

# *Your Latest* *Plateau* MARKET REPORT



## YOUR COMMUNITY'S CURRENT EVENTS

### **Feb 3rd 6pm La Cresta Board of Directors Meeting**

Note the new address Wildomar Senior Center address is  
32325 S Pasadena St, Wildomar, CA 92595.

### **February 7th Super Bowl Sunday**

### **February 10th Santa Rosa Plateau Ladies Luncheon**

11:30am for more info email: [srpladies@hotmail.com](mailto:srpladies@hotmail.com)

### **February 12th-15th President's Day long weekend**

### **February 29th Leap year**

### **Coming up! March 4-5th**

The Temecula Rod Run

### **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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## 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	12	262	2859	4	3
850K-999k	9	312	3682	4	3
1 million-1.299million	16	274	4023	4	4
1.3million-1.4999 mill	10	283	4859	5	4
1.5mill-1.999million	10	412	5971	5	4
2mill-4.5mill	7	286	7281	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
38576 Via Vista Grande	4	3.5	3024	619,900	9/11/15	621,088	Nov	Bank Owned
399000 Calle Bandido	3	3	3475	899,000	6/20/15	850,000	Dec	Standard
39636 Via Caballos	5	4.5	4659	1,199,900	2/11/15	1,150,000	Nov	Standard
20625 Sierra Elena	4	4	4452	1,250,000	4/02/15	1,200,000	Dec	Standard
41302 Avenida Delores	5	5	6651	1,285,000	11/11/14	1,250,000	Nov	Standard
21710 The Trails Cr	5	3.5	5726	1,499,000	4/09/15	1,380,00	Nov	Standard
20200 Avenida De Arboles	9	6	10272	3,200,000	6/01/15	2,750,000	Nov	Standard

VACANT LOTS: CURRENTLY 86 LOTS FOR SALE. THERE ARE 5 PENDING SALE

Address	Lot size	List price	List date	Sold	Type
4 Calle De Corizon	9.97 Acres	199,000	4/10/15	145,000	Standard
0 Via Caballos	10 Acres	595,000	10/20/15	495,000	Standard

**MARKET SUMMARY:** The plateau currently has 5 properties pending. Typically the end of the year is very slow but the plateau saw 7 sales between the months of November and January. A lot in the news about global markets and interest rates. Just a reminder that even with the Feds nudging the rates higher, mortgage rates are currently predicted not to top 4.5% this year according to CNN Money. That is still a historic low rate.

**MONTHLY TIP:** Last year we had Snowmageddon and this year we are supposed to have a huge El Nino. I attended the Town Hall meeting at Bear Creek Fire Station and learned a lot about this phenomenon and how to prepare. Alex Tardy from NOAA stated that the El Nino storms typically start happening in late February and continue in March. These storms are not necessarily large in nature but are continual with not a lot of drying out periods between them. The main take away was be prepared and prevent flooding to your property. Clean out rain gutters, make sure drains are clear of debris and roots, and for non-emergency flooding issues on the streets call (951)955-1230. Riverside County has put together an Emergency Task Force and is trying to improve coordination and response time. CHP had several great tips. Have an emergency kit in your car and make sure your tires are not balding and inflated. In the rain, always drive slower and extend your horizon by looking 5 to 6 cars ahead instead of just focusing in the car in front of you. If hydroplaning, do not slam on your brakes, that tends to make it worse. Last but not least, if it is raining hard do not go out unless you have to. Stock up and have supplies at home. Good plan not only for heavy rain but for earthquakes too. For more information and the links to websites that can help you prepare for these emergencies, go to [connieburkeproperties.com](http://connieburkeproperties.com)