



**CAROL MUNDELL**

858.967.7331  
carolmundell@century21award.com  
DRE# 00863002

**LAUREN MUNDELL**

858.668.8064  
lmundell@century21award.com  
DRE# 02028998



[www.spectrumtownhomes.com](http://www.spectrumtownhomes.com)  
[www.spectrumcondos.com](http://www.spectrumcondos.com)

**CENTURY 21**  
Award

## Spectrum Center Neighborhood 2021 SOLDs

Address	Complex	SqFt	Bed	Bath	Price	Sold
8914 Spectrum Center Blvd	Boardwalk	1,851	3	2.5	\$850,000	11/1/2021
8826 Spectrum Center Blvd	Tribeca	1,472	3	3	\$788,000	12/9/2021
8736 Esplanade Park Lane	Esplanade	1,675	4	4	\$780,000	9/27/2021
8993 Lightwave Ave	Atrium	1,995	3	2.5.5	\$765,000	3/9/2021
4970 Juneberry Ct	Boardwalk	1,695	2	2.5	\$750,000	10/8/2021
8965 Lightwave Ave	Atrium	1,844	3	3	\$749,000	6/7/2021
8704 Plaza Square	Esplanade	1,675	4	3	\$742,000	6/21/2021
8985 Butternut Lane	Boardwalk	1,851	3	2.5	\$735,000	5/17/2021
5093 Plaza Promenade	Promenade	1,416	3	2	\$680,000	9/30/2021
8744 Concourse Ct	Esplanade	1,267	2	2.5	\$667,302	6/23/2021
4995 Haight Trl	Tribeca	1,232	2	2	\$660,000	9/10/2021
4909 Haight Trl	Tribeca	1,254	2	2.5	\$650,000	7/28/2021
8861 Lightwave Avenue	Atrium	1,339	2	2.5	\$645,000	9/22/2021
5052 Plaza Promenade	Promenade	1,330	2	2.5	\$644,000	5/19/2021
8828 Promenade N	Promenade	1,254	2	2.5	\$640,000	6/15/2021
4952 Haight Trl	Tribeca	1,232	2	2	\$620,000	5/6/2021
8819 Promenade North Place	Promenade	1,416	3	2	\$615,000	4/14/2021
4855 Haight Trail	Tribeca	1,232	2	2	\$615,000	4/26/2021
8862 Spectrum Center Blvd	Tribeca	1,232	2	2	\$600,000	3/8/2021
8849 Promenade North Pl	Promenade	1,128	2	2	\$600,000	6/2/2021
8837 Promenade North Place	Promenade	1,416	3	2	\$595,500	2/17/2021
5089 Plaza Promenade	Promenade	1,277	2	2	\$580,000	5/13/2021
8857 Promenade North Pl	Promenade	1,254	2	2.5	\$570,000	3/24/2021
4938 Haight Trl	Tribeca	1,008	2	2	\$565,000	8/6/2021
4635 Central Plaza	Esplanade	1,438	2	2.5	\$556,000	12/31/2020
8865 Lightwave Ave	Promenade	1,166	2	2.5	\$550,000	1/11/2021
8713 Tribeca Circle	Tribeca	1,008	2	2	\$495,000	1/5/2021

= representing our clients

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

# 2021 SPECTRUM CENTER MARKET RECAP

	Average Sales Price	Average Sales Price	Highest Sales Price for
<b>2 Bedrooms</b> (1,008 - 1,500 sqft)	\$603,581	\$525,800	\$667,302 Esplanade Plan 2
<b>2 Bedrooms</b> (+1,500 sqft)	\$750,000 (only 1 townhome sold)	\$594,966	\$750,000 Boardwalk Plan 2
<b>3 Bedrooms</b> (1,313 - 1,500 sqft)	\$669,625	\$572,500	\$788,000 Tribeca Plan 4
<b>3 Bedrooms</b> (+1,500 sqft)	\$774,750	\$653,033	\$850,000 Boardwalk Plan 3 (our listing)
<b>4 Bedrooms</b>	\$761,000	\$598,500	\$780,000 Esplanade Plan 4

• 27 homes were sold in 2021

The average sales price increased 20.50% from 2020

## Summary of the Residential Complexes

	Builder	Year Built	# of Units	Floor Plans	Square Footage
<b>ESPLANADE</b>	Greystone Homes	2003-2004	120	2 - 4 bedrooms	1,267 to 1,675
<b>TRIBECA</b>	KB Homes	2004-2005	148	2 - 3 bedrooms	1,008 to 1,472
<b>BOARDWALK</b>	William Lyon Homes	2004-2005	90	2 - 3 bedrooms	1,600 to 1,871
<b>PROMENADE</b>	William Lyon Homes	2006-2007	80	2 - 3 bedrooms	1,128 to 1416
<b>PROMENADE</b> (ATRIUM)	William Lyon Homes	2014-2015	80	2 - 4 bedrooms	1,166 to 2,410

## *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.

**spectrumtownhomes.com**

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

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

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.