

# Your Latest Plateau MARKET REPORT



## YOUR COMMUNITY'S CURRENT EVENTS

### October 13-14 Murrieta Rod Run

[www.murrietarodrun.com](http://www.murrietarodrun.com) in old town Murrieta. A must for all car enthusiasts. This great event benefits Oak Grove Center.

### October 14th 10am-2pm Murrieta Town Square Park,

Paws 4 Law 6th Annual Fundraising Event to benefit the City of Murrieta Police Dept. K-9 Unit.

### October 28th Murrieta's Fall Festival 5:30p-8pm

At Cal Oaks Sports Park for more info [www.murrietaca.gov](http://www.murrietaca.gov)

### November 11th 10am Veterans Day Parade

Downtown Murrieta along Washington Avenue and into Town Square Park

### November 4th-11th Murrieta Rotary Field of Honor

Always beyond moving to see the nation's flag and honor those that gave so much.

### November 20-24 MVUSD on vacation

### November 23rd Happy Thanksgiving to all

### Save The Date:

**December 2nd at 5pm**

The City of Murrieta's Hometown Holiday Parade

### 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



**SALE PENDING**



**HIRE THE LOCAL EXPERT, WHO YOU WORK WITH MATTERS.**

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**



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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	10	244	2884	4	2.5
850K-999k	14	182	3688	4	3
1 million-1.299million	14	258	4526	4	4
1.3million-1.4999 mill	9	224	5725	4	4
1.5mill-1.999million	9	304	5288	4	4
2mill-9.99million	14	316	7530	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
41690 Avenida La Cresta	4	3	3692	995,000	110	900,000	August	Standard
40148 Sierra Maria Rd	6	4	4202	998,900	266	998,900	August	Standard
40333 Hidden Meadow Cr	4	3	3718	983,000	5	1,050,000	August	Standard
41355 Calle Bandido	5	5	4612	1,200,000	303	1,100,000	Sept	Standard
40833 Calle Bandido	5	4	7655	1,650,000	60	1,400,000	Sept	Standard

VACANT LOTS: CURRENTLY 129 VACANT LOTS FOR SALE. THERE ARE 6 PENDING SALES. THERE WERE 11 SALES IN THE LAST 2 MONTHS RANGING IN PRICE FROM \$68,000 AT THE LOWEST AND \$300,000 AT THE HIGHEST.

**MARKET SUMMARY:** Currently, there are 8 pending properties on the plateau and 65 actives. Both new and existing home sales slowed in August. The latest report from the National Association of Realtors showed resales down 1.7%. A month earlier, new home sales had fallen 5.5%, while existing home purchases dipped 1.3%. High prices and slim pickings were hindrances to buyers. The bulls remained firmly in charge in local and global economics. European stocks rallied impressively last month, and oil went back above \$50. U.S. economic indicators were a mixed bag as usual. What does this mean for the plateau? We always see a bit of slowing in activity this time of year. However, with price affordability being out of range for SD and the OC, the plateau is gaining a foothold as an alternative. Remember, to encourage friends and family to visit our beautiful area

**MONTHLY TIP:** A frequent question I get is what color should I paint my home? Zillow analyzed photos of more than 32,000 homes sold in the U.S. to see how paint colors might have affected the price. Interestingly, bathroom color seemed to have the biggest impact of all the rooms in the house. Other top performers were bathrooms painted in comparatively cool neutrals, like light gray or oatmeal. Blue works its magic in other rooms, too. Homes with soft blue kitchens sold for about \$1,809 more, while yellow kitchens brought prices down by \$820 on average. In the dining room, walls coated in slate blue, gray blue, or navy blue with white shiplap were worth \$1,926 more, and red dining rooms took a \$2,031 hit (yikes!). Blue bedrooms (light cerulean to cadet blue) added \$1,856 to a home's worth. Even painting the front door gray or blue bumped houses' price tags up \$1,514. A place to avoid blue, the living room. As for the best exterior paint color when selling a home? That would be greige, a mixture of gray and beige. Properties painted this shade added \$1,526 to the selling price. But avoid brown on the outside: It brought homes down by \$1,970.