

Your Latest Plateau MARKET REPORT



YOUR COMMUNITY'S CURRENT EVENTS

October 3rd 10am-6pm Ralph Love Plain Air Festival
in Old Town Temecula runs through 10/10

October 14th 11am Santa Rosa Plateau Ladies Luncheon

October 16th-17th Murrieta Rod Run

For more info visit murrietarodrun.com

October 18th Race for the Cure

6am-12pm at the Lake Elsinore Diamond Stadium

October 23rd-25th CERT training will be held at Bear Creek Fire Station 75

It is open to the public, adults 18 and over. Register at tinyurl.com/CERT-SRP-ST75-OCT or call 951-955-4700.

October 24th Murrieta Fall Festival at California Oaks Sports Park

For more info visit Murrieta.org

October 24th Paws on the Promenade Spooktacular Dog Walk

1:00pm-4:00pm fund raiser for Animal Friends of the Valley

October 26th Oak Grove 13th Golf Classic and Chef's Open

oakgrovecenter.org help support a great school for special needs children.

October 28th-11/1 International Horse 3 Day Event

At Galway Downs. There will be a trade fair and food trucks www.galwaydowns.com

October Pumpkin Patches:

Pelzer Farms visit peltzerfarms.com or call (951) 695-1115

Hunter's Pumpkin Patch at the Promenade Mall

temeculapumpkinpatch.com (951) 440-2027

The Big Horse Corn Maze bighorsecornmaze.com

Bates Nut Farm visit batesnutfarm.biz or call (760) 749-3333

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**

Constance Burke

951.219.7108

connie@cburkerealestate.com

ConnieBurkeProperties.com

CalBRE# 01894022



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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	264	3035	4	3
850K-999k	10	298	3622	4	3
1 million-1.299million	21	286	4253	4	4
1.3million-1.4999 mill	9	330	4701	6	4
1.5mill-1.999million	14	488	6314	5	4
2mill-4.5mill	9	396	6762	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
38095 Avenida Manana	4	3.5	3256	699,000	4/26/15	690,000	August	Standard
37450 Avenida La Cresta	4	3.5	3475	799,000	4/14/15	760,000	August	Standard
19188 Calle Teresa	4	4	3056	869,000	4/15/15	869,000	August	Standard
21970 The Trails	4	3.5	3344	975,000	4/08/15	945,000	August	Standard
42125 Hacienda Dr	3	3	3219	1,150,000	6/10/15	1,130,000	August	Standard

VACANT LOTS: CURRENTLY 100 LOTS FOR SALE. THERE ARE 1 PENDING SALE AND 0 SALES FOR AUGUST.

MARKET SUMMARY: The plateau remains active with 13 properties pending. We are entering what I call BFF season, buy in fall and football. We are seeing more price reductions than new inventory and homes are staying longer on the market. The bargain hunters are entering the market which keeps our local market active. The Fed's decision not to raise interest rates has also helped those on the fence about financing, jump off and get serious. I expect to see a steady amount of activity in the market but not much of an increase in pricing. If you know a bargain hunter interested in buying real estate, have them give me a call.

MONTHLY TIP: They say it is coming and it is going to be huge and vicious. The El Nino predictions can be scary but we are in great need of rain, just maybe not so much all at one time. Here are some tips to help you through the upcoming winter. Take a good look at your trees and root systems. Trees have become weakened from the drought and may topple with the anticipated high winds. Fix any fences that are starting to lean. Take a look at retaining walls for cracking or rotation. Check drains, and culverts to keep them free of debris. If there are areas that have flooded in the past have it looked at by a contractor or structural/geological engineer. Sometimes, it is simply a matter of having a small French drain installed. Clean out all your rain gutters. Take a look at your flood insurance if you have it. There are parts of Murrieta that are in a 50-100 year flood zone and there are streets prone to water accumulation. Prepare an emergency kit for power outages. Look at the storm drains on your street. Are they free of debris? For city owned streets, you can call (951)461-6400 to have them cleaned. Maybe now is the time to invest in a rain capture system for your home. Above all, plan ahead and be prepared.