

Your Latest *Plateau* MARKET REPORT



YOUR COMMUNITY'S CURRENT EVENTS

June 1 6pm La Cresta open Board meeting

Fire station #1 on Juniper (951) 695-5325

June 1 6:30pm Tenaja CSD open board meeting

24837 Jefferson (951) 696-5999

June 5 11:30am Tenaja's Annual POA Picnic

43475 Tenaja Rd (951) 696-5999

June 8 11:30am Santa Rosa Plateau Ladies Luncheon

38699 Calle La Salida (951) 698-4181

June 30 8:30am Public Hearing for Water Service Charges

Rancho Water District 42135 Winchester Rd | ranchwater.com

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

Save The Date:

July 4 Plateau 4th of July Parade and BBQ

**July 9, 16, 23, 30 Santa Rosa Plateau Foundation Art Show
and Concert Series**

SRPF.org Don't miss these they are so much fun.



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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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	9	216	3003	4	3
850K-999k	9	228	3983	4	3
1 million-1.299million	11	302	4336	4	4
1.3million-1.4999 mill	15	376	5180	5	4
1.5mill-1.999million	13	493	6214	5	4
2mill-4.5mill	15	404	7670	6	6

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
18280 Marbrise Abanita	4	3	2668	699,000	12/07/15	685,000	April	Standard
37937 Calle Amigo	3	3	3122	989,000	4/17/15	850,000	April	Standard
39065 Avenida Bonite	4	3.5	3915	1,000,000	3/01/16	850,000	April	Standard
36011 Calee De Lobo	4	4.5	5028	1,099,000	11/05/15	1,051,000	April	Standard

VACANT LOTS: CURRENTLY 99 LOTS FOR SALE. THERE ARE 3 PENDING SALES AND 0 SALES FOR APRIL

MARKET SUMMARY: Currently, there are 15 pending properties on the plateau. Hopefully, we can keep up the momentum. The feds are talking interest rates again but I do not foresee a huge jump. Economically, we are still not to a point where we can tolerate it. Even if it nudges up a bit, we are still at historical lows. Also, banks are creating more jumbo loan programs for those with excellent credit which helps out our area. Remember, we are still an undiscovered gem in Southern California so please tell a friend about the beautiful area you live in.

MONTHLY TIP: With the summer months fast approaching, it is time to think about home security especially if you have vacations planned. First is your front door. Cylinder locks are easier to break through so be sure to have a padlock too. Also, I am becoming a fan of steel doors. Lighting is very important. I know we need to be careful on how much light we use but motion sensor lights near back doors and walkways are very effective. Be sure mail and newspapers are picked up and that trash cans are taken in. Burglars first go to the master bedrooms so be sure all jewelry and cash is safely hidden preferably in another area of the home. I cannot stress the importance of an alarm system...that you actually use. In a Rutgers University study, a home without a security system is 300% more likely to be robbed. I have a camera too that will record the minute the alarm is activated which can be beneficial to identify the burglar. Be sure to test your system regularly and to actually activate the alarm when leaving. I can do that from my phone because I forget to when I initially leave my home. For more information, call Mazen Qalla of ADT at (818)270-7364 and be safe.