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**CENTURY 21**  
Award

# Spectrum Center Neighborhood 2020 SOLDs

Address	Complex	Sq Ft	Bed/Ba	Price	Sold
5006 Juneberry Ct	Boardwalk	1,995	3/3.5	\$673,200	3/16/20
8986 Spectrum Ctr Blvd	Boardwalk	1,851	3/2.5	\$645,000	7/22/20
8981 Lightwave Ave.	Atrium	1,969	3/3	\$640,900	3/20/20
8705 Plaza Sq	Esplanade	1,675	4/4	\$618,500	12/01/20
8758 Esplanade Park Lane	Esplanade	1,438	3/3	\$605,000	8/21/20
8918 Spectrum Center Blvd	Boardwalk	1,695	2/2.5	\$599,000	1/02/20
8826 Spectrum Ctr Blvd	Boardwalk	1,472	3/3	\$599,000	4/03/20
4872 Paramount Dr	Boardwalk	1,871	2/2.5	\$596,900	2/26/20
4864 Paramount Dr	Boardwalk	1,695	3/2.5	\$589,000	6/15/20
4619 Central Plaza	Esplanade	1,438	3/3	\$585,000	6/18/20
4627 Central Plaza	Esplanade	1,675	4/4	\$578,500	1/08/20
4942 Haight Terrace	Tribeca	1,472	3/3	\$578,000	7/23/20
8810 Spectrum Ctr Blvd	Boardwalk	1,472	3/3	\$575,000	5/22/20
8791 Promenade North Place	Promenade	1,320	2/2	\$565,000	9/01/20
8752 Esplanade Park Lane	Esplanade	1,438	3/3	\$565,000	9/25/20
8745 Tribeca Circle	Tribeca	1,232	2/2	\$555,000	12/11/20
4846 Haight Terrace	Tribeca	1,232	2/2	\$555,000	10/20/20
4989 Haight Terrace	Tribeca	1,254	2/2.5	\$555,000	11/17/20
8756 Plaza Park Lane	Esplanade	1,438	3/2.5	\$550,000	8/11/20
8865 Lightwave Ave	Promenade	1,166	2/2.5	\$550,000	1/02/21
8873 Promenade North Place	Promenade	1,320	2/2	\$539,000	4/22/20
8760 Concourse Ct	Esplanade	1,267	2/2.5	\$530,000	2/28/20
4906 Haight Terrace	Tribeca	1,254	2/2.5	\$530,000	10/14/20
8831 Lightwave Ave	Promenade	1,330	2/2.5	\$530,000	6/26/20
5096 Plaza Promenade	Promenade	1,313	3/2	\$525,000	7/24/20
4914 Haight Terrace	Tribeca	1,232	2/2	\$520,000	7/08/20
4834 Haight Terrace	Tribeca	1,008	2/2	\$513,000	7/13/20
8759 Promenade North Place	Promenade	1,277	2/2	\$510,000	3/04/20
8811 Promenade North Place	Promenade	1,140	2/2	\$510,000	12/11/20
8882 Promenade North Place	Promenade	1,166	2/2.5	\$505,000	6/22/20
4830 Haight Terrace	Tribeca	1,232	2/2	\$499,000	5/15/20

= representing our clients

...36 years of professional real estate experience...

# 2020 SPECTRUM CENTER MARKET RECAP

- 32 homes were sold in 2020
- Team Mundell represented 31% of the market share...Experience Counts!

	Average Sales Price 2020	Average Sales Price 2019	Highest Sales Price for 2020
<b>2 Bedrooms</b> (1,008 - 1,500 sqft)	\$525,800	\$494,833	\$565,000 🏡 Promenade Plan 4 (our listing)
<b>2 Bedrooms</b> (+1,500 sqft)	\$594,966	\$574,200	\$599,000 🏡 Boardwalk Plan 2 (our listing)
<b>3 Bedrooms</b> (1,313 - 1,500 sqft)	\$572,500	\$552,500	\$605,000 Esplanade Plan 3
<b>3 Bedrooms</b> (+1,500 sqft)	\$653,033	\$625,437	\$673,200 Atrium Plan 5
<b>4 Bedrooms</b>	\$598,500 Only 2 homes sold (Esplanade)	\$612,000 Only 2 homes sold (Atrium & Esplanade)	\$618,500 🏡 Esplanade Plan 4 (our listing)

**The average sales price increased 5.40% from 2019!**

## 2020 Recap From Team Mundell...

Overall 2020 brought challenging times for all of us... and we hope that you and your family were able to find comfort in the simpler things in life as we all hunkered down at home. We wanted to share a few of our shining moments in 2020 with hope that it will spark some inspiration as we enter the New Year.

The pandemic required many changes to the workforce across the nation. The Association of Realtors created an action plan for agents and their clients to safely conduct buying and selling in your neighborhood. At the beginning of the pandemic, homeowners were uncertain on how the San Diego housing market would respond... But with interest rates dropping and low home inventory, the market picked up! We are seeing multiple offers on our listings and homes selling over the list price.



Lauren is excited to share that she was awarded recognition within the 30 Under 30 category in San Diego's Real Producer Magazine for producers under the age of 30 within the real estate industry. Her business in real estate has been accelerating and she dedicates 100% of her successes to her wonderful mentor, Carol.

For the 4th year in a row, Carol has been awarded the SDAR Circle of Excellence Award in Silver for producing exemplified excellence among top producers in the real estate industry. She dedicates her award to the wonderful clients she has worked with this past year.

We wish you brighter days upon the New Year horizon. Thank you for doing your part in making our city safer...the home stretch is near.

We continue to safely hand out our quarterly newsletter market reports. If you would like to receive these via email, please contact us at [carolmundell@century21award.com](mailto:carolmundell@century21award.com)

