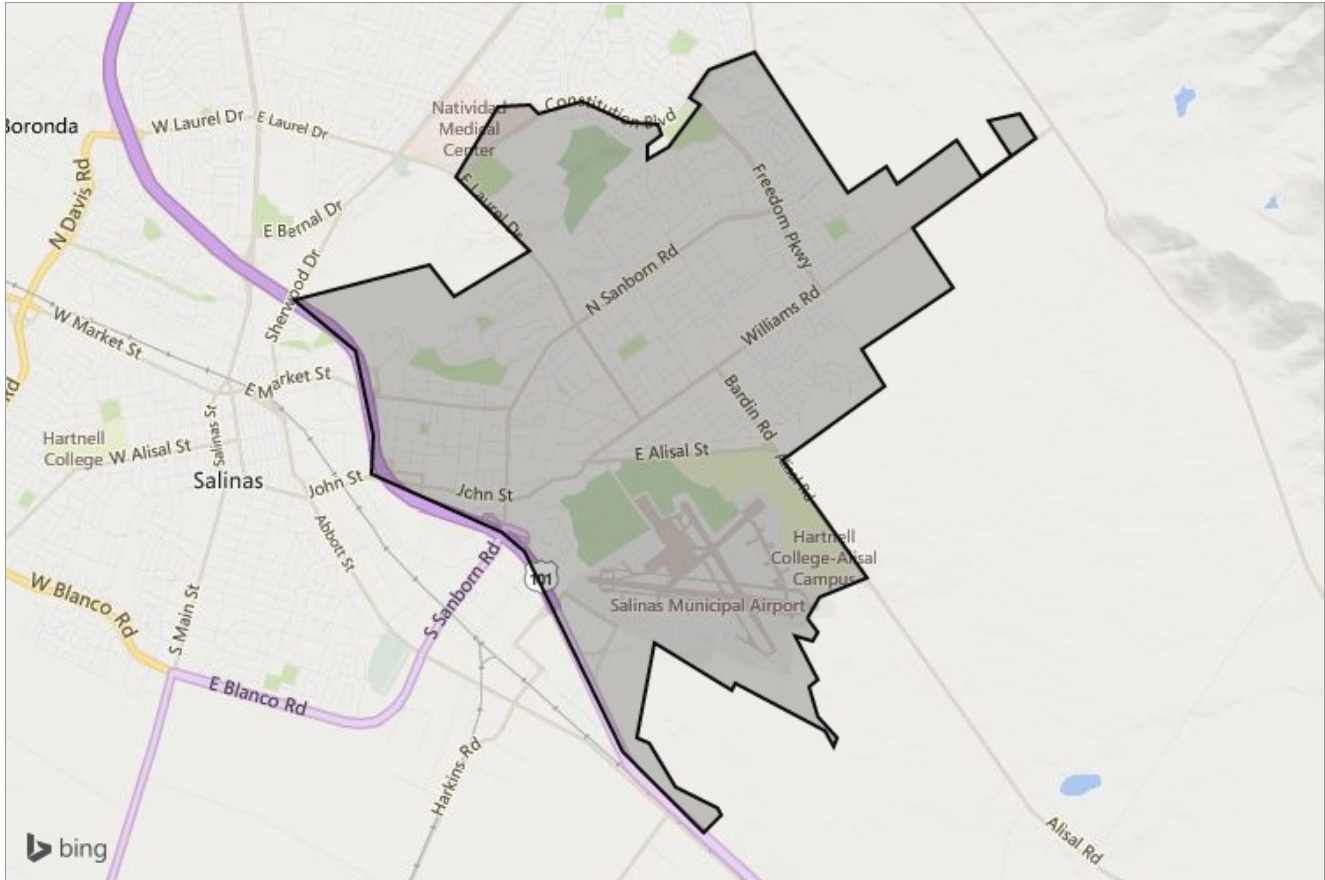


MARKET ACTIVITY REPORT

# Salinas, CA 93905



Presented by

**Lupe Silva**

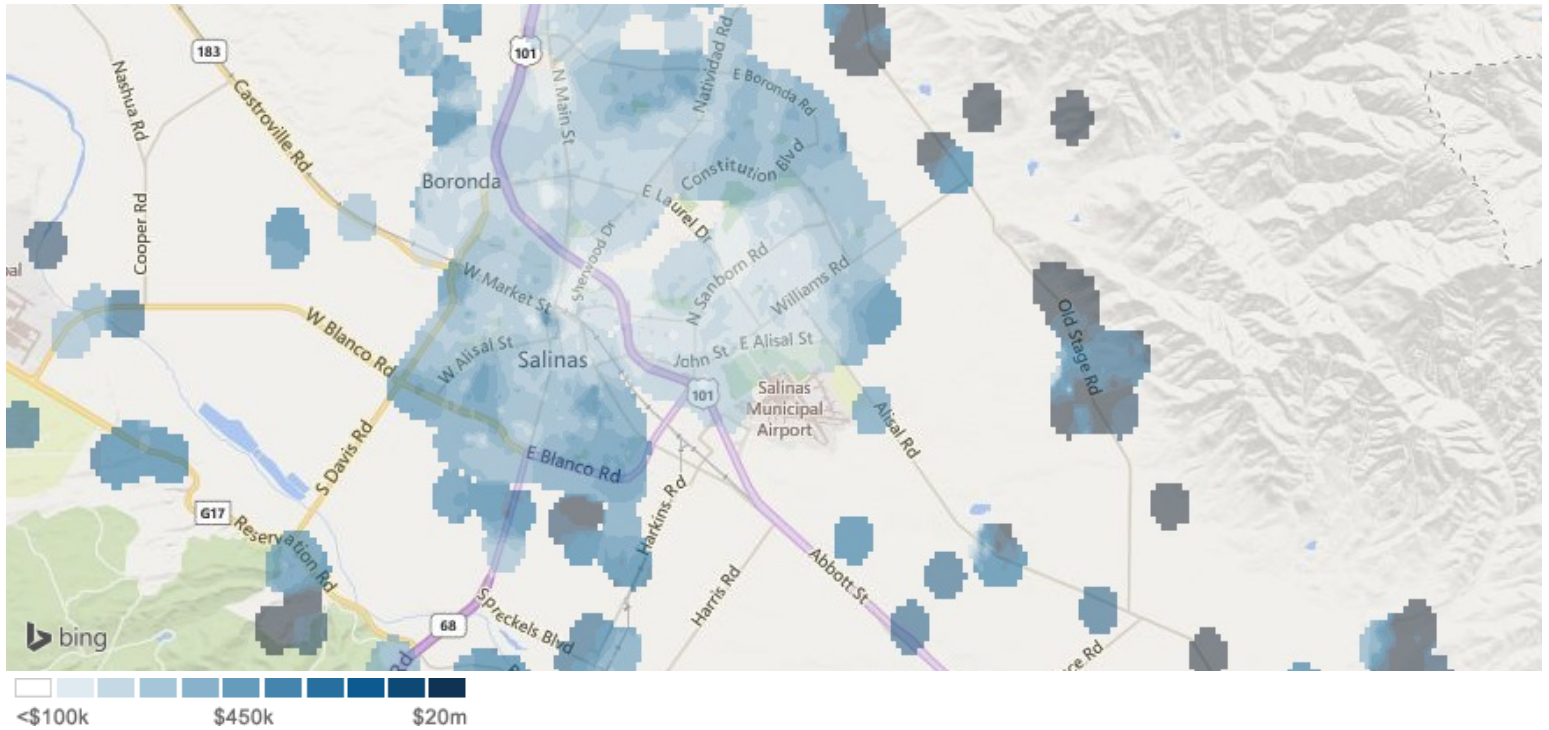
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<https://www.lupesilahomes.com>Coldwell Banker-San Jose-Almaden  
1096 Blossom Hill Rd  
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San Jose, CA 95123

# Salinas, CA 93905

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: June 25, 2014 vs. June 25, 2015

