



Caspersen Group  
REAL ESTATE

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Learn more about us at [www.CaspersenGroup.com](http://www.CaspersenGroup.com)

## Featured Listings 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.

15+ ACRE LOT

ACTIVE

**3485 LONE JACK ROAD**

4 BD | 3 BA | 3,000 SQ.FT.

LISTED FOR \$4,995,000

REP. BUYER & SELLER

JUST SOLD FOR \$1.17M OVER ASKING PRICE!

**253 B STREET**

3 BD | 2 BA | 1,873 SQ.FT.

SOLD FOR \$3,523,000

JUST SOLD

**1126 ALEXANDRA LANE**

4 BD | 4 BA | 2,578 SQ.FT.

SOLD FOR \$1,599,250

JUST SOLD - REPRESENTED BUYER

**1668 OLMEDA STREET**

5 BD | 2.5 BA | 2,285 SQ.FT.

SOLD FOR \$1,400,000

# ENCINITAS RANCH

Real Estate Market Report  
**OCTOBER 2021**

Prepared Especially for  
**JOE AND JANE DOE**





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ENCINITAS RANCH

Real Estate Market Report

As Home Equity Rises,  
So Does Your Wealth!

Homeownership is still a crucial part of the American dream. For those people who own a home (and those looking to buy one), it's clear that being a homeowner has considerable benefits both emotionally and financially. In addition to long-term stability, buying a home is one of the best ways to increase your net worth. This boost to your wealth comes in the form of equity.

Equity is the difference between what you owe on the home and its market value based on factors like price appreciation.

The best thing about equity is that it often grows without you even realizing it, especially in a sellers' market like we're in now. In today's real estate market, the combination of low housing supply and high buyer demand is driving home values up. This is giving homeowners a significant equity boost.

If you're already a homeowner, you likely have more equity in your house than you realize. The numbers in the map below reflect year-over-year growth. If you've been in your home for longer than a year, you'll likely have even more equity than that. That equity can take you places. You can use the equity you've gained to fuel your next move, achieve other life goals, and more.

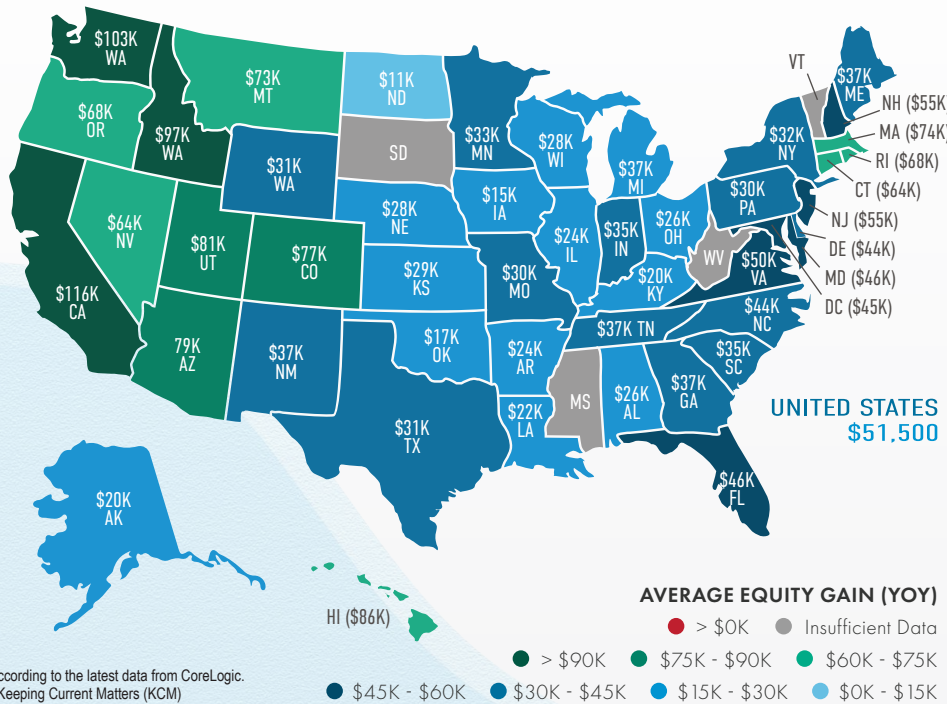
On the other hand, if you haven't purchased a home yet, understanding equity can help you realize why homeownership is a worthwhile goal. Homeowners across the nation gained an average of over \$50,000 in equity this year. Don't miss out on this chance to grow your net worth.

If you want to learn more, contact us today. We look forward to becoming your trusted advisor, helping you to understand where home prices are today, how they contribute to a homeowner's net worth, and the impact equity can have when you own a home.

The amount of equity homeowners have has continued to grow as home values appreciate.\*

Some key takeaways:

- THE AVERAGE CALIFORNIA HOMEOWNER GAINED **\$116,000** IN EQUITY OVER THE PAST YEAR
- THERE WAS A **29.3% INCREASE** IN NATIONAL HOMEOWNER EQUITY YEAR OVER YEAR



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	2,116	\$1,620,000	10/15/21
Active	Quail Gardens	N/A	N/A	396	\$1,650,000	09/29/21
Active	Jensen Court	4	4.5	4,873	\$3,150,000	10/12/21
Active	Lynwood Drive	5	5.5	5,500	\$3,600,000	07/04/21

Encinitas Ranch Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Jensen Court	5	4.5	4,300	\$2,899,999	09/26/21

Encinitas Ranch Homes Sold In The Last 30 Days

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	519 Samuel Court	5	5.5	7,277	\$3,599,000	10/07/21
Sold	1042 Alexandra Lane	3	2.0	1,625	\$1,525,000	10/05/21
Sold	722 Rihely Place	4	3.5	3,400	\$1,899,000	10/05/21
Sold	1126 Alexandra Lane	4	3.5	2,578	\$1,599,250	09/29/21
Sold	1541 Fairway Vista	4	2.5	2,114	\$1,451,000	09/22/21

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