



The Clements Group
DRE# 01120956


BERKSHIRE HATHAWAY
HomeServices
California Properties

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PRESORTED
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REAL MARKETING

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CORONADO VILLAGE

Picturesque Seaside Community

SEPTEMBER 2018 REAL ESTATE MARKET REPORT

Prepared Especially for Clients, Family, and Friends

DO'S & DON'TS OF SELLING YOUR HOME THIS FALL

DO

DO TAKE ADVANTAGE OF THE MARKET

Fall in Coronado brings with the best weather of the year and a lower inventory of homes for sale. With less competition you can sell your house on average for a higher sales price and a lower market time!

DO USE NATURE TO YOUR BENEFIT

Appeal to a buyer's feel for real life on Coronado Island now that summer is gone and the town has slowed down. Decorate with the season's sights and smells that make a home feel cozy and comfortable!

DO ALLOW FOR A FAST MOVE

Fall can be a busy time; attract buyers by making your home move-in ready and creating a deadline that fits within their holiday timeline.

DON'T

DON'T OVERPRICE YOUR HOUSE

While you can earn more for your home with less inventory, fall buyers will move on to another home if yours is overpriced.

DON'T LOSE CURB APPEAL

First impressions are everything, especially during the fall. Clean up any loose debris such as leaves, broken branches and overfilled gutters. Fresh mulch is also a nice touch!

DON'T LET CLUTTER TAKEOVER

It's easy to build up clutter during cooler seasons. Keep closets and storage areas organized and allow buyers to envision their belongings in the home.



Presented by:

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Clients, Family, and Friends,
With less competition you could sell faster and for more!
Call us today to take advantage of the Coronado Village market.
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"Your Fine Home Specialists"

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FEATURED CLEMENTS GROUP PROPERTIES

Call us today at 619.435.3700 for additional information on any of these homes.

CORONADO VILLAGE REAL ESTATE MARKET REPORT

Clients, Family, and Friends,

If you want to know what your home would sell for in today's market, contact us today at 619.435.3700 for a confidential consultation.

Homes Recently Listed in Coronado Village (5 of 64 Total Active Listings)

List Status	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date
Active	2	1	N/A	780	\$1,149,000	08/10/18
Active	2	2	N/A	1,207	\$1,649,000	08/15/18
Active	2	1	1	1,115	\$1,895,000	08/16/18
Active	5	4	N/A	3,383	\$3,100,000	08/11/18
Active	5	5	1	4,249	\$4,318,000	08/10/18

Homes Recently Pending in Coronado Village (5 of 14 Total Pending Listings)

List Status	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	Pending Date
Pending	4	3	1	2,600	\$1,995,000	08/17/18
Pending	3	2	1	1,973	\$2,199,000	08/04/18
Pending	5	5	1	4,400	\$3,780,000	08/14/18
Pending	4	4	0	3,830	\$4,295,000	08/16/18
Pending	4	4	1	3,750	\$5,995,000	08/13/18

Homes Sold from July 17th, 2018 - August 17th, 2018 in Coronado Village

List Status	Address	Bedrooms	Full Baths	Half Baths	Estimated Square Feet	List Price	List Date	Sold Price	Close of Escrow Date
Sold	453 E Avenue	3	3	1	2,050	\$1,825,000	06/25/18	\$1,775,000	08/16/18
Sold	821 Country Club Lane	5	5	1	4,335	\$4,749,000	06/11/18	\$4,562,500	08/15/18
Sold	856 E Avenue #2	3	2	1	1,425	\$1,399,000	04/09/18	\$1,330,000	08/14/18
Sold	134 H Avenue	5	4	N/A	3,000	\$1,925,000	05/15/18	\$1,925,000	08/14/18
Sold	717 Guadalupe Avenue	3	4	N/A	2,090	\$2,850,000	07/09/18	\$2,735,000	08/14/18
Sold	112 I Avenue	3	2	1	2,000	\$2,390,000	05/11/18	\$2,125,000	08/07/18
Sold	919 G Avenue	5	4	1	3,200	\$2,790,000	06/11/18	\$2,703,333	08/03/18
Sold	1121 Alameda Boulevard	6	5	1	4,737	\$4,599,000	07/26/18	\$4,400,000	08/03/18
Sold	1119 F Avenue	5	4	N/A	2,586	\$5,100,000	07/31/18	\$5,100,000	07/31/18
Sold	437 Alameda Boulevard	4	2	1	2,122	\$1,579,000	05/10/18	\$1,490,000	07/26/18

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442 D Avenue
Offered at \$1,449,000

Custom designed, Falletta-Built back house! This cloud condo is stunning with gorgeous Brazilian cherry wood and stone floors throughout. "Great Room" has vaulted ceilings, kitchen equipped with granite counters, lots of storage, 36" Viking range, built-in wine fridge and living room with fireplace. Three balconies and private yard offer outdoor spaces to enjoy all year. Additional loft space is perfect an office, playroom, etc. Property includes a two-car tandem garage with built-in storage and work bench accessible from the alley. Full size washer and dryer in closet on first floor of home. Just a few blocks from Spreckles Park and schools.



801 Olive Avenue
3 BR | 3.5 BA | 1,996 Sq. Ft.
800 E Avenue
4 BR | 4.5 BA | 2,420 Sq. Ft.
Call for Pricing!



1100 Alameda
5 BR | 6.5 BA | 7,209 Sq. Ft.
Offered at \$6,995,000



715 H Avenue
3+ BR | 2.5 BA | 2,037 Sq. Ft.
Offered at \$2,299,000



1123 Isabella Avenue
3+ BR | 3 BA | 2 Half BA | 3,075 Sq. Ft.
Offered at \$3,395,000



346 B Avenue
2 BR | 1 BA | 924 Sq. Ft.
Offered at \$1,225,000



1500 Ynez Place
3 BR | 2.5 BA | 1,973 Sq. Ft.
Offered at \$2,199,000



913 1st Street
4 BR | 4.5 BA | 3,750 Sq. Ft.
Offered at \$5,995,000



734 Glorietta
3 BR | 3 BA Main House
1 BR | 1 BA Detached Guest Suite
Offered at \$3,950,000 - \$4,295,000



717 Guadalupe Avenue
3 BR + Den | 4 BA | 2,090 Sq. Ft.
Was Offered at \$2,850,000
Represented Buyer and Seller



1119 F Avenue
5 BR | 4 BA | 2,586 Sq. Ft.
Was Offered at \$5,100,000
Represented Buyer and Seller