

Your Latest Plateau MARKET REPORT



YOUR COMMUNITY'S CURRENT EVENTS

September 7th Labor Day no school for MVSD

September 9th Santa Rosa Plateau Ladies Luncheon

11:30am, for more info call (951) 304-7943

September 11th 9/11 Tribute

7:15 pm at the Town Square Park more info at Murrieta.org

September 12th SRP Riding Club's Annual Barn Dance & Bar-B-Q

call (951)304-0531 for info

September 18th-20th Get Shamrocked

at the Murrieta Town Center more info at getshamrocked.com

September 19th Crush

7pm-10pm at Wien's Family Cellars come Celebrate California Wine Month f
or more info www.temeculawines.org/events/

September 25-27 CERT training through Murrieta.org.

You can never be too prepared for an emergency situation

September 27th Annual La Cresta Homeowner's Meeting

1pm at Avalon Management Company 43529 Ridge Park Drive, Temecula
Important to make quorum so please attend or send in your ballot

Save the Dates

Murrieta Rod Run October 16-17

Oak Grove Golf Classic October 26th

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	11	278	3305	3	3
850K-999k	11	320	3622	4	3
1 million-1.299million	23	314	4407	4	4
1.3million-1.4999 mill	10	364	4845	5	4
1.5mill-1.999million	12	513	6273	5	4
2mill-4.5mill	11	400	7395	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
17370 Via Abril	4	3	3014	849,000	3/30/14	800,000	July	Standard
39257 Del Parque Ct	4	4.5	3800	925,000	3/21/15	925,000	July	Standard
38804 Via Majorca	4	3.5	3023	958,444	2/25/15	939,000	July	Standard
21715 The Trails	4	3.5	3943	1,199,000	5/09/15	1,100,000	July	Standard
39313 Avenida La Cresta	5	8	9389	3,100,000	11/11/14	2,600,000	July	Standard

VACANT LOTS: CURRENTLY 103 LOTS FOR SALE. THERE ARE 1 PENDING SALES.

Address	Lot size	List price	List date	Sold	Type
0 DeAnna Ranch Rd	4.86 Acre	215,000	2/24/15	205,000	Standard
37372 Via Majorca	5.04 Acre	279,000	8/14/13	256,000	Standard

MARKET SUMMARY: The plateau remains active with 9 properties pending. Despite the stock market and global markets being unstable, the Feds are hinting at an increase in interest rates towards the end of September. However, let's put this into perspective. Interest rates at the same time last year for a 30 year fixed were around 4.25%. Currently a 30 year fixed is around 4.0%. Will the Feds nudging interest rates up effect the real estate market? Probably not, but I would start to look at your mortgage and think about refinancing if you have not already done so. Obviously, I have my preferred lenders for different situations. Any questions about refinancing, please feel free to call, email, or text me.

MONTHLY TIP: Thinking of remodeling or adding features that appeal to you? Well, Kiplinger has compiled a list of features that homebuyers want most. Some of these may surprise you. 1) Separate laundry room: 93% of buyers want this feature and I can attest that it has been a deal breaker. 2) Exterior Lighting: 90% of home buyers want this feature. For many buyers, it is a safety issue and therefore very important. 3) Energy Star-Qualified Windows: 89% of buyers want this feature. It not only looks appealing but can save significantly on the heating/cooling bill. 4) Garage Storage Space: 86% of buyers want this feature. I would add to this garage flooring that is functional but looks nice. 5) Eat in kitchen: 85% of buyers wanted this feature. Even a small space with just a few chairs gives the home a warmth factor. 6) Walk-In Pantry: 85% of buyers want this feature. It is a walk in pantry, need I say more. 7) Wireless home Security System: 50% of home buyers wanted this feature. Systems that are controlled by your smart phone are becoming more in demand especially with the entrance of millennials into the real estate market.