

CIVITA NEIGHBORHOOD YEAR END NEWSLETTER

Winter 2024

www.civitahome.com

CENTURY 21 Affiliated
Mission Valley Office

2023 HOMES SOLD

Altana

Address	Beds	Baths	Sqft	Price	Sold
7899 Altana Way	3	3.5	2,180	\$1,418,000	5/19/2023
7876 Altana Way	3	2.5	1,754	\$1,127,500	6/6/2023

Avella

Address	Beds	Baths	Sqft	Price	Sold
2868 Avella Cir	3	3.5	2,346	\$1,705,000	5/23/2023
2922 Calle Avella	3	3.5	2,124	\$1,600,000	11/1/2023
2842 Avella Ct	3	3.5	2,275	\$1,450,000	12/29/2023
2854 Avella Cir	3	2.5	1,512	\$1,230,000	5/17/2023

Elevate

Address	Beds	Baths	Sqft	Price	Sold
2450 Community Ln	3	2.5	1,648	\$1,250,000	5/23/2023

Frame & Focus

Address	Beds	Baths	Sqft	Price	Sold
2347 Aperture Cir	3	2.5	1,985	\$1,265,000	3/16/2023
2573 Aperture Cir	3	2.5	1,584	\$1,060,000	11/17/2023
2478 Aperture Cir	3	2.5	1,470	\$1,035,000	11/30/2023
2400 Aperture Cir	3	2.5	1,470	\$975,000	8/28/2023
2626 Aperture Cir	3	2.5	1,470	\$973,880	6/14/2023

Apex

Address	Beds	Baths	Sqft	Price	Sold
8347 Ridge Court	3	3.5	2,179	\$1,700,000	11/15/2023
2124 Crest Dr	3	3.5	2,204	\$1,575,000	9/12/2023
8341 Ridge Ct	4	3.5	2,204	\$1,510,000	8/18/2023
8349 Summit Way	3	3.5	2,183	\$1,382,500	3/28/2023

Marquee

Address	Beds	Baths	Sqft	Price	Sold
3036 Marquee Way	2	2.5	1,413	\$950,000	12/29/2023

Lucent I & II

Address	Beds	Baths	Sqft	Price	Sold
8569 Aspect Dr	3	2.5	1,630	\$1,200,000	3/22/2023
8424 Distinctive Dr	2	2	1,454	\$1,155,000	6/20/2023
8599 Aspect Dr	3	2.5	1,630	\$1,140,000	4/21/2023
8538 Aspect Dr	2	2	1,457	\$985,000	2/2/2023

Origen

Address	Beds	Baths	Sqft	Price	Sold
7847 Inception Way	3	3.5	2,110	\$1,250,000	8/29/2023
7877 Inception Way	3	3.5	1,814	\$1,185,000	7/31/2023
2470 Via Alta Or	2	2.5	1,464	\$1,090,000	11/8/2023
7853 Modern Oasis Dr	3	3.5	1,401	\$1,059,000	8/30/2023
7889 Stylus Dr	2	2.5	1,452	\$1,020,000	11/15/2023
7784 Stylus Dr	3	3.5	1,401	\$1,010,000	10/20/2023
7872 Inception Way	3	3.5	1,555	\$960,000	7/17/2023
7867 Modern Oasis Dr	2	2.5	1,391	\$905,000	3/22/2023

Promontory

Address	Beds	Baths	Sqft	Price	Sold
2951 Via Alta Pl	3	3.5	2,188	\$1,762,000	5/15/2023
2937 Via Alta Pl	3	3.5	2,188	\$1,735,000	10/25/2023
2732 Via Alta Pl	3	3.5	1,774	\$1,200,000	7/28/2023
2780 Via Alta Pl	3	3	1,515	\$1,190,000	8/16/2023
2900 Via Alta Pl	3	3	1,515	\$1,125,000	7/3/2023
2934 Via Alta Pl	3	3.5	1,774	\$1,100,000	9/29/2023
2788 Via Alta Pl	2	2.5	1,411	\$988,000	2/17/2023
2756 Via Alta Pl	2	2.5	1,401	\$980,000	9/14/2023

We continuously strive to provide the best service to our clients regardless of the ever-changing market. We hope the 2023 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: carol.mundell@c21affiliated.com

Serving Civita since 2014 with over 35 years of professional real estate experience...

