

Your Latest Plateau MARKET REPORT



YOUR COMMUNITY'S CURRENT EVENTS

April 5th & May 3rd La Cresta Open Board of Directors Meeting

6:00pm Bear Creek | Call: (951) 695-5325

April 8th and 9th Rattlesnake Avoidance Clinic for Dogs

If you own a dog, this is a must. It could save their life and yours
email elinmotherhead1@verizon.net

April 6th-8thth Reality Rally

Supporting Michelle's place Breast Cancer Research Center www.realityrally.com

April 12th and May 10th Santa Rosa Plateau Spring Luncheon

11:30am email jjulian99@hotmail.com

April 15th Spring EGGstravaganza

Murrieta Town Square Park 9am-11am www.murrietaca.gov

April 22nd La Crest Community Cleanup Day

8am-11am meet neighbors and help to keep our community clean www.lacrestapoa.com

April 29th Santa Rosa Plateau Annual Garden tour

10am-5pm www.srp.org Beautiful gardens on display and a great way to get
landscaping information and ideas.

April 29th Evening Under the Oaks Gala

Benefitting Oak Grove for more info please contact

Rosie Girardot rosie@oakgrovecenter.org or (951)677-5599.

May 29th 8:00am Memorial Day Observance

Ceremony at Murrieta Town Square Park

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 SOLD!



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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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	6	268	2795	3	2
850K-999k	10	206	3379	4	3
1 million-1.299million	7	276	4865	4	4
1.3million-1.4999 mill	11	314	5001	4	4
1.5mill-1.999million	6	324	6490	4	4
2mill-9.99million	8	386	7468	6	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
19200 Saint Gallen Way	2	2	1550	510,000	470	492,500	March	Standard
18282 Marbise Abanita	2	2	2420	700,000	309	650,000	Jan	Standard
40400 Sierra Maria	3	3	3448	925,000	94	895,000	March	Standard
19820 Avenida Castilla	4	4	4345	1,095,000	577	1,032,000	March	Standard
40075 Avenida La Cresta	5	4	6266	1,299,000	270	1,250,000	March	Standard
38075 Via Marjorca	7	6	8276	1,315,000	95	1,250,000	Jan	Standard

VACANT LOTS: CURRENTLY 110 LOTS FOR SALE. THERE ARE 9 PENDING SALES

Address	Lot size	List price	Days on Mkt	Sold	Type
18856 Avocado Cr	11.5 acres	77,000	128	70,000	Standard
21-2 Calle Paramo	4.75 acres	115,888	251	105,000	Standard
0 Stone Pointe	5.84 acres	125,000	277	117,500	Standard
0 Via Baya	5.38 acres	275,000	95	150,000	Standard
39760 Vineyard View	4.28 acres	195,000	97	175,000	Standard
0 Vineyard View	5.0 acres	199,000	288	180,000	Standard

MARKET SUMMARY: Currently, there are 14 pending properties on the plateau and 48 active. This is great news and Spring should prove to be an active season of real estate on the plateau. The Trump bump has had a positive effect along with rising interest rates which has buyers that were on the fence leaping off before the rates get any higher. Predicted increase in home prices for the next 6 months is about 2-3%. The fastest selling properties are those that have some income potential such as horse, agricultural, or rental unit.

MONTHLY TIP: Tis the season, rattlesnake season that is. We have already encountered 2 in our yard. Whatever you do, do not try to get close or grab the snake. 56% of rattlesnake bites come from people trying to grab or handle the snake. Rule of thumb, the rattler's strike distance is about 2/3rd their body length. However, a coiled snake is very deceptive in body length. Best way to deal with our rattlesnakes is to avoid them. If you are walking around your property always carry a walking stick to rustle the ground and check out those areas high in shrubs. What about our furry friends that just love to round up any critter entering their yard? Rattlesnake avoidance can save both your dog and you. The Santa Rosa Plateau Riding Club is sponsoring the Rattlesnake Avoidance Clinic up here in your own back yard. If you do not believe it works, call me. I have 3 great stories where my dogs' lives were saved and my daughter's life as well. It will be offered April 8th and 9th. Also, Dr. Bob Hildreth will be on site Saturday the 8th. For more information, elinmotherhead1@verizon.net or call me, I will get the information to you. It is an absolute must for any dog owner up here in our environment