



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



JUST SOLD PRE-MARKET

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




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ENCINITAS RANCH

Real Estate Market Report
JULY 2021

Prepared Especially for
JOE AND JANE DOE

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ENCINITAS RANCH

Real Estate Market Report

ENCINITAS RANCH

SECOND QUARTER REVIEW

Q2 · April 2021 thru June 2021

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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