



Caspersen Brothers
 & Associates
 REAL ESTATE

COMPASS
 Broker #01527365
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 Cardiff, CA 92007

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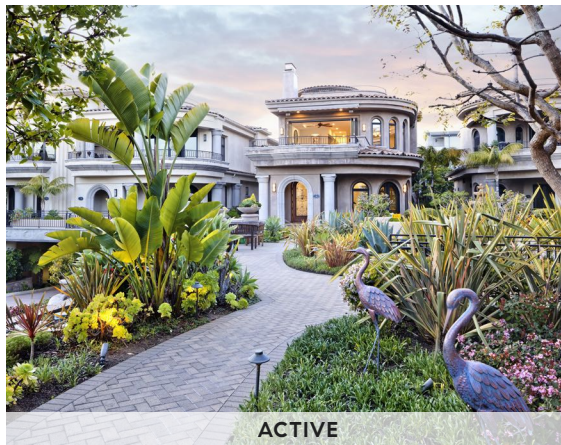
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Learn more about us at www.CaspersenBrothers.com

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.



ACTIVE

242 DATE AVENUE

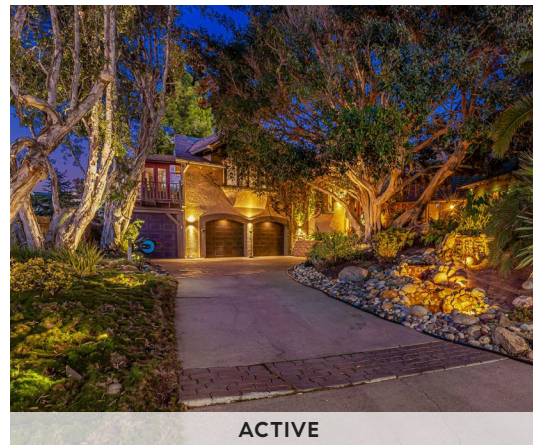
4 BEDS | 5 BATHS | 3,258 SQ.FT.
LISTED FOR \$3,249,000



ACTIVE

525 FORD AVENUE

4 BEDS | 5.5 BATHS | 4,025 SQ.FT.
LISTED FOR \$2,650,000



ACTIVE

2014 14TH STREET

6 BEDS | 4.5 BATHS | 5,563 SQ.FT.
LISTED FOR \$2,599,000



IN ESCROW IN JUST FIVE DAYS!

15878 BASS LANE

4 BEDS | 3.5 BATHS | 2,537 SQ.FT.
LISTED FOR \$1,349,000



JUST SOLD FOR \$115K OVER ASKING PRICE!

2579 ARNOTT STREET

4 BEDS | 2.5 BATHS | 1,702 SQ.FT.
SOLD FOR \$1,310,000



JUST SOLD IN ONE WEEK!

573 S. SIERRA AVENUE #8

2 BEDS | 2.5 BATHS | 1,375 SQ.FT.
SOLD FOR \$995,000




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ENCINITAS RANCH

Real Estate Market Report
APRIL 2021

Prepared Especially for
JOE AND JANE DOE

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ENCINITAS RANCH

Real Estate Market Report

ENCINITAS RANCH

John and Jane,

The **Encinitas Ranch** real estate market remained remarkably strong throughout an otherwise fraught year. While some areas did fair better than others, as a whole, homes appreciated at record levels and demand remained high.

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 **858.215.4001** or **619.807.3423** find out how we can help you maximize your home's selling potential!

First Quarter Review of Homes Sold



Total Sales in Q1 2021

6

2 More Sales than Q1 2020



Avg. Sold Price/List Price

107%

+9% More than Q1 2020



Avg. Sold Price per Sq. Ft.

\$456

Low: \$406 · High: \$540

-5% Less than Q1 2020



Avg. Sold Price

\$2,023,500

Low: \$1,515,000 · High: \$3,250,000

+15% from Q1 2020



Avg. Days on Market

41

Low: 15 · High: 61

27 Days Slower than Q1 2020

Data based on listings from SFARMLS from January 1st to March 31st 2020 and 2021. Information deemed accurate but not guaranteed.

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	Ranch Road	4	2.5	2,100	\$1,750,000	04/07/21
Active	Verbena Court	5	4.5	3,400	\$2,100,000	03/23/21
Active	Ravean Court	5	5.5	5,900	\$2,994,000	03/22/21

Encinitas Ranch Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Rihely Place	5	4.5	3,300	\$1,625,000	03/01/21
Pending	Cypress Hills	4	3.5	3,800	\$2,100,000	02/19/21
Pending	Heritage Lane	5	4.5	3,900	\$2,300,000	03/25/21
Pending	Lynwood Drive	5	5.5	5,400	\$2,600,000	03/01/21
Pending	Ravean Court	5	4.5	5,000	\$3,000,000	04/12/21

There Were No Encinitas Ranch Homes Sold in the Last 30 Days

When the time comes to buy or sell, or if you have any real estate questions, please consider giving us a call.