



**Caspersen Brothers**  
 & Associates  
 REAL ESTATE

**COMPASS**  
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Learn more about us at [www.CaspersenBrothers.com](http://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.



JUST LISTED

### 1809 GWYNN DRIVE

4 BEDS | 4.5 BATHS | 4,386 SQ.FT. | LISTED FOR \$3,599,000



IN ESCROW

### 242 DATE AVENUE

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



IN ESCROW · REP. BUYER

### 2748 RICH LYNN RIDGE

4 BEDS | 4 BATHS | 3,580 SQ. FT.  
LISTED FOR \$1,600,000



JUST SOLD · REP. BUYER

### 436 BRENNA COURT

4 BEDS | 2.5 BATHS | 2,358 SQ. FT.  
SOLD FOR \$1,730,000



SOLD IN 5 DAYS FOR \$251K OVER ASKING PRICE!

### 15878 BASS LANE

4 BEDS | 3.5 BATHS | 2,537 SQ.FT.  
SOLD FOR \$1,600,000



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# ENCINITAS RANCH

Real Estate Market Report  
MAY 2021

Prepared Especially for  
JOE AND JANE DOE



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## Upcoming Events in Your Area

**Joe and Jane,**

Another gorgeous Southern California summer is approaching and things are slowly continuing to open up.

We always love engaging in a variety of activities around our community, but this season will be even sweeter. Here are just a few fun events coming up. Scan the QR Codes below for more information!



### MAMBO + MUSIC OUTDOOR WORKSHOP

Saturday, June 5<sup>th</sup>  
3:00 PM - 6:30 PM  
\$14 - \$30 Per Person

Encinitas Community Park  
425 Santa Fe Drive  
Encinitas, CA 92024



### LIVE MUSIC AT THE ROXY

Every Thursday Night  
See event calendar for  
scheduled artists and show times.

Roxy Encinitas  
517 S Coast Hwy 101  
Encinitas, CA 92024



### LEUCADIA FARMERS MARKET

Every Sunday  
10:00 AM - 2:00 PM

Paul Ecke Central Elementary  
185 Union Street  
Encinitas, CA 92024

**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	Verbena Court	5	4.5	3,400	\$2,100,000	03/23/21
Active	Jensen Court	6	5.5	4,900	\$2,440,000	05/10/21

### Encinitas Ranch Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Ranch Road	4	2.5	2,100	\$1,642,000	04/07/21
Pending	Cascadia Lane	5	4.5	3,400	\$2,149,000	04/08/21
Pending	Ravean Court	3	2.5	3,100	\$2,375,000	04/30/21
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.

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