

Caspersen Group REAL ESTATE

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Learn more about us at www.CaspersenGroup.com

Featured Success by The Caspersen Group

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.



IN ESCROW IN 1 DAY FOR OVER ASKING PRICE

6531 MIMULUS

6 BEDS | 7 BATHS | 5,145 SQ.FT. LISTED FOR \$4,495,000



IN ESCROW IN 1 WEEK FOR OVER ASKING PRICE

1482 RANCHO ENCINITAS

4 BEDS | 3.5 BATHS | 3,358 SQ.FT. LISTED FOR \$1,995,000



JUST SOLD IN 5 DAYS FOR OVER ASKING PRICE

1809 GWYNN DRIVE

4 BEDS | 4.5 BATHS | 4,386 SQ.FT. SOLD FOR \$3,625,000



901 CHANNEL ISLAND DRIVE

5 BEDS | 5 BATHS | 3,502 SQ.FT. SOLD FOR \$3,500,000



JUST SOLD FOR \$105K OVER ASKING PRICE

2014 14TH STREET

6 BEDS | 4.5 BATHS | 5,563 SQ.FT. SOLD FOR \$2,300,000



JUST SOLD PRE-MARKET

910 SUMMER HOLLY LANE

4 BEDS | 3 BATHS | 2,706 SQ.FT. SOLD FOR \$1,700,000



COMPASS

ENCINITAS RANCH

Real Estate Market Report **JULY 2021**

Prepared Especially for **JOE AND JANE DOE**



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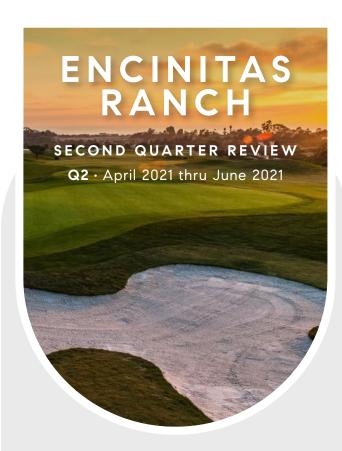
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JOHN AND JANE,

This statistical analysis represents the current market trends during the second quarter in Encinitas Ranch.

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.



TOTAL SALES

4

→ 3 LESS SALES THAN Q2 2020



AVG. SOLD PRICE

\$2,162,500

↑ 41% MORE THAN Q2 2020



AVG. SP/LP RATIO

104%

↑ 11% MORE THAN Q2 2020



AVG. DAYS ON MARKET

20

↑ 5 DAYS SLOWER THAN Q2 2020



AVG. PRICE PER SQ.FT.

\$608

↑ 45% MORE THAN Q2 2020

Sources: InfoSparks. Reflects data from SFARMLS from April 1st through June 30th, 2021 in Noe Valley.

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 | Fairway Vista | 4 | 2.5 | 2,100 | \$1,485,000 | 07/10/21 |
| Active | Rihely Place | 4 | 3.5 | 3,400 | \$1,899,000 | 06/06/21 |
| Active | Jensen Court | 4 | 4.5 | 4,900 | \$2,990,000 | 06/18/21 |

| | Encinitas Ranch Homes Currently Pending | | | | | | |
|---------|---|------|-------|-------------------|-------------|-----------|--|
| STATUS | STREET NAME | BEDS | BATHS | EST. SQUARE FEET* | LIST PRICE | LIST DATE | |
| Pending | Alexandra Lane | 3 | 2.5 | 2,200 | \$1,598,000 | 06/22/21 | |
| Pending | Rainey Court | 3 | 2.5 | 2,500 | \$1,750,000 | 05/28/21 | |
| Pending | Cypress Hills Drive | 5 | 4.5 | 3,300 | \$2,199,000 | 05/28/21 | |
| Pending | Paloma Court | 5 | 4.5 | 3,400 | \$2,269,000 | 07/01/21 | |
| Pending | Alex Way | 5 | 4.5 | 3,300 | \$2,495,000 | 06/04/21 | |

| | Encinitas Ranch Homes Sold In The Last 30 Days | | | | | |
|--------|--|------|-------|------------------|-------------|-----------|
| STATUS | ADDRESS | BEDS | BATHS | EST. SQUARE FEET | SOLD PRICE | SOLD DATE |
| Sold | 1446 Ranch Road | 4 | 2.5 | 2,500 | \$1,825,000 | 06/29/21 |
| Sold | 630 Shasta Drive | 4 | 4.5 | 3,893 | \$2,175,000 | 06/28/21 |
| Sold | 545 Verbena Ct | 5 | 4.5 | 3,416 | \$2,200,000 | 06/21/21 |
| Sold | 844 Jensen Court | 6 | 5.5 | 4,909 | \$2,450,000 | 06/18/21 |

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Represented by Caspersen Group. III (**)