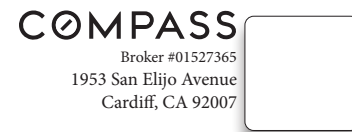




Pete Caspersen
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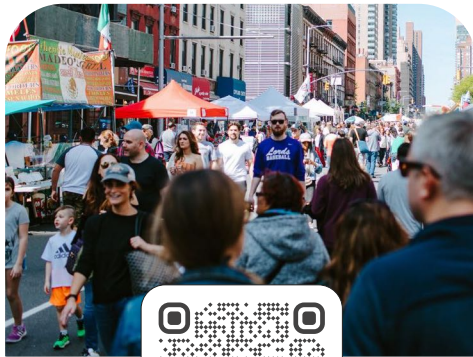


Learn more about us at www.CaspersenGroup.com

SPRING LOCAL EVENTS

There is no doubt an abundance of activities to do around the San Diego area, but if you're looking for some new ideas, then check out the following local events happening this spring!

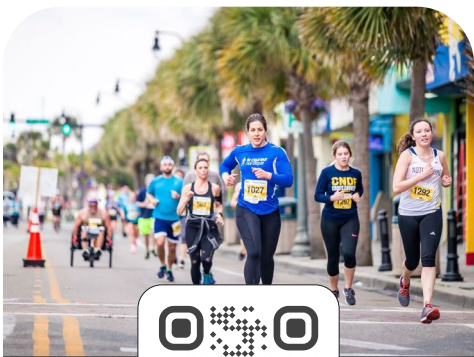
Scan the QR codes below for more information.



ENCINITAS SPRING STREET FAIR

April 9th - 10th
9 AM - 5 PM

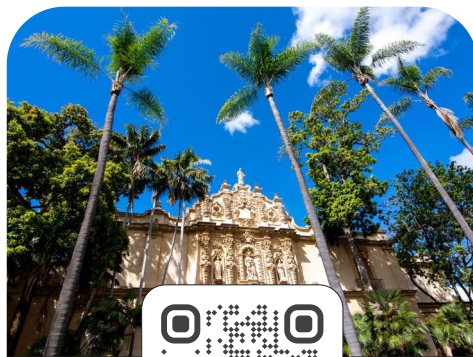
Coast Highway 101
between D St to J St
Encinitas



LA JOLLA HALF MARATHON & 5K

Saturday, April 16th
Starts at 6:30 AM

Del Mar Fairgrounds
2260 Jimmy Durante Blvd
Del Mar, CA 92014



SAN DIEGO EARTH FAIR 2022

Sunday, April 24th
10 AM - 5 PM

Balboa Park
1549 El Prado
San Diego, CA 92101



ENCINITAS RANCH

Real Estate Market Report
MARCH 2022

Prepared Especially for
JOE AND JANE DOE



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CaspersenGroup



ENCINITAS RANCH

Real Estate Market Report

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	Via Zamia	5	6	5,200	\$4,987,000	03/10/22
Active	Samuel Court	3	3.5	2,500	\$1,995,000	03/02/22
Active	Lynwood Drive	4	3.5	4,400	\$3,545,000	01/21/22

Encinitas Ranch Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQUARE FEET*	LIST PRICE	LIST DATE
Pending	Heritage Lane	5	5.5	3,500	\$2,395,000	02/18/22
Pending	Lynwood Drive	6	5.5	4,300	\$2,990,000	01/21/22
Pending	Shasta Drive	4	4.5	3,900	\$2,995,000	02/12/22

Encinitas Ranch Homes Sold In The Last 30 Days

STATUS	ADDRESS	BEDS	BATHS	EST. SQUARE FEET	SOLD PRICE	SOLD DATE
Sold	827 Jensen Court	5	4.5	4,909	\$2,900,000	03/07/22
Sold	819 Jensen Court	4	4.5	4,873	\$2,800,000	03/01/22
Sold	696 Cypress Hills Drive	4	3.5	3,501	\$3,500,000	02/11/22

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SUPPLY & DEMAND IN HOUSING

JOE AND JANE,

Today's housing market is the direct result of low supply and high buyer demand.

HERE'S WHAT THAT MEANS FOR YOU AND YOUR PLANS TO SELL OR BUY.

SELLERS



Know your house will be the center of attention and that it'll likely sell quickly and get multiple offers.

BUYERS



Expect competition, be ready to move fast, and be prepared to submit your strongest offer.

Even with these conditions, more homes sold last year than in any year since 2006.

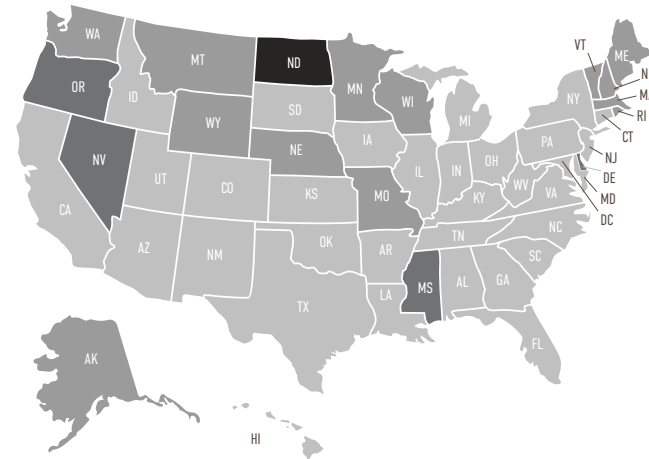
Whether you're a homebuyer, seller, or both, knowledge truly is power. Connect with us to stay on top of current market conditions and help in achieving your real estate goals.

619.807.3423

©Keeping Current Matters

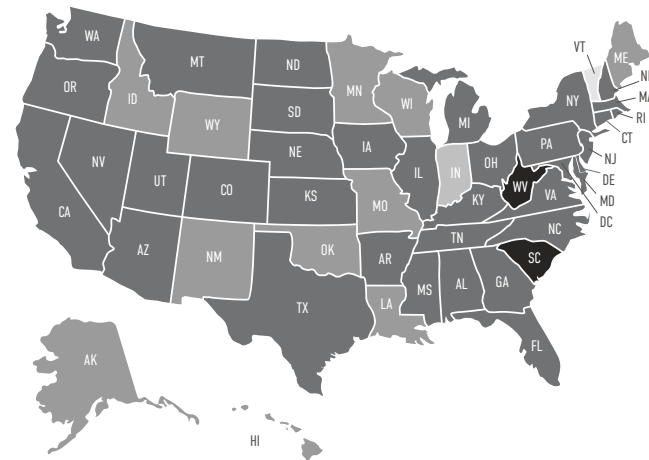
SELLER TRAFFIC

Very Strong Strong Stable Weak Very Weak



BUYER TRAFFIC

Very Strong Strong Stable Weak Very Weak



Client Testimonial

“ Pete helped my wife and I buy our first home in Encinitas. He helped us get up to speed with everything we didn't know (which was a lot) and then helped guide us through a unique market given COVID, supply, and supply chain oddness. He was so great to work with and I don't think we could have had a better person to help us with our home buying journey. 15/10 experience!! ”

- Encinitas Buyer