Median Est. Home Value

**\$288K**

Up 15.4%

Median Est. Listing Price

**\$335K**

Up 13.6%

Median Days in RPR

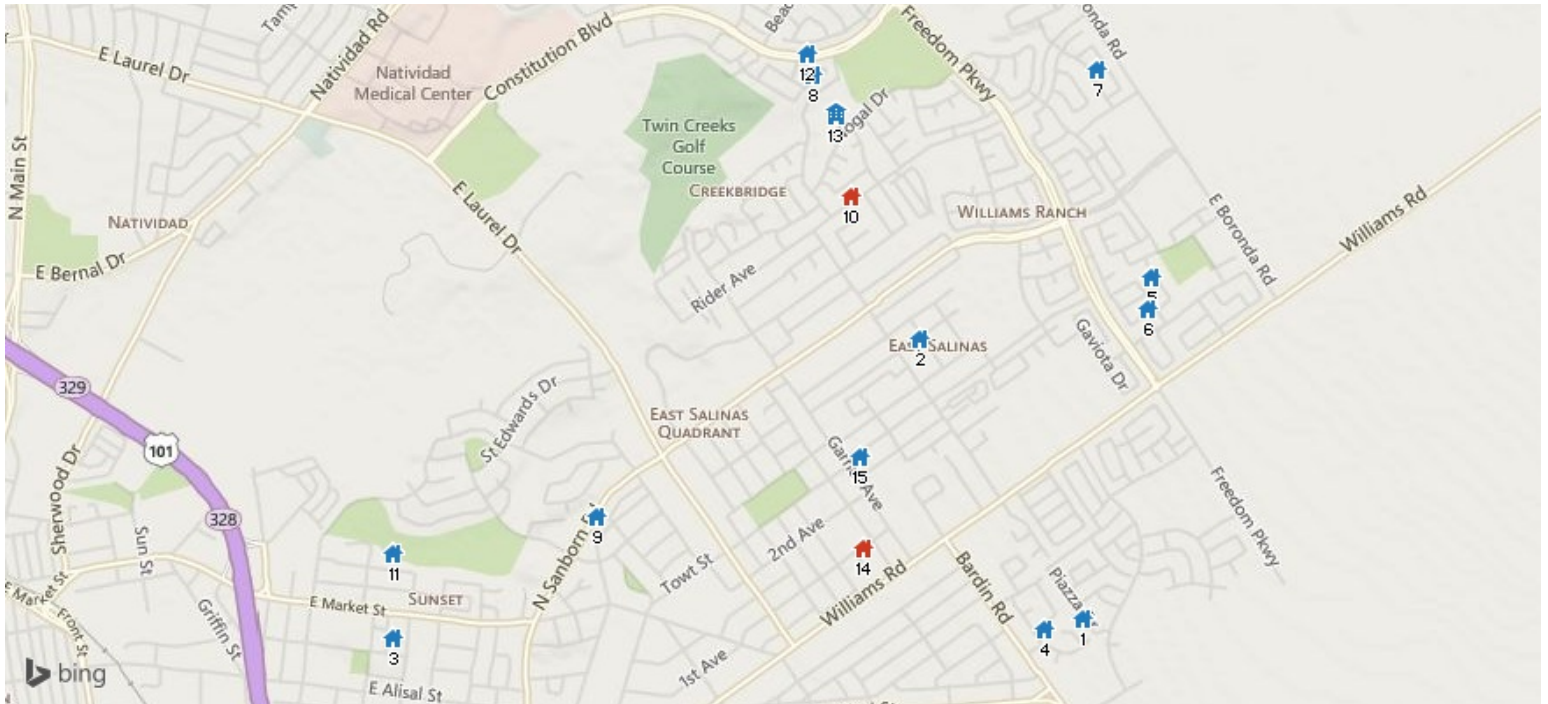
**69**

Up 23.2%





Sales Volume

**14**

Up 7.7%



New Listings: 15

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>FOR SALE</b> * New, Active: 6/17/2015 <i>MLS ID: 81470802</i></p> <p><b>1694 Piazza Dr</b> Single Family Home 4/3 2,114 sq ft 4,454 2015 6/17/2015 \$433,055 \$205</p> <p>Model Home featuring 4 bedrooms plus a spacious loft! Master Suite features luxurious bath with walk in closet, first floor boasts high ceilings at entrance, large picture windows at dining and family that overlook backyard area. You will be delighted with the BRAND NEW factor, the QUALITY and the VALUE!</p> <p><i>Listing Courtesy of The Advantage Group</i></p>								
 <p><b>FOR SALE</b> * New, Active: 6/15/2015 <i>MLS ID: 81470363</i></p> <p><b>1106 C St</b> Single Family Home 4/2 2,100 sq ft 7,800 1948 6/15/2015 \$549,900 \$262</p> <p>Out with the old and in with the new! The front home of this adorable property has been completely updated. New flooring, paint, fixtures, windows, carpet, plumbing, electrical, roof and much more! The second unit is BRAND NEW CONSTRUCTION! New flooring, appliances, fixtures, all energy efficient. Both units are 2 bedrooms/1 bath. Washer and Dryer hookups in back units outdoor closet. Storage, parking, adorable yard and much more. Live in one, and rent the other!</p> <p><i>Listing Courtesy of Nino Real Estate</i></p>								
 <p><b>FOR SALE</b> * Active: 5/30/2015 <i>MLS ID: 81467912</i></p> <p><b>625 Roosevelt St</b> Single Family Home 2/1 847 sq ft 4,200 1934 5/30/2015 \$274,900 \$325</p> <p>ATTENTION BUYERS!!!!!! This is a must see 2 bed 1bath cute home in established neighborhood of east salinas. Home features new tile flooring, wood floors in both bedrooms, granite counter tops in kitchen, double pain windows throughout and a spacious laundry room inside.</p> <p><i>Listing Courtesy of Executive Estates, Inc</i></p>								
