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**COLDWELL BANKER**  
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# LA TERRAZA

LATE FALL 2023 | REAL ESTATE MARKET REPORT



PREPARED ESPECIALLY FOR  
**FUTURE FRIENDS AND NEIGHBORS**

## LA TERRAZA

YEAR-TO-DATE  
REAL ESTATE REVIEW

### 5 TOTAL HOMES SOLD

#### SOLD PRICE

|                |                    |
|----------------|--------------------|
| LOW            | \$955,000          |
| <b>AVERAGE</b> | <b>\$1,253,800</b> |
| HIGH           | \$1,525,000        |

#### DAYS ON MARKET

|                |           |
|----------------|-----------|
| LOW            | 1         |
| <b>AVERAGE</b> | <b>41</b> |
| HIGH           | 78        |

#### SP/LP RATIO

|                |              |
|----------------|--------------|
| LOW            | 95.6%        |
| <b>AVERAGE</b> | <b>99.3%</b> |
| HIGH           | 102.2%       |

**Dear Future Friends and Neighbors,**

These statistics represent the current market trends in your community.  
For an in-depth analysis on how these trends affect your home's value, call us today:  
**Sean Downs 760.797.5651 | Mike Kline 760.902.8874**

Data based on listings from CDAR MLS from January 1st to November 8th, 2023. Information deemed accurate but not guaranteed.

PRESENTED BY

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**COLDWELL BANKER**  
**REALTY**



*The Rancho Mirage Experts*

*No one sells more Rancho Mirage homes than the Rancho Mirage Experts*  
*The Downs Team*

MEET THE TEAM



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Future Friends and Neighbors,

Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sean Downs and Mike Kline, your La Terraza real estate specialists. You will not be contacted with any other solicitation.