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Thinking of selling in the next
6 months? Call us today!
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Complex	Builder	Year Build	# 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	Ryanland 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	Toll Brothers	2019-2021	98	3-4 bedrooms	1,512 to 2,346
MARQUEE	Shea Homes	2021-2022	62	1-3 bedrooms	903 to 1,570
EVERLY	Toll Brothers	2022-2023	137	3-4 bedrooms	1,458 to 2,301

HAPPY NEW YEAR

As we bid farewell to the old and welcome the new, we extend our warmest wishes to each and every one of you in the Civita Neighborhood. May the coming year bring you joy, prosperity, and countless cherished moments within the comfort of your homes.

~ Team Mundell | Carol Mundell | Shaun Rivera | 858.967.7331

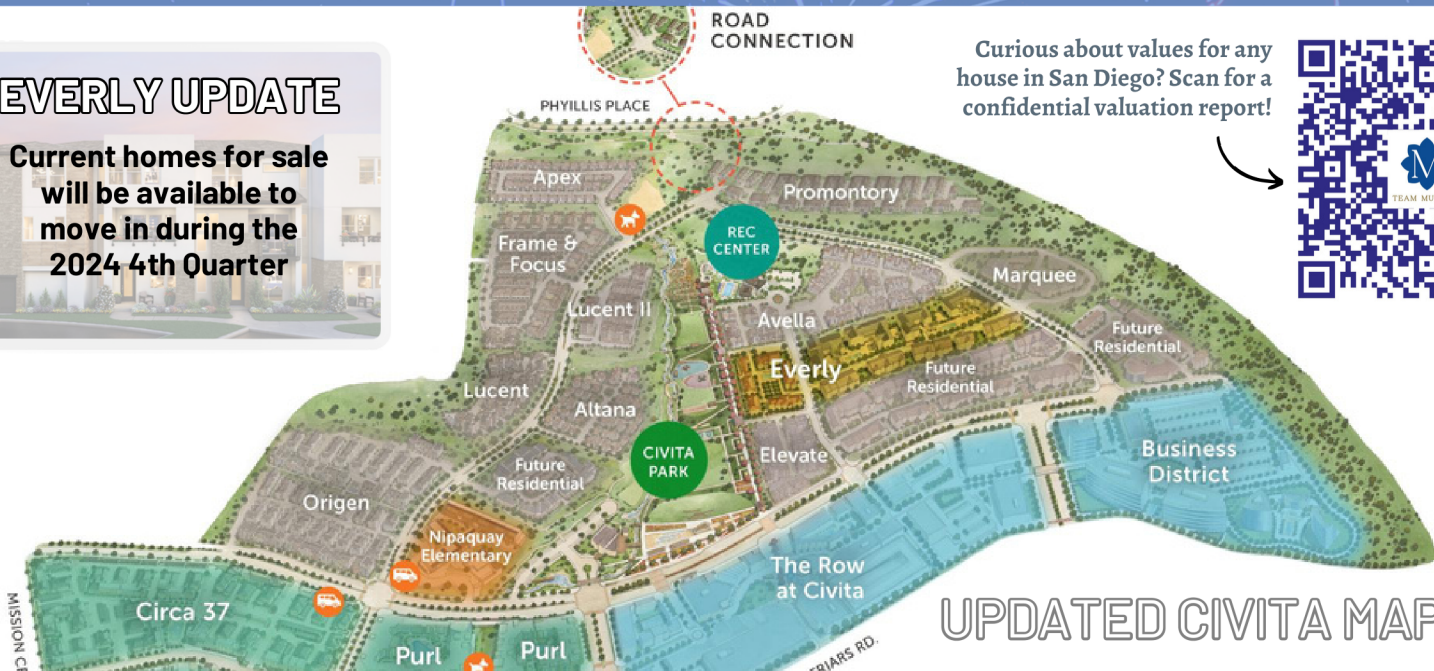
Consulting, Negotiating and Managing our Transactions for a successful close!

EVERLY UPDATE

Current homes for sale
will be available to
move in during the
2024 4th Quarter

ROAD
CONNECTION

Curious about values for any
house in San Diego? Scan for a
confidential valuation report!



UPDATED CIVITA MAP

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. Information from SDMLS & homes listed by various brokers. We personally hand out flyers; if you do not wish to receive at your home or prefer to receive by email, please contact us at carol.mundell@c21affiliated.com



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