



Civita Neighborhood Newsletter

Team Mundell - Serving Civita since 2014

www.civitahome.com

JANUARY 2022

2021 TOP HOMES SOLD IN CIVITA NEIGHBORHOOD

Altana

Address	Bed	Bath	Sqft	Price	Sold
7893 Altana Way	3	3.5	2,180	\$1,180,000	4/16/21
7881 Altana Way	3	3.5	1,853	\$1,150,000	9/30/21
7896 Altana Way	3	2.5	1,754	\$1,000,000	11/12/21
7911 Altana Way	3	3.5	1,853	\$979,000	1/29/21
7883 Altana Way	3	2.5	1,668	\$885,000	12/28/20

Avella

Address	Bed	Bath	Sqft	Price	Sold
2858 Avella Cir	4	3.5	2,346	\$1,700,000	9/14/21
2856 Avella Cir	3	3.5	2,275	\$1,600,000	9/14/21
2622 Avella Dr	3	3.5	2,124	\$1,400,000	12/13/21
2808 Avella Cir	3	3.5	2,275	\$1,097,826	4/28/21
2836 Avella Cir	3	2.5	1,512	\$944,847	11/19/21

Elevate

Address	Bed	Bath	Sqft	Price	Sold
2450 Comm Ln 14	3	2.5	1,648	\$955,000	5/3/21
2400 Comm Ln 59	3	2.5	1,600	\$900,000	2/3/21
2420 Comm Ln 39	2	2	1,232	\$810,000	6/16/21
2460 Comm Ln 1	2	2	1,232	\$810,000	8/13/21
2420 Comm Ln 34	3	2.5	1,628	\$789,990	12/18/20

Frame & Focus

Address	Bed	Bath	Sqft	Price	Sold
2343 Aperture Cir	3	2.5	1,687	\$950,000	10/20/21
2460 Aperture Cir	3	2.5	1,599	\$915,150	7/20/21
2575 Aperture Cir	3	2.5	1,894	\$889,950	6/22/21
2388 Aperture Cir	3	2.5	1,599	\$880,000	6/4/21
2646 Aperture Cir	3	2.5	1,470	\$860,000	12/17/21

Apex

Address	Bed	Bath	Sqft	Price	Sold
8349 Summit Way	3	3.5	2,183	\$1,260,000	4/23/21
8330 Summit Way	3	3.5	2,092	\$1,150,000	3/15/21

Lucent I

Address	Bed	Bath	Sqft	Price	Sold
8430 Distinctive Dr	2	2	1,688	\$1,065,000	9/21/21
8307 Distinctive Dr	3	3.5	1,760	\$990,000	7/23/21
8391 Distinctive Dr	3	2.5	1,630	\$989,000	8/12/21
8383 Distinctive Dr	2	2	1,653	\$960,000	4/21/21
8436 Distinctive Dr	3	2.5	1,666	\$957,000	6/7/21

Lucent II

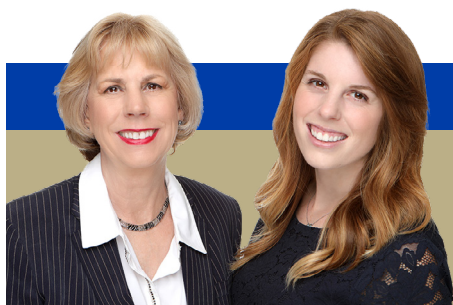
Address	Bed	Bath	Sqft	Price	Sold
8534 Aspect Dr	3	2	1,878	\$1,199,000	7/13/21
8511 Aspect Dr	3	2.5	1,666	\$1,065,000	9/10/21
8577 Aspect Dr	2	2	1,653	\$1,045,000	6/16/21
8541 Aspect Dr	3	2.5	1,666	\$913,000	12/11/20
8549 Aspect Dr	2	2	1,489	\$865,000	5/5/21

Origen

Address	Bed	Bath	Sqft	Price	Sold
7770 Stylus Dr	3	3.5	1,814	\$1,005,000	12/9/21
7875 Modern Oasis	3	3.5	1,555	\$950,000	12/15/21
7870 Civita Blvd	3	3.5	1,580	\$920,000	7/19/21
7861 Modern Oasis	3	3.5	1,814	\$910,000	9/28/21
7828 Civita Blvd	2	2.5	1,464	\$900,000	11/17/21

Promontory

Address	Bed	Bath	Sqft	Price	Sold
2787 Via Alta Pl	4	4	2,188	\$1,600,000	5/5/21
2801 Via Alta Pl	4	4	2,188	\$1,600,000	9/7/21
2799 Via Alta Pl	2	2	1,584	\$1,312,500	10/29/21
2725 Via Alta Pl	3	3.5	2,188	\$1,240,000	2/4/21
2857 Via Alta Pl	2	2	1,584	\$1,237,500	10/18/21



35 years of professional real estate experience.

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CENTURY 21

Award

Mission Valley Office

SUMMARY OF CIVITA COMPLEXES

	Builder	Year Built	# of Units	Floor Plans	Sq Footage
ORIGEN- SOCIAL GARDENS	Shea Homes	2012-2014	127	2 - 4 bedrooms	1,390 to 2,110
ORIGEN- SKYLOFT	Shea Homes	2012-2014	73	2 - 3 bedrooms	1,452 to 1,760
ALTANA	TriPointe Homes	2013-2014	45	3 bedrooms	1,668 to 2,180
FOCUS	Shea Homes	2014-2015	76	3 bedrooms	1,306 to 1,470
FRAME	Shea Homes	2014-2015	64	3 bedrooms	1,585 to 1,983
LUCENT I	Shea Homes	2015-2016	54	2-3 bedrooms	1,454 to 2,078
LUCENT II	Shea Homes	2017-2019	66	2-3 bedrooms	1,457 to 2,078
APEX	Ryland Homes	2015-2017	58	3-5 bedrooms	2,092 to 2,229
PROMONTORY- THE BLUFFS	New Home Co.	2018-2020	40	2-4 bedrooms	1,584 to 2,188
PROMONTORY- THE HEIGHTS	New Home Co.	2018-2020	93	2-3 bedrooms	1,401 to 2,015
ELEVATE	ColRich	2018-2020	62	2-3 bedrooms	1,232 to 2,021
AVELLA	New Home Co.	2019-2021	98	3-4 bedrooms	1,512 to 2,346
MARQUEE	Shea Homes	2021-2022	62	1-3 bedrooms	903 to 1,570

2021 Recap from Team Mundell



2021 remained a strong and resilient seller's market. This past summer, our home selling clients received multiple offers, driving up prices far beyond the list price! It's been a great year for home sellers as this market continues with low inventory and many motivated buyers eager and willing to buy into the New Year.

While it's worth celebrating our sellers' successful 2021, we also thank our clients that purchased homes this past year. Our homebuyers have stayed committed as we negotiated compelling and attractive offers that competed against many and came out on top. There may be a lot of competition, but home buying is not impossible!

Our specialty is helping current homeowners in moving up to larger homes, managing both the sale and purchase to facilitate a successful

transition with as little stress as possible. It's important to have experienced agents to navigate this complicated transaction.

We continuously strive to provide the best service to our clients regardless of the ever-changing market. We hope the 2021 Sales Report and Market Recap is helpful to you. If you have any questions about the neighborhood market or want to receive a free comparative market analysis on your home, please email us at:

carolmundell@century21award.com

*Carol
& Lauren*

*Consulting, Negotiating and Managing
Your Transaction for a successful close!*

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