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CORONADO ISLAND

Picturesque Seaside Village

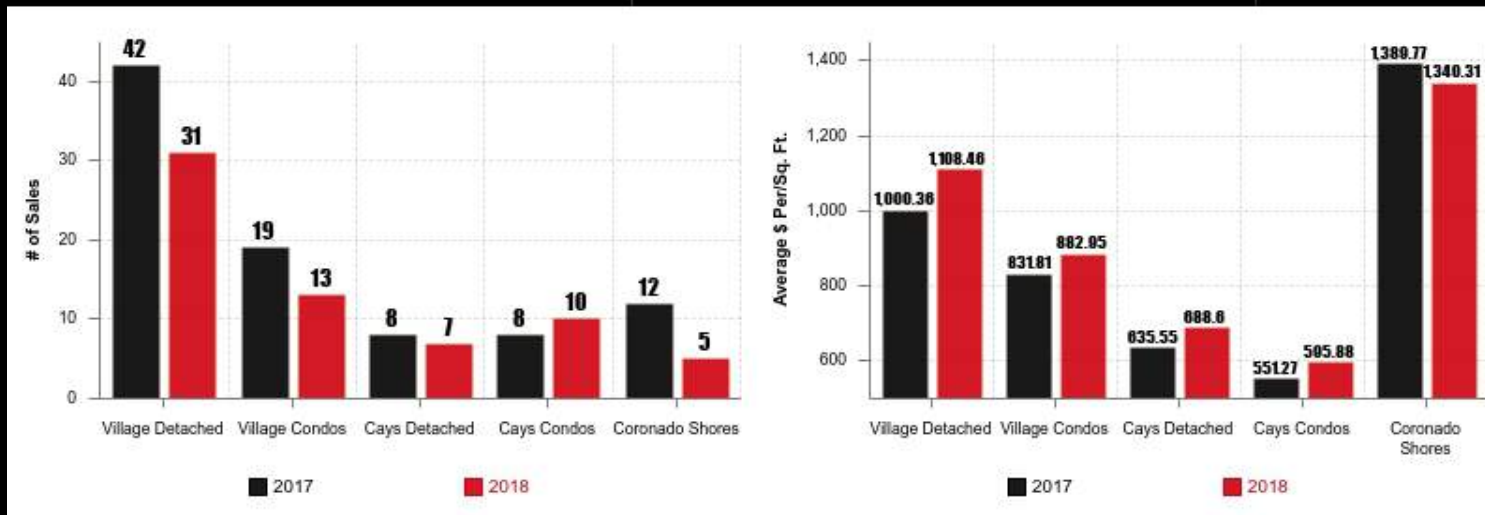
Prepared for Our Neighbors, Friends and Family

Coronado Home Sales 3rd Quarter Update

What Is Your Home Worth?



Call **The Clements Group** for a private consultation to learn more!



2018 Third Quarter Real Estate Review

As we compare the 3rd quarter of 2017 and 2018, we find some significant changes in home values and market trends.

Almost all areas of the island experienced a reduction in the number of homes sold compared to 2017. The only segment of the market with increased sales was the Coronado Cays condos, where sales rose 25% year over year. This may be attributed to the continued rise in Coronado home values as the Cays does offer the most affordable housing on the island.

While the number of units sold decreased, the average price per square foot continues to climb. All neighborhoods, with the exception of the Coronado Shores, saw an increase. While the values in the **Shores** appear to be falling in the graph above, their values are actually **up 3.6% YTD**.

Overall, 2018 has seen a significant increase in Coronado values: **Detached Village values are up 6.6%, Village condos are up 10%, Cays detached home values are up 7.5% and Cays condos are up 5.5%.**

Thinking of selling your home after the New Year? Want to purchase an investment property? Call us, we'd love to help!



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October 2018 Real Estate Report





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The Clements Group



BERKSHIRE HATHAWAY
HomeServices

LUXURY
COLLECTION

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1100 Alameda Boulevard

Magnificent Spanish-style estate, just steps from the Pacific, boasts 7,200+ sq. ft. including 5BRs & 6.5 BAs. Great Room features gourmet eat-in kitchen w/beverage station & family room w/retractable doors that bring the outdoors in! Private living area & luxurious bath make this Master Suite unforgettable. Home theater, game room & 2nd family room are truly unique! Resort-style backyard has pool/spa, outdoor kitchen & loggia. Roof deck has stunning ocean and city skyline views!

Offered at \$6,995,000
1100Alameda.com



715 H Avenue

A classy custom Coronado beach home! This beautifully appointed 3 Bedroom home offers gorgeous custom cabinets, warm and timeless countertops and designer kitchen and baths. Gorgeous first floor master suite, upstairs 2 spacious bedrooms plus a family lounge. Charming backyard is easy to maintain. Wonderful Village location lets you walk to everything. Enjoy fabulous year round island living.

