

Your Latest *Plateau* MARKET REPORT



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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	224	2629	3	3
850K-999k	9	246	3578	4	3
1 million-1.299million	11	348	3720	4	4
1.3million-1.4999 mill	13	356	5035	5	4
1.5mill-1.999million	13	463	6342	5	4
2mill-4.5mill	12	384	7084	6	4

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
118110 Avenida Bosque	4	3	3272	747,000	7/14/15	725,000	March	Standard
20500 Sierra Soto	4	3	3605	819,000	1/5/16	780,000	March	Standard
39950 Calle Bandido	4	4	4440	950,000	3/14/14	950,000	March	Standard
20420 Wendy Ln	4	3	4874	1,500,000	11/6/15	1,100,000	March	Standard
21620 The Trails Cr	4	4	4716	1,199,000	8/31/15	1,150,000	March	Standard
38460 King Ct	5	5	6133	1,480,000	10/27/15	1,480,000	March	Standard

VACANT LOTS: CURRENTLY 93 LOTS FOR SALE. THERE ARE 1 PENDING SALE

Address	Lot size	List price	List date	Sold	Type
43483 Via Nuve	5.0 Acre	229,000	2/13/16	230,000	Standard
20465 Camino Balada	8.26 Acre	350,000	11/8/15	175,000	Standard

MARKET SUMMARY: There are 12 pending properties on the plateau. Investors are starting to return to real estate as a better alternative than the stock market. Also, new home sales have increased in the last two months. It seems that consumer confidence is being placed in real estate again even though other economic indicators may not support a growing economy. The recent sales on the Plateau over the 1,000,000 mark definitely reflects a nice up swing.

MONTHLY TIP: May is National Home Remodeling Month. One of the most common remodel is the kitchen. In a survey by the National Kitchen and Bath Association, the new trend in colors for the kitchen are black, white, and gray with some tan thrown in. Cabinets can be a huge expense, sometimes 60% of the total cost. If the cabinets themselves are in good shape, maybe just replace the faces or sand, paint, and add new hardware. Update fixtures like your faucet with the trendy long goose neck design. Always be sure to get the lighting right. Canned lights with pendants should always be placed on a dimmer to create a softer light at night. Don't forget the flooring. Many people like the wood floor design but do not want wood in the kitchen because it gets wet. Opt in for the tiles that look like wood and you never have to worry about the floor warping. Mixing contemporary design with some rustic touches helps it from being too cold. The main thing to remember about remodeling is it will take longer than you think and cost more than you planned for. Stay calm and remodel on!