

# Your Latest Plateau MARKET REPORT



## YOUR COMMUNITY'S CURRENT EVENTS

**August 1st and 8th Live @ThePlateau Summer Concert Series**  
at the Visitor's [www.srpf.org](http://www.srpf.org) No tickets sold at the door.  
A great relaxing event.

**August 1st: Animal Friends of the Valley Poker Run**  
[www.animalfriendsofthevalleys.com](http://www.animalfriendsofthevalleys.com)

**August 1st: 6pm-9pm Grape Stomp Festival at Calleway Winery**  
[www.callewaywinery.com](http://www.callewaywinery.com)

**August 8th and 15th Movies in the Park**  
at Cal Oaks Sports Park starting at 7:45pm the price is right, free!!

**August 8th & 9th Horse Show**  
at the Murrieta Equestrian Park [Murrieta.org](http://Murrieta.org)  
Contact: Michelle Hamilton Call: (951) 461-6111

**August 12th 11:30 am Plateau Ladies Luncheon**  
please bring a donation for Animal Friends of the Valley. Call (951) 696-4540

**August 12th Murrieta School District starts school.**

**August 21st 6p-8p Mother/Son Dance Minute to Win it**  
at the Murrieta Youth Center for info [Murrieta.org](http://Murrieta.org)

### Don't Forget to Support Our Local Farmer's Markets

**Murrieta at the Village Walk Plaza** located near Kalmia and Jefferson  
every Sunday from 9am-1pm

**Old Town Temecula** near 6th and Front Street  
Every Saturday 8:30am to 12:30pm

**Promenade Mall in Temecula** every Wednesday 9am to 1pm



## THANK YOU

*When you list with me, your home is featured on the #1 real estate website, Zillow.*



**SPECIALIZING IN THE TEMECULA & MURRIETA VALLEY  
WITH AN EXPERTISE IN THE LA CRESTA COMMUNITY**

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**ALLISON JAMES**  
ESTATES & HOMES ELITE

 **Zillow**



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## A GENERAL SUMMARY OF CURRENTLY LISTED IN YOUR IMMEDIATE AREA.

List Price Range	# of Homes On Market	Average Days on Market	Average Estimated Living Square Ft.	Median # Bedroom	Average # Bathroom
500k-849k	11	278	3305	3	3
850K-999k	11	320	3622	4	3
1 million-1.299million	17	314	4407	4	4
1.3million-1.4999 mill	12	364	4845	5	4
1.5mill-1.999million	13	513	6273	5	4
2mill-4.5mill	12	400	7395	6	5

## A GENERAL SUMMARY OF RECENTLY CLOSED SALES IN YOUR AREA.

Address	Bed Rooms	Bath Rooms	Est. Sq. Ft.	List Price	List Date	Sold Price	Sold Date	Type of Sale
41050 Avenida La Cresta	4	5	5308	1,000,000	5/05/14	1,000,000	June	Standard
21870 The Trails	4	3	3943	1,075,000	3/18/15	1,065,000	June	Standard
19350 Via Diana	3	5	6253	1,125,000	5/18/15	1,365,000	June	Auction
39570 Avenida La Cresta	4	4	4440	1,295,000	3/21/15	1,280,000	June	Standard
38596 Avenida Bonita	5	4	5649	1,299,999	10/15/14	1,324,999	June	Standard

VACANT LOTS: CURRENTLY 97 LOTS FOR SALE. THERE ARE 4 PENDING SALES.

Address	Lot size	List price	List date	Sold	Type
2 Vista Montana	5.1 Acres	118,500	9/16/14	111,500	Standard
0 Paseo Chaparro	6.9 Acres	285,000	7/22/14	200,000	Standard
40420 Calle Rosita	10 Acres	349,000	2/17/14	325,000	Standard
41120 Avenida La Cresta	10 Acres	395,000	10/31/14	350,000	Standard

**MARKET SUMMARY:** The plateau remains active with 9 properties pending. The properties over one million are starting to move as lending for jumbo loans has gotten more creative. What a month in the global markets. Between Greece, the Chinese stock market, and rising oil prices (again), the global economy has taken a hit. The pundits have varying forecasts for the future but one consistent theme is the prediction that stock and real estate markets will need a correction within the next 1 to 2 years. They predict anywhere between 10-20% so plan accordingly.

**MONTHLY TIP:** August is national curb appeal month...no joke. So what are you doing to make the house more appealing as you drive up? Start to think 24 hours. Day time curb appeal is one thing but night time is important too. Lights along walkways and near the entry door are key. Adding motion sensor lighting is especially important to deter burglary or alert you to critters in the yard. Next, think trim to doors and windows. Adding trim coated with easy care polyurethane products can make doors and windows stand out and give dimension. This can help to make the home appear bigger. Flowers are always very powerful. Even in this drought, there are flowers that do not require a lot of water. Strategically placed window boxes, large decorative pots, and trellis systems add a pleasing sense of color, not to mention fragrance from the flowers. What is the number one home improvement that gets the most return on investment? Drum roll please .....THE FRONT DOOR. It is the first thing guests focus on when approaching your home. An elegant front door with up to date hardware is the best curb appeal improvement of them all.