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Century 21 Award

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LOCAL REALTOR

WE KNOW

VILLA PORTOFINO!



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Broker

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Serving Villa Portofino since 2006

NOVEMBER 2017

CarolMundell.com

TierrasantaHomesOnline.com



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Villa Portofino Neighborhood Market Report

Address	Model	Sq Ft	Bed/Ba	Price	Date Sold
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ON THE MARKET

Cariuto Ct	910	2,015	4/2	\$649,000	
Cariuto Ct	930	1,185	3/1.5	\$500,000-\$530,000	pending
Esmeraldas Dr.	940	1,558	3/2.5	\$525,000-\$535,000	pending

RECENT SOLD

5145 Abuela Dr.	940	1,558	4/3	\$577,500	9/15/17
5265 Fino Dr	940	1,558	4/3	\$575,000	10/26/17*
10629 Porto Court	940	1,558	4/3	\$575,000	6/01/17
10608 Esmeraldas Dr.	920	1,529	3/1.5	\$559,000	9/21/17
10611 Porto Court	910	1,532	3/2	\$549,000	2/10/17
5031 Abuela Dr.	900	1,050	2/2	\$544,000	8/01/17
10759 Esmeraldas Dr.	910	1,532	3/2	\$540,000	9/29/17
10694 Esmeraldas Dr.	920	1,529	3/1.5	\$535,000	3/29/17
5148 Fino Dr.	910	1,532	3/2	\$530,000	10/12/17
5177 Fino Dr.	910	1,532	3/2	\$515,000	4/12/17
10665 Porto Court	930	1,185	3/1.5	\$513,000	3/08/17
10618 Esmeraldas Dr.	940	1,558	4/1.5	\$510,000	7/25/17
10718 Esmeraldas Dr.	930	1,185	3/1.5	\$505,000	10/16/17
5023 Abuela Dr.	930	1,260	3/1.5	\$499,900	3/14/17
10774 Esmeraldas Dr.	900	1,050	2/2	\$498,300	10/18/17
5275 Fino Dr.	930	1,185	3/1.5	\$497,000	5/15/17
10688 Esmeraldas Dr.	900	1,050	2/2	\$457,000	4/28/17*
5275 Fino Dr.	900	1,050	2/2	\$435,000	5/26/17

* representing my clients

This newsletter is for information purposes only and nothing herein is intended as advice. Please consult with legal and or tax/financial experts for advice. It is not intended as a solicitation if your home is currently listed with a Broker.

Best Family Friendly neighborhoods

Our City San Diego on-line magazine spoke to homebuyers, real estate agents and community leaders to identify the factors that make a neighborhood family-friendly.

They settled on 16 factors and broke them into five main categories: schools, crime and safety, access to youth facilities, moral cleanliness, and health.

HIGHLY RECOMMENDED

Rank	Neighborhood Name	Score
1	Coronado	8.58
2	Carmel Mountain	7.50
3	University City	7.45
4	La Jolla	7.45
5	Rancho Penasquitos	7.33
6	Cardiff	7.30
7	Del Mar	7.28
8	Bonita	7.28
9	La Costa	7.27
10	Carmel Valley	7.24
11	Rancho Sante Fe	7.18
12	Tierrasanta	7.18
13	Mira Mesa	7.12
14	Poway	7.10
15	Carlsbad South	7.09
16	Point Loma	7.00
17	Old Town/Mission Hills	7.00

(Our City San Diego 8/11/14)

According to their study, Tierrasanta made the top 15 and is a great place to live—good neighborhoods help to maintain and increase home values.

SOLD in one week!

\$575,000

5265 FINO DR

4 bedrooms, 3 full bathrooms, 1,558 sq ft.

**See how I can sell your home quickly –please call
858-967-7331**