

Your Latest Plateau MARKET REPORT



YOUR COMMUNITY'S CURRENT EVENTS

March 2nd General Session Board of Directors Meeting LCPOA

6pm - 7pm at 32325 S Pasadena St, Wildomar, CA 92595 www.lacrestapoa.com

March 5th Wines for Canines and Kitties

4pm-7pm fundraiser for Animal Friends of the Valleys call Tiffani at 951-805-6239 or event@animalfriendsofthevalleys.com.

March 4th-5th Temecula Rod Run

Come visit the Temecula Rod Run and see hundreds of classic vehicles. Fri 5-8pm, Sat 9am-4pm / Old Town Temecula (951) 694-6480 <http://temeculaevents.org>

March 10th Santa Rosa Plateau Ladies Monthly Luncheon

11:30am for more information (951) 698-7896

March 13th STAT Horse Sanctuary St Patrick's Day fundraiser

at RJ Sizzling Steer 2pm-6pm on the patio (951) 733-3000 or go to savetheanimalstoday.org

March 18th -21st Temecula Valley's County Fair

The Temecula Valley Fair has carnival rides, fair food, community performances, shows, live music entertainment, pig races, dog shows, 4H, and more. Fri 12-10pm, Sat-Mon 11:30am-10pm Galway Downs www.temeculavalleyfair.com

If you do not get the Santa Rosa Plateau Perspective, you are missing out. It is a great informative newsletter for all of the plateau. Subscribe or renew today email Susan Frommer at firstwaterlady@verizon.net (951)461-9691

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



Just Listed!
LA CRESTA VINEYARD ESTATE
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THANK YOU

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**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 | 10 | 210 | 2827 | 4 | 3 |
| 850K-999k | 10 | 284 | 3549 | 4 | 3 |
| 1 million-1.299million | 10 | 312 | 3890 | 4 | 3.5 |
| 1.3million-1.4999 mill | 13 | 331 | 4863 | 5 | 4 |
| 1.5mill-1.999million | 11 | 432 | 6285 | 5 | 4 |
| 2mill-4.5mill | 11 | 316 | 7199 | 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 |
|----------------------------|-----------|------------|--------------|------------|-----------|------------|-----------|--------------|
| 38623 Avenida De Felicidad | 5 | 4.5 | 4200 | 1,195,000 | 4/21/15 | 1,115,000 | Jan | Standard |

VACANT LOTS: CURRENTLY 86 LOTS FOR SALE. THERE ARE 2 PENDING SALE

| Address | Lot size | List price | List date | Sold | Type |
|-----------------------|----------|------------|-----------|---------|------------|
| 0 Marbrise Abanita Dr | 5.2 Acre | 99,900 | 12/08/15 | 100,000 | Bank Owned |

MARKET SUMMARY: Even though there was just one sale in January, we are still seeing 11 properties pending. Oil prices and global markets have made many people skittish. However, for real estate, this can be a good thing. According to Property Radar, January posted an increase in sales by 3.9% in California compared to last year. Some financial experts see the recent up and down stock market as a benefit to real estate. Cash sales are starting to make a comeback as investors are looking at real estate as a less risky bet than stocks.

MONTHLY TIP: One item has come up quite recently in my home inspections. Problems with chimneys and septic tanks. Getting your fireplace cleaned once a year and inspected should find its way into your annual calendar. Cracks in the flu, creosote buildup, damage to chimney caps, and the absence of a chimney cap spark arrestor have been recent issues. All can become a fire hazard but you cannot sell your home unless a spark arrestor cap is present and in working condition. As for the septic system, it definitely needs an annual inspection which will normally require it to be pumped. The tanks do fail over time and leech lines can have multiple issues. Early detection can save thousands of dollars. Harsh chemicals, solids, grease, and excessive water can do considerable damage to the efficiency of the system. Just remember to think a little bit about what is going into the septic system and have it checked annually.