 <p><b>FOR SALE</b> * New, Active: 6/16/2015 <i>MLS ID: 81470701</i></p> <p><b>611 Argentine Dr</b> Single Family Home 3/2 1,608 sq ft 8,500 1976 6/16/2015 \$349,000 \$217</p> <p>Amazing 3bd/2ba home in a quiet pocket of an older established neighborhood. New paint, carpets and interior professionally cleaned. Large step down Formal Livingroom.Large Family room with fireplace and built in bookcases.Extra Large kitchen with wall to wall cabinets!Lots and lots of storage.Bonus room off garage (enclosed patio), for those large family gatherings. RV or Boat parking.</p> <p><i>Listing Courtesy of Vanco Real Estate Executives</i></p>								



 **FOR SALE** \* New, Active: 6/19/2015 *MLS ID: 81471230*

**1149 Eagle Dr** Single Family Home 4/3 2,106 sq ft 5,391 1999 6/19/2015 \$469,900 \$223

BEAUTIFUL! NICE AND CLEAN 4BR, 3 FULL BATH HOME IN BELLA VISTA. BR/BA DOWNSTAIRS. THIS WAS A 5BRMODEL BUILT AS A 4BR - SO HAS A HUGE ROOM! PORCELAIN AND BAMBOO FLOORING. INSIDE LAUNDRY, FIREPLACE, WATER SOFTENER. PROFESSIONALLY LANDSCAPED. ALARM SYSTEM. THIS ONE HAS IT ALL! MEASUREMENTS ARE APPROXIMATE, BUYER TO VERIFY.

*Listing Courtesy of Century 21 A Property Shoppe*



 **FOR SALE** \* New, Active: 6/22/2015 *MLS ID: 81471860*

**1122 Eagle Dr** Single Family Home 5/3 2,106 sq ft 5,463 1999 6/22/2015 \$425,000 \$202

Wow! Ready to move in two story house with 5 bedrooms, 3 bathrooms, new interior paint, laminate floors in bedrooms and dining area. Tile floors in entry, family room, and bathrooms. Exterior yard with grass and concrete around house. Property near shopping centers, schools and other great amenities.

*Listing Courtesy of Real Time Realty Inc.*



 **FOR SALE** \* Active: 6/10/2015 *MLS ID: 81469687*

**849 Tumbleweed Dr** Single Family Home 4/3 2,227 sq ft 5,907 2000 6/10/2015 \$425,000 \$191

Upon entering this lovely home you will immediately notice the beautiful staircase, tall ceilings & large windows. The spacious living room & formal dining area are great for entertaining. Open kitchen has a gas stove, island & pantry. Double door entry to the large master suite with many windows, walk in closets, private bath w/soaking tub. Relax on the deck in the backyard where you can step right in to the large hot tub, included with the house. Original owner, regular sale. Come take a look.

*Listing Courtesy of Realty World-Premier Associates*



 **FOR SALE** \* Active: 6/10/2015 *MLS ID: 81469785*

**1164 Cobblestone St** Single Family Home 5/3 1,950 sq ft 3,000 1999 6/10/2015 \$425,000 \$218

Great family home 5 beds 3 baths, beautiful landscaped, close to shopping and schools. Expansive floor plan, entertainers home.

