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CENTURY 21
Award

Spectrum Center Neighborhood 2022 SOLDS

Address	Complex	SqFt	Bed	Bath	Price	Sold
8994 Butternut Ln	Promenade	1,995	3	3.5	\$935,000	5/24/2022
4990 Juneberry Ct	Boardwalk	1,695	2	2.5	\$862,500	5/24/2022
4914 Paramount Dr	Boardwalk	1,600	2	2.5	\$855,000	5/12/2022
8982 Spectrum Center Blvd	Boardwalk	1,695	2	2.5	\$850,000	9/2/2022
4885 Juneberry Ct	Boardwalk	1,851	3	2.5	\$842,500	1/12/2022
8783 Parkplace Ct	Esplanade	1,675	4	3.5	\$825,000	6/30/2022
4958 Haight Terrace	Tribeca	1,472	3	3	\$820,000	3/14/2022
4974 Juneberry Ct	Boardwalk	1,600	2	2.5	\$791,000	11/15/2022
8791 Promenade North Pl	Promenade	1,320	2	2	\$780,000	6/13/2022
8950 Butternut Lane	Promenade	1,339	2	2.5	\$780,000	5/31/2022
8818 Spectrum Center Blvd	Tribeca	1,232	2	2	\$745,000	2/22/2022
4986 Haight Terrace	Tribeca	1,232	2	2	\$731,000	5/31/2022
4647 Central Plz	Esplanade	1,267	2	2.5	\$720,000	8/12/2022
4842 Haight Terrace	Tribeca	1,254	2	2.5	\$720,000	9/1/2022
4873 Haight Terrace	Tribeca	1,008	2	2	\$715,000	5/2/2022
5056 Plaza Promenade	Promenade	1,254	2	2.5	\$715,000	5/24/2022
8713 Plaza Sq	Esplanade	1,267	2	2.5	\$715,000	8/29/2022
4861 Haight Terrace	Tribeca	1,254	2	2.5	\$700,000	7/29/2022
4897 Haight Terrace	Tribeca	1,232	2	2	\$697,000	10/17/2022
5072 Plaza Promenade	Promenade	1,268	2	2	\$695,000	11/4/2022
8787 Tribeca Cir	Tribeca	1,254	2	2.5	\$685,000	12/21/2022
4976 Haight Terrace	Tribeca	1,008	2	2	\$675,000	1/10/2022



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2022 SPECTRUM CENTER MARKET RECAP

	Average Sales Price 2022	Average Sales Price 2021	Highest Sales Price for 2022
2 Bedrooms (1,008 - 1,500 sqft)	\$722,153	\$603,581	\$780,000 Promenade Plan
2 Bedrooms (+1,500 sqft)	\$839,625	\$750,000	\$862,500 Boardwalk Plan 2
3 Bedrooms (1,313 - 1,500 sqft)	\$820,000 (Only 1 townhome sold)	\$669,625	\$820,000 Tribeca Plan 4
3 Bedrooms (+1,500 sqft)	\$888,750	\$774,750	\$935,000 Promenade Plan 5
4 Bedrooms	\$825,000 (Only 1 townhome sold)	\$761,000	\$825,000 Esplanade Plan 4

• 22 homes were sold in 2021

The average sales price increased 15.25% from 2021

Summary of the Residential Complexes

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

2022 Recap From Team Mundell...

HAPPY NEW YEAR!

We bring great news that Team Mundell has expanded by adding an additional agent, Shaun Rivera. We look forward to continuously providing local and expert knowledge to Spectrum residents for this upcoming year. With warm thoughts and gratitude, Team Mundell wishes you peace, joy and abundance in the years to come. Thank you for allowing us to be a part of your neighborhood.

Team Mundell : Carol Mundell, Shaun Rivera, Lauren Mundell

Team Mundell Testimonial

Carol Mundell is fantastic! She is so knowledgeable and diligent, and that really put us at ease throughout the whole process, knowing that she was on top of everything. And she really pushed us to deeply understand the details of the house, the loan, the HOA, etc., to ensure we would be as happy as possible.

-Jared S.



Shaun and Captain



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

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