

Your Latest Plateau MARKET REPORT



YOUR COMMUNITY'S CURRENT EVENTS

Feb 3rd and Feb 4th Rock the Oaks Live local music and comedy

Feb 3rd 7:00pm and Feb 4th 2:00p and 7:00pm, all to benefit Oak Grove Center
www.rocktheoaks.org

Feb 8th 11:30am Santa Rosa Plateau Ladies' Luncheon

For more info email jjjulian99@hotmail.com

Feb 10-11 9th Annual Wine Festival and Chocolate Decadence Event

At Pechanga, visit www.pechanga.com for more info

February 25th Pet-a-Palooza

At Hawks Ranch free animal adoption event and fun for the whole family
animalfriendsofthevalleys.com

March 3rd and 4th The Temecula Rod Run

For more info call (951) 240-4268 temeculaca.gov/rodrun

March 8th 11:30 am Santa Rosa Plateau Ladies' Luncheon

For more info email jjjulian99@hotmail.com

Please remember to subscribe to the **Santa Rosa Plateau Perspective**
a great newsletter for all the plateau. Subscription is \$15 for a year
which is incredibly cheap for all the information given.

Please call (951) 461-9691 or email Susan Frommer at firstwaterlady@verizon.

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



CHECK OUT MY WEB SITE AND FACE BOOK PAGE

Visit connieburkeproperties.com/community/ for a list of links of events and community activities.



**SPECIALIZING IN THE TEMECULA & MURRIETA VALLEY
WITH AN EXPERTISE IN THE LA CRESTA COMMUNITY**

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ALLISON JAMES
ESTATES & HOMES ELITE

 **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 | 3069 | 4 | 2 |
| 850K-999k | 7 | 258 | 3498 | 4 | 3 |
| 1 million-1.299million | 10 | 300 | 4591 | 4 | 4 |
| 1.3million-1.4999 mill | 9 | 364 | 5060 | 4 | 4 |
| 1.5mill-1.999million | 7 | 404 | 6304 | 5 | 4 |
| 2mill-4.9mill | 9 | 360 | 6926 | 5 | 5 |

A GENERAL SUMMARY OF RECENTLY CLOSED SALES IN YOUR AREA.

| Address | Bed Rooms | Bath Rooms | Est. Sq. Ft. | List Price | Days on Market | Sold Price | Sold Date | Type of Sale |
|-------------------------------|-----------|------------|--------------|------------|----------------|------------|-----------|--------------|
| 41350 Calle Bandidio | 5 | 3 | 2900 | 720,000 | 13 | 720,000 | Dec | Standard |
| 38260 Avenida La Cresta | 3 | 2.5 | 2519 | 750,000 | 118 | 735,000 | Nov | Standard |
| 17755 Avenida Bosque (20acre) | 3 | 2 | 1500 | 989,000 | 589 | 925,000 | Nov | Standard |
| 40105 Via Caballos | 5 | 3.5 | 4233 | 1,395,000 | 323 | 1,250,000 | Jan | Standard |
| 39975 Highland Estates Ct | 4 | 4.5 | 5054 | 1,415,888 | 28 | 1,385,888 | Dec | Standard |
| 41750 Avenida Escala | 4 | 5 | 6277 | 1,699,000 | 557 | 1,550,000 | Nov | Standard |
| 39315 Calle De Suenos | 6 | 5 | 6690 | 1,799,999 | 430 | 1,700,000 | Jan | Standard |

VACANT LOTS: CURRENTLY 101 LOTS FOR SALE. THERE ARE 6 PENDING SALES

| Address | Lot size | List price | Days on Mkt | Sold | Type |
|---------------------|-------------|------------|-------------|---------|----------|
| 16 Vista Del Bosque | 5.0 acres | 100,000 | 52 | 75,000 | Standard |
| 0 Paseo Chaparro | 5.93 acres | 129,900 | 59 | 107,000 | Standard |
| 0 paseo Chico | 72.68 acres | 1,350,500 | 271 | 600,000 | Standard |

MARKET SUMMARY: Currently, there are 6 pending properties on the plateau. January has started off very well with increased activity and showings on the plateau. The increase in interest rates has been a good thing for the higher end market. Those who were on the fence about buying are starting to jump off before rates go even higher. The plateau is looking beautiful with green landscaping from all the rain. By Spring, it should be spectacular. Remember, to invite friends and family to our neighborhood. It is the best way to spread the word about our wonderful area.

MONTHLY TIP: As Spring approaches and things start to dry out, there are many maintenance items to be done for our homes. First, look at roof shingles for slipped or cracked tiles. Call a roofer for preventative maintenance. Second, with the high winds blowing leaves and debris around, look at your rain gutters and be sure they are clear. Third, having your chimney inspected and swept can help prevent a disastrous house fire. Fourth, service the AC unit while companies are giving discounts during the slow season. Fifth, clean and sharpen the blades on the lawn mower. As the weather gets warmer, the grass will get longer. Sixth, look at wood trim for warped areas or peeling paint. This maybe a sign of wood wrought which will only get worse over time. Seventh, check attics and crawl spaces for new inhabitants. With our very cold nights lately, mice and rats are looking for a warm place to nest. Finally, make sure that you have a fire extinguisher for your kitchen and that it has not expired. Per the National Fire Protection Association, kitchen fires contributed to 43% of home fires, making sure that your kitchen is protected is important.