*Listing Courtesy of Monopoly Real Estate of Pebble Beach Inc.*



 **FOR SALE** \* New, Active: 6/20/2015 *MLS ID: 81471415*

**1 Linden St** Single Family Home 3/1 1,264 sq ft 10,700 1940 6/20/2015 \$369,000 \$292

Beautiful Remodeled home seating on a 10,700SqFt. sunny lot. Home features 3 Bedrooms with 1 Bath with large private back yard with Eucalyptus tree. This home offers plenty of room for entertaining, boat, RV parking and stamped cement. Countless possibilities!

*Listing Courtesy of Century 21 Showcase Realtors*



 **FOR SALE** \* Preforeclosure, Short Sale Approval Pending, Active: 6/1/2015 *MLS ID: 81468598*

**1242 Rider Ave, #1242** Single Family Home 3/2 1,320 sq ft 6,000 1964 6/1/2015 \$279,000 \$211

Good opportunity for a first time buyers, close to schools and shopping

*Listing Courtesy of Generations Real Estate*



 **FOR SALE** \* New, Active: 6/19/2015 *MLS ID: 81471388*

**627 Terrace St** Single Family Home 3/2 1,300 sq ft 5,293 1979 6/19/2015 \$315,000 \$242

Looking for nice, affordable, spacious and ready to move in home? Not an REO or Shortsale! This property has been nicely refurbished with new kitchen, new flooring, newer roof and termite section one clearance. Good sized lot with low landscaping maintenance with storage on property basement.

*Listing Courtesy of Century 21 Showcase Realtors*



 **FOR SALE** \* New, Active: 6/17/2015 *MLS ID: 81470896*

**1171 Cobblestone St** Single Family Home 4/3 1,949 sq ft 7,600 2001 6/17/2015 \$450,000 \$231

Stunning! Unbeatable Charm & Curb appeal & highly desired St. Privacy to enjoy morning coffee on the Deck over looking an island where children play. Looped Cul-De-Sac..No drive through traffic! Beautiful, Extensive & Expensive Landscaping all ready for you to enjoy the fruits of the Sellers labor of Love & Passion.. Flowers, Bushes, Italian Cypress & Mature Fruit Trees! Private Koi Pond to bring you peace & Tranquility! Special Financing incentives available on this property from SIRVA'S Preferred Lender

*Listing Courtesy of David Lyng & Associates*



 **FOR SALE** \* New, Active: 6/15/2015 *MLS ID: 81470677*

**1295 Nogal Dr, Apt A** Townhouse 3/3 1,513 sq ft 1,156 2002 6/15/2015 \$249,000 \$165

Newer town home in a gated community. Spacious end unit featuring 3 bedrooms, 2.5 baths and approx 1500 square feet of living space. Panoramic foothills and greenbelt views from the master suite and balcony. Arched hallway, cozy fireplace, and an attached 2 car garage are just some of the features of this home. These lovely town homes rarely come on the market.

*Listing Courtesy of Park Place Realty*



**FOR SALE** \* Preforeclosure, Auction Property, Active: 6/10/2015 **MLS ID: 81469912**

**11 Saint Joseph Cir** Single Family Home 3/2 1,313 sq ft 7,223 1983 6/10/2015 \$276,100 \$210

Charming 3 bedroom home on prime cul-de-sac location. Features include a master bedroom suite with private attached bathroom, 2 car attached garage, additional full bathroom and a fenced yard.