WWW.HOMESOFLATERRAZA.COM



CURRENT LA TERRAZA ACTIVITY



ACTIVE



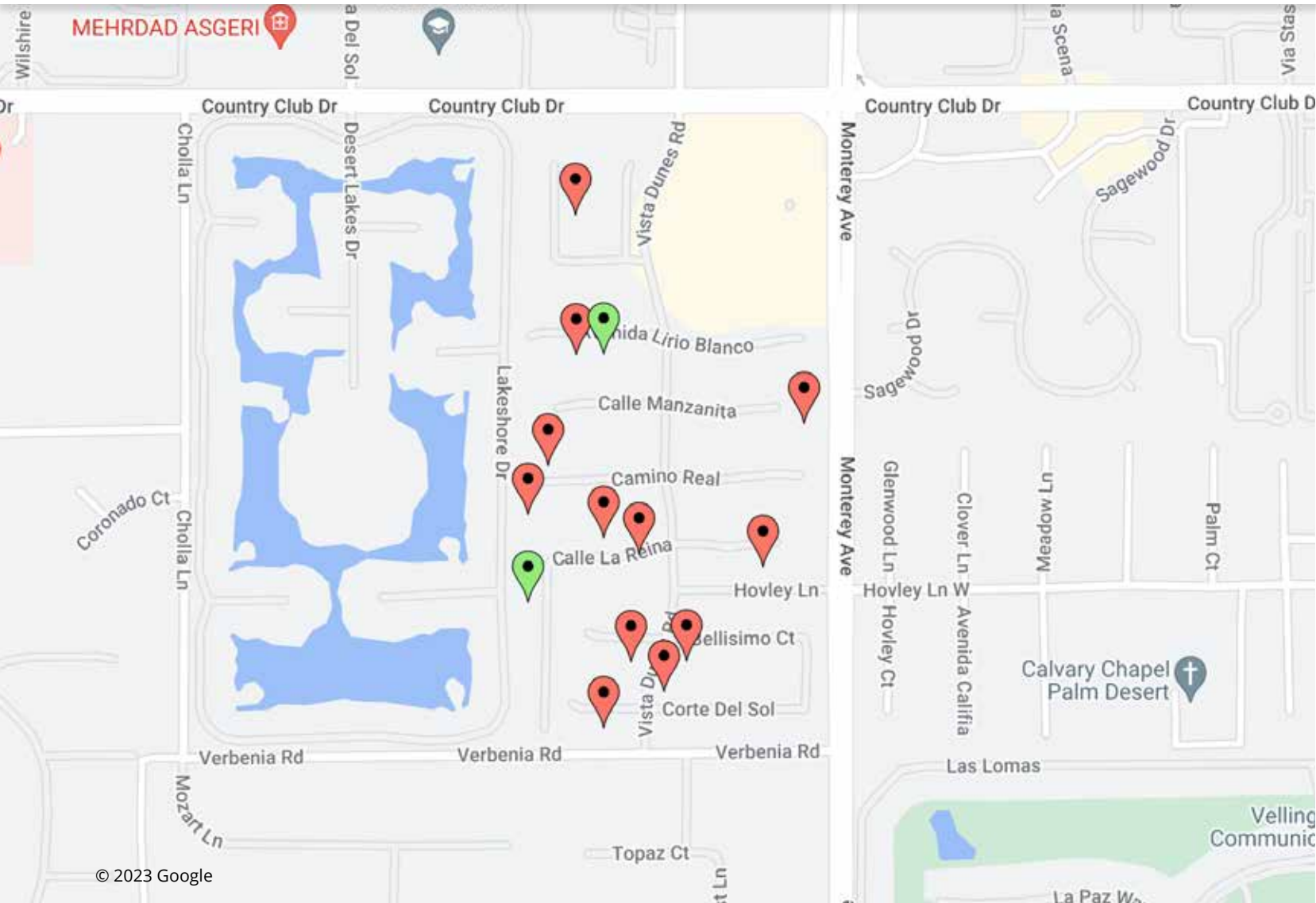
PENDING



SOLD

If you want to know what your home would sell for in today's market, call us today at:

Sean Downs 760.797.5651 | Mike Kline 760.902.8874



LA TERRAZA

REAL ESTATE  
MARKET REPORT



THERE ARE 2 HOMES FOR SALE  
AND NO HOMES CURRENTLY PENDING

HOMES MOST RECENTLY SOLD

| STATUS | ADDRESS                 | BEDS | BATHS TOTAL | EST. SQ. FT. | LIST PRICE  | SOLD PRICE  | SOLD DATE |
|--------|-------------------------|------|-------------|--------------|-------------|-------------|-----------|
| Sold   | 1 Corte Del Sol         | 3    | 3           | 2,267        | \$970,000   | \$955,000   | 10/30/23  |
| Sold   | 115 Calle De Las Rosas  | 3    | 4           | 3,256        | \$1,269,000 | \$1,269,000 | 08/03/23  |
| Sold   | 20 Calle La Reina       | 4    | 5           | 3,555        | \$1,595,000 | \$1,525,000 | 04/15/23  |
| Sold   | 37 Camino Real          | 4    | 5           | 3,172        | \$1,295,000 | \$1,295,000 | 04/12/23  |
| Sold   | 13 Bellisimo Court      | 4    | 3           | 2,910        | \$1,199,000 | \$1,225,000 | 01/25/23  |
| Sold   | 38 Camino Real          | 4    | 5           | 2,900        | \$1,298,000 | \$1,250,000 | 10/13/22  |
| Sold   | 31 Calle La Reina       | 4    | 3           | 2,649        | \$999,900   | \$949,000   | 10/12/22  |
| Sold   | 20 Calle La Reina       | 4    | 5           | 3,555        | \$1,595,000 | \$1,675,000 | 06/14/22  |
| Sold   | 85 Avenida Lirio Blanco | 4    | 5           | 3,555        | \$1,695,000 | \$1,585,000 | 06/07/22  |
| Sold   | 79 Calle Manzanita      | 4    | 3           | 2,649        | \$1,250,000 | \$1,300,000 | 04/11/22  |
| Sold   | 16 Corte Del Sol        | 3    | 4           | 2,608        | \$985,000   | \$985,000   | 01/07/22  |
| Sold   | 12 Bellisimo Court      | 4    | 4           | 3,148        | \$1,149,000 | \$1,250,000 | 11/22/21  |

LA TERRAZA  
AT A GLANCE

12  
Homes  
Recently  
Sold

\$1,487,450  
Average  
Active List  
Price

\$1,271,917  
Average  
Sold  
Price

42  
Average Days  
On Market  
(Solds)

This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

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