

# Your Latest Plateau MARKET REPORT



## YOUR COMMUNITY'S CURRENT EVENTS

### June 3rd-4th 8am-4pm Fire Safe Council Brush Collection

38195 Calle De lobo more info (951) 696-7906

### June 7th 6pm La Cresta open Board Meeting

At Bear Creek at the Bear's Den Avalon Management (951) 695-5325

### June 14th 11:30am Santa Rosa Plateau Ladies' Luncheon

For location email jjulian99@hotmail.com

### June 18th 6:30am-2pm Murrieta's Father's Day Car Show

www.murrietaca.gov. or call (951) 304-7275

### July 1st 2pm-9pm City of Murrieta's 26th Birthday Bash

At California Oaks Sports Park, www.murrietaca.gov. or call (951) 304-7275

### July 4th 9am Santa Rosa Plateau 4th of July Parade and BBQ

Off of Call De Companero

### July 5th 6pm La Cresta open Board Meeting at Bear Creek

At the Bear's Den Avalon Management (951) 695-5325

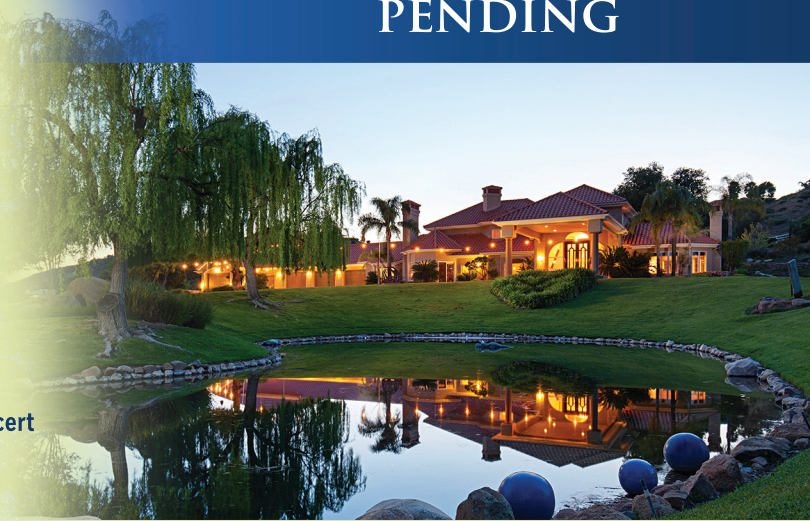
### July 8, 15, 22 & 29th 5pm Santa Rosa Plateau Foundation Art Show & Concert

At the Santa Rosa Plateau Visitor's Center SRPF.org

### July 8, 15, 22, and 29 6pm-8pm Concerts-in-the-Park

Town Square Park www.murrietaca.gov. or call (951) 304-7275

## PENDING



### 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 8:00am to 12:30pm

Promenade Mall in Temecula every Wednesday 9am to 1pm

IT IS SO EASY TO FIND OUT WHAT YOUR HOME IS WORTH, JUST EMAIL ME!

Visit [connieburkeproperties.com/community/](http://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



Constance Burke

951.219.7108

connie@cburkerealestate.com

ConnieBurkeProperties.com

CalBRE# 01894022



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# Your Latest MARKET REPORT



## 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              | 5                    | 252                    | 2842                                | 4                | 2.5                |
| 850K-999k              | 9                    | 192                    | 3550                                | 4                | 3                  |
| 1 million-1.299million | 13                   | 276                    | 4283                                | 4                | 4                  |
| 1.3million-1.4999 mill | 11                   | 204                    | 4810                                | 4                | 4                  |
| 1.5mill-1.999million   | 8                    | 318                    | 6121                                | 4                | 4                  |
| 2mill-9.99million      | 13                   | 361                    | 7672                                | 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 |
|---------------------------|-----------|------------|--------------|------------|----------------|------------|-----------|--------------|
| 39470 Avenida Bizaro      | 4         | 2.5        | 2899         | 699,000    | 167            | 660,000    | April     | Probate      |
| 42290 Hacienda Dr         | 4         | 4          | 4900         | 749,900    | 31             | 725,000    | March     | Standard     |
| 40500 Valle Vista         | 4         | 2          | 3799         | 895,000    | 19             | 895,000    | May       | Standard     |
| 38405 Avenida La Cresta   | 4         | 3.5        | 3550         | 950,000    | 392            | 885,000    | April     | Standard     |
| 40010 Calle Bandido       | 4         | 3.5        | 4652         | 995,000    | 112            | 995,000    | April     | Standard     |
| 41842 Avenida De Encanto  | 5         | 4.5        | 4774         | 959,900    | 108            | 925,000    | March     | Standard     |
| 39010 Vista Del Bosque    | 4         | 3          | 3993         | 1,290,000  | 89             | 1,100,000  | March     | Standard     |
| 18530 Calle Juanito       | 4         | 2.5        | 3547         | 1,200,000  | 185            | 1,150,000  | April     | Standard     |
| 20263 Wendy Lane          | 5         | 4          | 5573         | 1,249,000  | 65             | 1,125,000  | May       | Standard     |
| 38580 Avenue De Felicidad | 4         | 3          | 3539         | 1,400,000  | 23             | 1,350,000  | April     | Standard     |
| 19381 Calle Juanito       | 4         | 6          | 5280         | 1,430,000  | 547            | 1,225,000  | April     | Standard     |
| 40500 Avenida La Cresta   | 9         | 10         | 7683         | 1,498,000  | 53             | 1,350,000  | May       | Standard     |
| 39473 Avenida Bonita      | 3         | 3.5        | 4740         | 1,629,000  | 262            | 1,600,000  | May       | Standard     |
| 38201 Palo Alto Ln        | 4         | 3          | 5433         | 3,499,000  | 321            | 3,150,000  | April     | Standard     |

VACANT LOTS: CURRENTLY 120 VACANT LOTS FOR SALE. THERE ARE 8 PENDING SALES. THERE WERE 13 SALES IN THE LAST 2 MONTHS RANGING IN PRICE FROM \$70,000 AT THE LOWEST AND \$300,000 AT THE HIGHEST.

**MARKET SUMMARY:** Currently, there are 13 pending properties on the plateau and 59 actives. We are continuing to have great movement on the plateau. With prices continuing to increase in Orange County and San Diego markets, people are looking more towards Murrieta and Temecula for better value. Wine country is also becoming pricier and it has more congestion. Our more tranquil plateau is becoming more attractive to the local buyers as well.

**MONTHLY TIP:** With fire season starting, we want to be sure our homes and valuables are covered. Living the plateau life comes with a lot of perks. It also comes with an increased fire risk. Your options shouldn't be limited when it comes to protecting your home. Recently, we worked with an insurance company that provides comprehensive coverage for home, auto, and business. I found a local agent with access to carriers with fire protection units and knowledge of our area and the risk associated with it. Stromsoe Insurance Agency has the access and experience to protect you and your assets. I was impressed with their expertise and the amount of time they spent being sure all the assets we worked so hard for are covered. They are well worth a call 1-877-994-6787 or check out the website <http://siaonline.com>.