*Listing Courtesy of Oak Shores Realty*

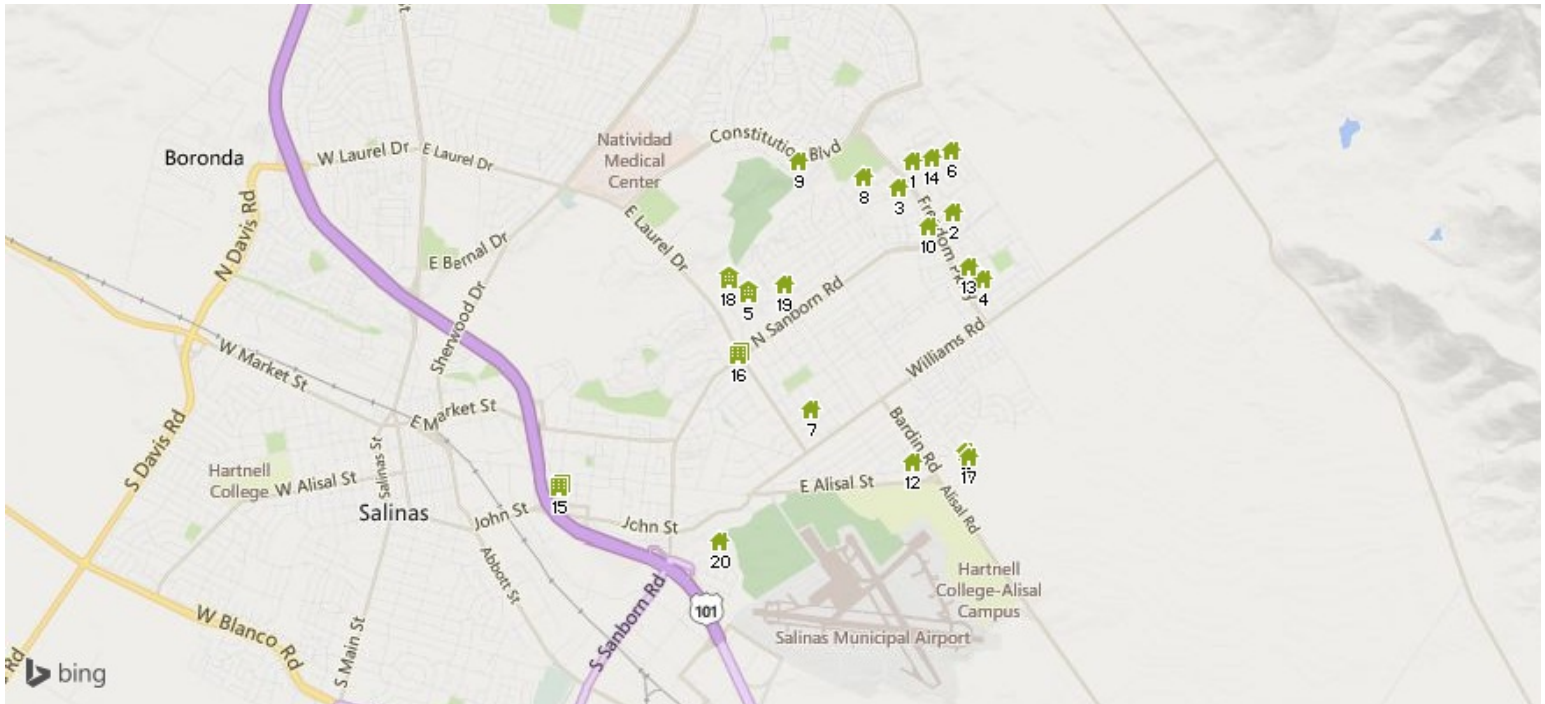


**FOR SALE** \* Active: 6/3/2015 **MLS ID: 81468581**






**507 Dallas Ave** Single Family Home 2/1 878 sq ft 7,200 1947 6/3/2015 \$299,000 \$341

2 beds 1 bath Tile in Dining Room & Kitchen Refinished Wood Floors Throughout NEW: Double Pane Windows, gas range, Roof, Gutters, Paint Inside and out, Kitchen countertops, sink, faucets, stove hood, window coverings Washer/Dryer Hook up in garage 3 fruit trees in backyard (lemon, apple, apricot) Completely Remodeled Inside and Out New Doors Huge Backyard Room Sizes: Kitchen-9x10 Dining Rm-9.6x9 Living Rm-13.5x17 Front Bedm-12x10 Rear Bedm- 11.6x12 Total Sq. Ft.: 878 LOT SIZE: 60 x 120 (7,200 sq. ft.)

