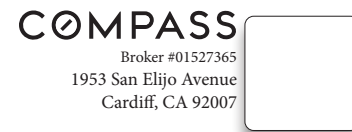




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Learn more about us at www.CaspersenGroup.com

Featured Success by The Caspersen Brothers

253 B STREET

3 BD | 2 BA | 1,873 SQ.FT. | **SOLD FOR \$3,523,000**



This Unique Zoned Residential and Commercial Property Just Sold for Over Asking Price!

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.



COMPASS

ENCINITAS RANCH

Real Estate Market Report
NOVEMBER 2021

Prepared Especially for
JOE AND JANE DOE



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ENCINITAS RANCH

Real Estate Market Report

Numbers Don't Lie *It's Still a Great Time To Sell*

Heading into the end of the year, you may be wondering if it's still a good time to sell your house. Here's what the latest data on single-family home sales in **Encinitas** are telling us:

<p>Housing inventory is lower than last year by 54%</p>	<p>How This Benefits You:</p> <p>When inventory is low, your house is in the spotlight and will get attention from many eager buyers.</p> <p>Higher home prices mean your house may sell for more than you'd expect.</p> <p>A fast sale means you can close this chapter and move on to your next home sooner.</p> <p>You'll likely have several offers to choose from and can pick the one that's best for you.</p>				
<p>Since October 2020, home prices in Encinitas are up 19%</p> <p>Median Home Price</p> <table border="1"> <tr> <td>\$1,529,500</td> <td>\$1,820,000</td> </tr> <tr> <td>Oct. 20</td> <td>Oct. 21</td> </tr> </table>		\$1,529,500	\$1,820,000	Oct. 20	Oct. 21
\$1,529,500		\$1,820,000			
Oct. 20		Oct. 21			
<p>26 Median Days on Market 7 Days Faster than 2020</p>					
<p>3.7 Offers Received on Average by Sellers</p>					

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	Samuel Court	3	2.5	2,400	\$1,595,000	10/11/21

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	\$1,620,000	10/15/21
Pending	Jensen Court	4	4.5	4,900	\$3,150,000	10/12/21
Pending	Paseo De Las Flores	4	4.5	4,300	\$3,395,000	10/18/21
Pending	Lynwood Drive	5	5.5	5,500	\$3,600,000	04/07/21

Encinitas Ranch Homes Sold In The Last 30 Days

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	820 Jensen Court	5	4.5	4,318	\$3,060,000	10/25/21

KIND WORDS FROM A HAPPY CLIENT

"Pete helped us "thread the needle" on our offer and land us the house against 10 other offers. He was a great guide during the transaction and continues to be a great resource after."

— Five-Star Review

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