Offered at \$2,299,000
715Have.com



442 D Avenue

Custom designed back house! This cloud condo is stunning w/Brazilian cherry wood & stone floors throughout. "Great Room" has vaulted ceilings, kitchen equipped w/granite counters, 36" Viking range, wine fridge & living room w/fireplace. Enjoy 3 balconies & private yard. Additional loft space is perfect an office, playroom, etc. Property includes a 2-car tandem garage w/storage. Just a few blocks from Spreckles Park & schools.

Offered at \$1,370,000
442DAve.com

Why Choose The Clements Group When Selling Your Home?

Choosing an agent to represent you when selling your home is a major decision. It is not only the years of experience in your community, where they will advertise your home or how many open houses they will hold that should be deciding factors. Selling a home is a detailed process that takes a full time team willing to work above and beyond. It is their pricing strategy, proven skills to negotiate an offer with the best price and terms and the unique ability to solve problems based on years of experience getting transactions successfully closed.

* Berkshire Hathaway is a global name built on financial strength and trust.

* For over 21 years Berkshire Hathaway HomeServices California Properties has been the #1 residential brokerage in San Diego.

* Real Estate Agency Brand of The Year 2018 - 30th Annual Harris Poll EquiTrend Study

* The Clements Group has been selling homes in Coronado for over 23 years and was number #1 in both volume and production in 2012, 2013, 2014, 2015, 2016 and 2017

The #1 brokerage in San Diego and the #1 team on Coronado Island since 2012, a partnership that makes the decision of selling your home an easy one. Our reach is global our roots are local. **Call us today for a free consultation and let us know how we can help you with your real estate needs?**

Coronado Island Real Estate Market Activity

Home Listed For Sale Between 9/1/2018 and 9/30/2018 (7 of 24)

Status	Property Type	Community	Beds	Baths	Estimated Square Feet	List Price
ACT	DET	CORONADO VILLAGE	3	2	1,100	\$1,149,900
ACT	ATT	CORONADO SHORES	2	2	1,165	\$1,249,000
ACT	ATT	CORONADO VILLAGE	3	3	1,472	\$1,395,000
ACT	DET	CORONADO VILLAGE	3	3	1,950	\$1,895,000
ACT	DET	CORONADO CAYS	4	3	2,287	\$2,135,000
ACT	ATT	CORONADO SHORES	2	3	1,650	\$2,695,000
ACT	DET	CORONADO CAYS	5	7	8,200	\$6,998,000

Home Recently Pending Between 9/1/2018 and 9/30/2018 (5 of 21)

Status	Property Type	Community	Beds	Baths	Estimated Square Feet	List Price
PEND	ATT	CORONADO CAYS	2	2	1,534	\$825,000
PEND	DET	CORONADO VILLAGE	4	3	1,300	\$1,600,000
PEND	ATT	CORONADO SHORES	3	3	1,600	\$2,100,000
PEND	DET	CORONADO VILLAGE	4	6	4,490	\$4,739,000
PEND	DET	CORONADO VILLAGE	8	6	7,140	\$12,900,000

Home Sold Between 9/1/2018 and 9/30/2018 (5 of 42)

Status	Property Type	Address	Community	Beds	Baths	Estimated Square Feet	List Price	Sold Price	Close of Escrow Date
SOLD	ATT	721 D Ave	VILL	1	1	771	\$895,000	\$895,000	9/5/18
SOLD	TOWNHOUSE	43 Port of Spain	CAYS	3	2	2,546	\$1,498,000	\$1,362,000	9/20/18
SOLD	ATT	1500 Ynez Pl	VILL	3	3	1,973	\$2,199,000	\$2,185,000	9/24/18
SOLD	DET	854 A Avenue	VILL	5	7	4,759	\$3,999,000	\$3,700,000	9/14/18
SOLD	ATT	1780 Avenida Del Mundo 407	SHOR	3	4	3,250	\$5,995,000	\$5,175,000	9/6/18

The Clements Group represented the Buyer and/or Seller in the transaction highlighted in red.



346 B Avenue

Sitting on a full sized lot, this quaint beach home lives larger than it appears & has room to expand. This home, filled with lots of charm & character, offers two nice size bedrooms, updated kitchen/bath & hardwood flooring! The large private backyard lined with lush landscape & fire pit is the perfect spot for entertaining. Alley provides access to park 2 cars. 3 blocks from ferry landing.

Offered at \$1,199,000
CottageOnB.com

Two Luxury Townhomes Coming Spring 2019!

- Incredible Coronado Village location just 4 blocks to Center Beach!
- European hardwood floors, custom cabinetry & built-ins throughout
- Chef's kitchen with high end appliance package
- Pre-wire for home automation package



801 Olive Avenue
3 BR /3.5 BA/ 1,996 esf
roof deck + city views



800 E Avenue
4 BR /4.5 BA/ 2,420 esf
roof deck + city views

Call for Pricing and Additional Details!