*Listing Courtesy of Steinbeck Realty, Inc.*



Recently Sold: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>16 Alder Cir</b></p> <p>Single Family Home</p> <p>Must see this one owner home. Open floor plan with high ceilings in living room/dining room &amp; beautiful staircase. Kitchen features solid surface counter-tops, large pantry &amp; island. Family room has gas fireplace w/insert &amp; custom cabinetry. Tons of storage. Rear patio and lawn. Side gate opens to rear yard allowing additional parking for RV or boat. Much more.</p> <p><i>Courtesy of Realty World-Premier Associates</i></p>	16	4/3	2,227 sq ft	6,318	1997	6/23/2015	\$400,000	\$180
 <p><b>1428 Sumac Way</b></p> <p>Single Family Home</p> <p>Fixer upper, lack of interior and exterior maintenance.</p> <p><i>Courtesy of Advance Real Estate Leadership</i></p>	1428	3/3	1,442 sq ft	4,272	1998	6/12/2015	\$354,000	\$245
 <p><b>805 La Cuesta Ct</b></p> <p>Single Family Home</p> <p>Motivated Seller! This is a charming 3 bedroom, 2 bathroom home that features an open living and dining room area with plenty of natural light and a 2 car garage. Low maintenance yard perfect for entertaining. Conveniently located close to schools, parks, dining/restaurants, shopping centers, fire department and more!</p> <p><i>Courtesy of Bay Capital Real Estate, Inc.</i></p>	805	3/2	1,183 sq ft	4,791	1995	6/22/2015	\$335,000	\$283
 <p><b>1122 Eagle Dr</b></p> <p>Single Family Home</p> <p>Bank Owned/On-line Auction, Bella Vista Subdivision, 5 bedroom, 3 bath two story home. 2106 square feet, ground floor bedroom and full bath, kitchen family room combo. Living &amp; dining combo. Interior laundry, fireplace, master and en-suite bath. Nice sized lot.</p> <p><i>Courtesy of Oak Shores Realty</i></p>	1122	5/3	2,106 sq ft	5,463	1999	6/16/2015	\$306,500	\$146
 <p><b>912 Acosta Plz, Unit 20</b></p> <p>Condominium</p> <p>OCCUPIED PROPERTY. DO NOT DISTURB TENANTS. 3 bedroom, 1 1/2 bath condo in Acosta Plaza. Unit 20.</p> <p><i>Courtesy of Kensington Realty Group Inc</i></p>	912	3/2	1,034 sq ft	759	1974	6/17/2015	\$126,000	\$122



**RECENTLY SOLD** \* Sold Date: 6/12/2015, MLS listing 81461411, 5/7/2015 **MLS ID: 81461411**

**825 Tumbleweed Dr** Single Family Home 4/3 2,258 sq ft 5,820 2000 6/12/2015 \$433,500 \$192

This home was built by Standard Pacific Homes and is the Sagebrush Model A. It showcases a lower living area with Living room/dining room combo, a kitchen with island and nook, a family room with fireplace, a powder room and laundry area. Upstairs features four bedrooms, a master with his/her walk-in closets and a master bath. This is a very desirable neighborhood. This home has hardly been lived in by a single-professional.

*Courtesy of Windermere Valley Properties*



**RECENTLY SOLD** \* Sold Date: 6/8/2015, MLS listing 81441331, 11/29/2014 **MLS ID: 81441331**

**1605 1st Ave** Single Family Home 3/1 1,273 sq ft 7,000 1948 6/8/2015 \$270,000 \$212

Corner Lot, 3 bedroom home with an over-sized garage. Ready for new owner to give it some TLC. Additional photos available after Dec 3rd.

*Courtesy of Intero Real Estate Services*



**RECENTLY SOLD** \* Sold Date: 6/5/2015, MLS listing 81433781, 9/16/2014 **MLS ID: 81433781**

**736 Yucatan Way** Single Family Home 4/3 1,588 sq ft 5,452 1995 6/5/2015 \$353,530 \$223

COME SEE THIS BEAUTIFUL TWO STORY 4 BEDROOM HOME. LOCATED NEAR SCHOOLS, PARKS AND SHOPPING CENTERS. MUST SEE THIS HOME THAT HAS ALOT OF POTENTIAL.

*Courtesy of Advantage Financial Services*



**RECENTLY SOLD** \* Sold Date: 6/5/2015, MLS listing 81455803, 3/19/2015 **MLS ID: 81455803**

**1140 Fox Glen Way** Single Family Home 3/2 1,427 sq ft 4,073 2000 6/5/2015 \$375,000 \$263

Turn Key Beauty! 3 bed/2ba mediteranean style home. This Roma model with cathedral ceilings has lots of natural light. Neutral upgrades. Open loft area perfect for office or play area for your children. Welcoming covered front porch. Beautiful tile roof. Great location next to the conveniences you need. Including a public golf course! Home is in great condition. New water heater and dishwasher.

