



SANDRA COPELAND

REALTOR®
CalBRE# 00679984

760.716.6110

SandyC4RE@gmail.com

www.SandyCanSellIt.com

851 South Coast Hwy,
Suite 300
Encinitas, CA 92024



ATTENTION
POSTMASTER
Time Sensitive
Materials



Pacific | Sotheby's
INTERNATIONAL REALTY

Each office independently owned and operated.

Published by REAL Marketing (REM) | www.REALMarketing4You.com | 858.847.8631 | © 2017

LA COSTA RIDGE

MAY 2017 REAL ESTATE MARKET REPORT
PRESENTED BY SANDRA COPELAND

DROP DEAD GORGEOUS ESTATE HOME

FEATURED
LISTING



6973 Corte Langosta | 5 Beds | 5.5 Baths | 4,873 SF | Pool/Spa | OFFERED AT \$1,185,000



Future Friends and Neighbors, If you are considering selling and would like to optimize the value of your home, call Sandy today at 760.716.6110.

What's Your Home Worth?

Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sandra Copeland, your La Costa Ridge/Local Area real estate specialist. You will not be contacted with any other solicitation.

SandyCanSellIt.com/what-s-myhome-worth-.html



PREPARED ESPECIALLY FOR
Future Friends and Neighbors

Pacific | Sotheby's
INTERNATIONAL REALTY





INNOVATION – EXPERIENCE – GLOBAL REACH

Pacific | Sotheby's
INTERNATIONAL REALTY

SANDRA COPELAND

REALTOR®
CalBRE# 00679984

760.716.6110

SandyC4RE@gmail.com
www.SandyCanSellIt.com



Future Friends and Neighbors,

If you have any questions regarding this report or would like to discuss the value of your property, please call me.

HOMES CURRENTLY LISTED IN LA COSTA RIDGE

Status	Street	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date	Neighborhood
Active	Sitio Caballero	4	3	0	4,053	\$1,198,800	04/24/17	Dolcetto
Active	Corte Tamarindo	5	4	1	4,212	\$1,350,000	04/05/17	San Vincenzo
Active	Sitio Caballero	5	3	1	4,053	\$1,299,000 - \$1,399,000	05/09/17	Dolcetto
Active	Corintia Street	5	4	1	4,212	\$1,445,000	04/17/17	San Vincenzo
Active	Corte Langosta	5	5	1	4,873	\$1,875,000	05/05/17	Messina
Active	Corintia Street	6	4	1	4,212	\$1,895,000	05/13/17	San Vincenzo

HOMES CURRENTLY PENDING IN LA COSTA RIDGE

Status	Street	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date	Off Market Date	Neighborhood
Pending	Sitio Avellana	4	3	1	3,571	\$1,049,900	04/25/17	05/02/17	Dolcetto
Pending	Corintia Street	5	4	1	4,092	\$1,479,900	03/27/17	04/23/17	San Vincenzo
Pending	Corte Bosque	7	5	1	4,792	\$1,599,000 - \$1,699,000	02/18/17	04/16/17	Messina

HOMES RECENTLY SOLD IN LA COSTA RIDGE

Status	Address	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date	Sold Price	Sold Date	Neighborhood
Sold	3291 Sitio Tortuga	5	4	1	4,260	\$1,098,800 - \$1,198,800	09/27/16	\$1,040,000	04/10/17	Dolcetto
Sold	3209 Corte Tamarindo	5	4	1	4,212	\$1,249,000	04/10/17	\$1,240,000	05/11/17	San Vincenzo
Sold	3214 Sitio Oceano	5	4	1	4,212	\$1,549,999	01/17/17	\$1,520,000	03/07/17	San Vincenzo
Sold	6920 Corte Langosta	5	4	1	4,374	\$1,750,000	03/27/17	\$1,750,000	05/15/17	Messina
Sold	3221 Sitio Montecillo	6	4	1	4,757	\$1,775,000 - \$1,850,000	03/03/17	\$1,785,000	04/14/17	Fiori
Sold	3185 Sitio Sendero	5	5	1	4,873	\$1,998,800	01/17/17	\$1,900,000	03/10/17	Messina
Sold	6940 Sitio Cordero	5	5	1	5,345	\$1,995,000 - \$2,195,000	10/18/16	\$2,100,000	04/10/17	Fiori

Sandra Copeland and Pacific Sotheby's International Realty are not in any way affiliated with La Costa Ridge Owners Association, nor is this in any way an official advertisement or publication of La Costa Ridge. ©2017 ©MMVIII Sotheby's International Realty Affiliates LLC, A Realogy Company. All Rights Reserved. Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each office is independently owned and operated. CalBRE #01767484. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Data from SANDICOR, Inc. for 11/16/16 through 05/16/17 and represents properties listed or sold by various brokers. Listings and sales may not be those of Real Estate Concepts. The National Association of Realtors® and Sandicor does not guarantee the accuracy of this data, which may not reflect all of the real estate activity in the area. E&OE



MARKET SHARE SALES \$500K PLUS

Pacific Sotheby's International Realty	8.7%
Berkshire Hathaway HomeServices	8.1%
Coldwell Banker Residential Brokerage	6.3%

MARKET SHARE SALES \$750K PLUS

Pacific Sotheby's International Realty	11.8%
Berkshire Hathaway HomeServices	9.8%
Coldwell Banker Residential Brokerage	7.3%

MARKET SHARE SALES \$1M PLUS

Pacific Sotheby's International Realty	14.4%
Berkshire Hathaway HomeServices	11.3%
Coldwell Banker Residential Brokerage	7.4%

MARKET SHARE SALES \$2.5M PLUS

Pacific Sotheby's International Realty	23.5%
Berkshire Hathaway HomeServices	15.7%
Willis Allen	11.9%

MARKET SHARE SALES \$5M PLUS

Pacific Sotheby's International Realty	41.4%
Willis Allen	14.7%
Berkshire Hathaway HomeServices	7.5%

WHO ARE YOU GOING TO HIRE TO SELL YOUR MULTI-MILLION DOLLAR HOUSE???

Based on year-to-date ending May 4, 2017. Source: Data supplied by Sandicor MLS. Neither the Associations nor their MLSs guarantee or are in any way responsible for its accuracy. Data maintained by the Associations or their MLSs may not reflect all real estate activities in the market. Information deemed reliable, but not guaranteed. Copyright © Trendgraphix

**THINKING OF SELLING?
IT'S A SELLER'S MARKET.
CALL SANDY TO DISCUSS AT 760.716.6110**

**Call Sandy today for a confidential consultation at 760.716.6110
or check out her website at SandyCanSellIt.com**