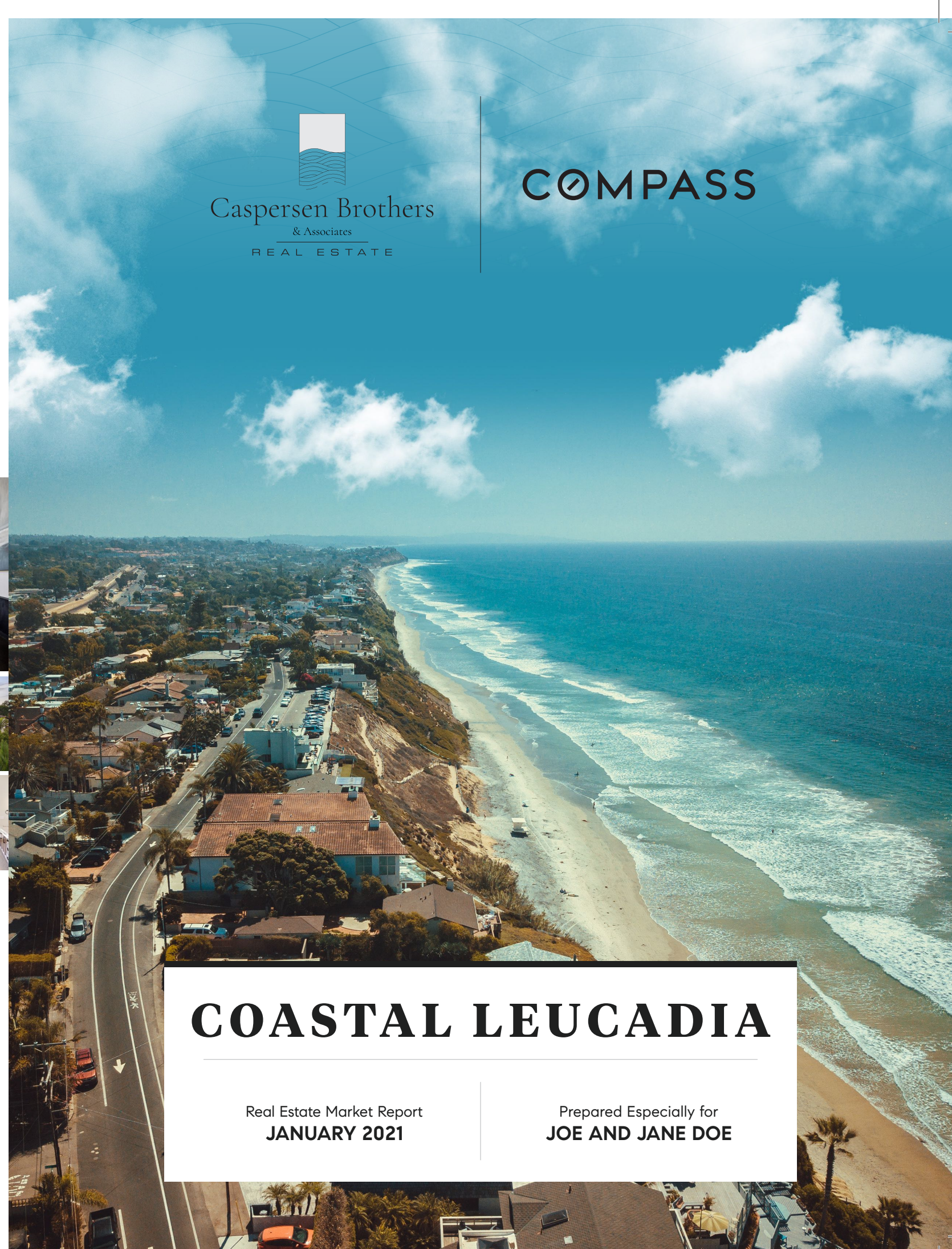


SOLD

7045 SURFBIRD CIRCLE

3 BEDS | 2.5 BATHS | 1,705 SQ.FT. | **SOLD FOR \$879,000**

Sold for 100% of Asking Price in 1 Week!



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COASTAL LEUCADIA

Real Estate Market Report
JANUARY 2021

Prepared Especially for
JOE AND JANE DOE



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CaspersenBrothers



COASTAL LEUCADIA

Real Estate Market Report

Joe and Jane,

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



Coastal Leucadia

4TH QUARTER REVIEW

John and Jane,

The Coastal Leucadia real estate market remained remarkably strong throughout an otherwise fraught year. As a whole, homes continued to appreciate and demand remained. Encinitas real estate has been and will likely continue to be a solid investment. If you have been thinking about buying or selling, now might be the time to make a move.

Call us today at 619.807.3423 or 858.215.4001 to find out how we can help you maximize your home's selling potential!



Coastal Leucadia Homes Currently Active

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Active	Stonesteps Way	4	3.0	2,700	\$2,150,000	01/09/21
Active	Pearce Grove Drive	4	3.5	3,200	\$2,499,000	01/07/21
Active	Paxton Way	4	4.5	4,400	\$2,795,000	12/31/20
Active	Eolus Avenue	5	3.5	3,400	\$4,649,000	01/11/21

Coastal Leucadia Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Orpheus Avenue	3	1.0	1,200	\$1,099,900	10/22/20

Coastal Leucadia Homes Sold In The Last 30 Days

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	1223 N Vulcan Avenue	3	2	944	\$950,000	01/08/21
Sold	1204 Hygeia Avenue #6	3	2.5	1,591	\$936,000	12/28/20

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Total Sales In Q4 2020

8 More Sales than Q4 2019

97%

Avg. Sold Price/List Price Ratio

+1% More than Q4 2019

24

Avg. Days on Market

27 Days Faster than Q4 2019

\$2,234,416

Avg. Sold Price

+14% More than Q4 2019

\$848

Avg. Sold Price per Sq. Ft.

+44% More than Q4 2019

Data based on listings from CRMLS from October 1st to December 31st 2019 and 2020. Information deemed accurate but not guaranteed.

THERE'S NOTHING LIKE A HAPPY CLIENT

"Pete and his brother Mark helped us locate and buy our first home in Encinitas and we couldn't have been happier with our experience with them. Not only are they personable, relatable and fun to work with, they were also complete professionals from start to finish. They proactively provided us with listings, actively listened to our feedback and adjusted the search, were incredibly responsive throughout the process and were valuable assets to have in our corner during the negotiating process. We loved how they would offer their opinions and insight when asked,

but were neither pushy nor overly vocal with their own thoughts. We really felt like they took the time to understand our wants and needs and were committed to getting us in the right home for us. We also found them to have valuable contacts throughout every step of the lending/inspection/buying/moving-in process and appreciated all of their trusted recommendations in those fields. They provided so many wonderful personal touches and we hope to be friends and clients of there's for years to come. Thank you, Pete and Mark!"

-C. CASTER,
2020 CLIENT