*Courtesy of Corral de Tierra Realty*



**RECENTLY SOLD** \* Sold Date: 6/2/2015, MLS listing 81418598, 5/26/2014 **MLS ID: 81418598**

**1361 Palmera Ave** Single Family Home 4/3 1,793 sq ft 6,343 1997 6/2/2015 \$302,000 \$168

Two-Story home located on corner lot. This home features 4 Bedrooms and 3 Full bathrooms, stamped concrete. One Bedroom and Full Bathroom located in ground floor. Home needs some TLC. Great for large family.

*Courtesy of Gold Oak Realty*



**RECENTLY SOLD** \* Sold Date: 5/29/2015, MLS listing 81456033, 3/20/2015 **MLS ID: 81456033**

**1824 Monte Bella Blvd** Single Family Home 4/3 2,115 sq ft 4,473 2015 5/29/2015 \$432,040 \$204

Brand New Beautiful Home, ideally located next to designated open space that gives you a feel of privacy. Coffee cabinets with designer pulls, matching stair handrails with wrought-iron spindles. You can still select your granite countertops and design your flooring selection to meet your families needs. 4 bedrooms plus spacious light full of natural light and possibilities. Be the first ones to enjoy living in this wonderful home located in the distinctive Monte Bella Community!

*Courtesy of The Advantage Group New Home Marketing Inc*



**RECENTLY SOLD** \* Sold Date: 6/2/2015, MLS listing 81451955, 2/23/2015 **MLS ID: 81451955**

**400 Margaret St** Single Family Home 2/1 872 sq ft 7,800 1947 6/2/2015 \$276,500 \$317

Located on a corner lot with a very good size lot. Beautiful remodel wont last.

*Courtesy of Premier Real Estate, Inc.*



**RECENTLY SOLD** \* Sold Date: 5/29/2015, MLS listing 81452334, 2/24/2015 **MLS ID: 81452334**

**1410 Wolf Ct** Single Family Home 4/3 2,255 sq ft 5,535 2002 5/29/2015 \$385,000 \$171

*Courtesy of Real Time Realty Inc.*







**RECENTLY SOLD** \* Sold Date: 5/28/2015, MLS listing 81456079, 3/20/2015 **MLS ID: 81456079**



**1531 Saguaro Dr** Single Family Home 4/2 1,823 sq ft 5,457 1999 5/28/2015 \$387,500 \$213


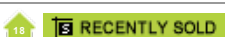
WOW WOW WOW, CHECK OUT THIS TURN KEY 4 BEDROOM 2 BATH SINGLE LEVEL HOME IN GREAT NEWER SUBDIVISION LOCATION, NEW INTERIOR PAINT, NEWER WOOD FLOORING, NEWER CUSTOM TILED FLOORING, BACK YARD PATIO, NEWER FRONT YARD LANDSCAPING, TILE ROOF, STUCCO EXTERIOR. THIS HOME IS IN TURN KEY CONDITION AND READY TO MOVE INTO. TFT ABSOLUTELY NO FAULT OF PROPERTY....



*Courtesy of Ramirez Properties*



	 * Public Record <i>MLS ID:</i> -								
	<b>506 Santa Maria St</b>	Multi-Family Dwellings	2/1	1,326 sq ft	7,715	1941	5/29/2015	-	-

	 * Public Record <i>MLS ID:</i> -								
	<b>618 N Sanborn Rd</b>	Apartment house	-/-	3,864 sq ft	5,796	1979	6/5/2015	\$1,190,000	\$308

	 * Public Record <i>MLS ID:</i> -								
	<b>1812 Monte Bella Blvd</b>	Single Family	-/-	-	-	-	5/28/2015	\$444,500	-

	 * Public Record <i>MLS ID:</i> -								
	<b>914 Acosta Plz, Unit 113</b>	Condominium	4/2	1,380 sq ft	-	1974	5/27/2015	\$95,000	\$69

	 * Public Record <i>MLS ID:</i> -								
	<b>847 Garner Ave</b>	Single Family	3/1	964 sq ft	3,900	1941	5/29/2015	-	-

	 * Public Record <i>MLS ID:</i> -								
	<b>86 Beverly Dr</b>	Single Family	3/1	1,105 sq ft	7,500	1952	6/2/2015	-	-