

# Your Latest Plateau MARKET REPORT



## YOUR COMMUNITY'S CURRENT EVENTS

### August 3rd 6pm - 7pm General Session Board of Directors Meeting

LCPOA Murrieta Fire Station 1 Community Room 41825 Juniper St

### August 6 & 13th Live!@Plateau Summer Concert & Art series

Usually sells out and so worth it. Right in our own backyard. Remember no tickets sold at the door [www.srpf.org](http://www.srpf.org)

### August 6 & 13th Movies in the Park at California Oaks Sports Park

Movies will begin at dusk bring a lawn chair or blanket [Murrieta.org](http://Murrieta.org) or call Laura Frasso - 951-461-6111

### August 10th Murrieta Valley School district back to school

### August 10th 11:30 Santa Rosa Plateau Ladies Luncheon

for more info email [srpladies@hotmail.com](mailto:srpladies@hotmail.com)

### September is California Wine Month go to [www.temeculawines.org](http://www.temeculawines.org) to see events

### September 7th 6pm - 7pm General Session Board of Directors Meeting

LCPOA Murrieta Fire Station 1 Community Room 41825 Juniper St

### September 14th 11:30 am Santa Rosa Plateau Ladies Luncheon

for more info email [srpladies@hotmail.com](mailto:srpladies@hotmail.com)

### September 23rd- September 24th Get Shamrocked

in Murrieta Town Square [www.GetShamrocked.com](http://www.GetShamrocked.com)

### Save the Date:

### Murrieta Rod Run October 14-15th

14th Annual Oak Grove Golf Classic and 9th annual SO-CAL Chef Open October 24th

### 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



## CHECK OUT MY WEB SITE AND FACE BOOK PAGE

Visit [connieburkeproperties.com/community/](http://connieburkeproperties.com/community/) for a list of links of events and community activities.



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

*Constance Burke*

951.219.7108

[connie@cburkerealestate.com](mailto:connie@cburkerealestate.com)

[ConnieBurkeProperties.com](http://ConnieBurkeProperties.com)

CalBRE# 01894022



ALLISON JAMES

ESTATES & HOMES ELITE

 Zillow®



# Your Latest MARKET REPORT



## 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              | 10                   | 188                    | 2585                                | 3                | 3                  |
| 850K-999k              | 14                   | 258                    | 3848                                | 4                | 3                  |
| 1 million-1.299million | 9                    | 318                    | 4307                                | 4                | 4                  |
| 1.3million-1.4999 mill | 14                   | 396                    | 4588                                | 5                | 4                  |
| 1.5mill-1.999million   | 11                   | 424                    | 6350                                | 5                | 4                  |
| 2mill-4.5mill          | 11                   | 392                    | 7464                                | 5                | 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 |
|--------------------------|-----------|------------|--------------|------------|-----------|------------|-----------|--------------|
| 40091 Paseo Chaparro     | 4         | 3          | 2675         | 599,000    | 1/01/16   | 525,000    | May       | Short Sale   |
| 42095 Lorraine Cr        | 3         | 2.5        | 2218         | 649,900    | 9/25/15   | 649,900    | June      | Standard     |
| 42224 Corte Sueno        | 4         | 3.5        | 3559         | 899,000    | 7/09/15   | 749,000    | July      | Standard     |
| 41280 Calle Azul         | 2         | 2          | 2160         | 795,000    | 2/21/16   | 755,000    | May       | Standard     |
| 42085 Lorraine Cl        | 4         | 3          | 3455         | 825,000    | 1/26/16   | 825,000    | May       | Standard     |
| 21200 Avenida De Arboles | 4         | 3          | 3935         | 929,000    | 9/25/15   | 875,000    | June      | Standard     |
| 18444 Calle Huerto       | 5         | 3          | 3328         | 959,000    | 6/13/15   | 860,000    | May       | Standard     |
| 53130 Avenida La Cresta  | 4         | 3.5        | 3943         | 979,000    | 10/9/15   | 895,000    | June      | Standard     |
| 38055 Calle De Lobo      | 4         | 3.5        | 3582         | 989,000    | 10/9/15   | 989,000    | May       | Standard     |
| 21735 The Trails Circle  | 5         | 3.5        | 4430         | 1,095,000  | 2/27/15   | 985,000    | May       | Standard     |
| 43955 Anita St           | 4         | 3          | 2200         | 1,188,888  | 9/19/15   | 1,150,000  | May       | Standard     |
| 20900 Avenida De Arboles | 4         | 3.5        | 5017         | 1,425,000  | 10/11/15  | 1,165,000  | May       | Standard     |

## VACANT LOTS: CURRENTLY 107 LOTS FOR SALE. THERE ARE 5 PENDING SALES

| Address                | Lot size   | List price | List date | Sold    | Type     |
|------------------------|------------|------------|-----------|---------|----------|
| 0 Hombre               | 14.8 acres | 79,000     | 3/25/16   | 68,000  | Standard |
| 41870 Escala           | 4.14 acres | 165,000    | 4/26/16   | 165,000 | Standard |
| 39309 Vista del Bosque | 20.2 acres | 199,000    | 3/23/15   | 165,000 | Standard |
| 0 Avenida De Arboles   | 6 acres    | 309,000    | 2/11/16   | 275,000 | Standard |
| 0 Sierra Maria         | 9.7 acres  | 475,000    | 1/06/16   | 420,000 | Standard |

**MARKET SUMMARY:** Currently, there are 9 pending properties on the plateau. With interest rates at an all time low and the Fed's looking to not make any moves in the next months, we still see movement in the high end market. However, as with any election season, expect to see a slow down until after November. On the upside, international buyers still view California as prime real estate investment.

**MONTHLY TIP:** I get the question "why did my home not sell but my neighbors did?" In custom home areas that have a fair amount of inventory on the market, the properties that sell are the ones that have a unique selling proposition. For example, the property may have a completely high end all hand crafted interior, exceptional equestrian facilities, income producing orchard or vineyard, large acreage, a stunning view or a large guest home. Take a look at your home and figure out what really convinced you to buy it and you will probably come up with the unique aspect that sold you. The best investment you can make is playing up that feature as much as possible. Need advice on how to develop the property for maximum value, I am always available to stop by and help with those best bang for the buck questions when upgrading your home even if you are not planning to sell.

Based on Information from CRMLS &/ or CARETS as of 12/31/2015 & /or other sources. Display of MLS data is deemed reliable but it is not guaranteed accurate by CRMLS and/or CARETS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent. If your home is currently listed, this is not a solicitation for your listing.