



TEAM MUNDELL
Spectrum Specialists

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CENTURY 21
Affiliated

Over 35 years of professional real estate experience...

Winter 2024

SPECTRUM CENTER 2023 Homes Sold

Serving Spectrum
Center since 2004

ADDRESS	COMPLEX	SQFT	BD/BA	PRICE	SOLD
8902 Promenade North Pl	Promenade	1,995	2/3.5	\$975,000	5/3/2023
8782 Parkplace Court	Esplanade	1,675	4/3	\$905,000	11/3/2023
8957 Lightwave Avenue	Promenade	1,519	3/3	\$862,500	7/11/2023
8756 Concourse Ct	Esplanade	1,438	3/2.5	\$855,000	6/5/2023
4915 Chianti Cv	Boardwalk	1,600	2/2.5	\$855,000	6/7/2023
4802 Haight Ter	Tribeca	1,232	2/2	\$825,000	8/28/2023
8755 Promenade North Pl	Promenade	1,416	3/2	\$798,000	10/31/2023
8751 Plaza Park Lane	Esplanade	1,438	3/3	\$780,000	9/25/2023
8846 Spectrum Center Blvd	Tribeca	1,232	2/2	\$755,000	12/29/2023
8812 Promenade North Pl	Promenade	1,277	2/2	\$740,000	6/27/2023
8885 Promenade North Pl	Promenade	1,265	2/2	\$739,500	11/22/2023
8878 Promenade North Pl	Promenade	1,166	2/2.5	\$727,000	8/17/2023
8782 Parkplace Court	Esplanade	1,675	4/3	\$700,000	8/2/2023

Thinking of selling in the next 6 months?
Call us today! **858.967.7331**

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



www.spectrumtownhomes.com

MARKET RECAP

	Avg Sales Price 2023	Avg Sales Price 2022	2023 Highest Sales Price
2 Bedrooms (1,008 - 1,500 sqft)	\$757,875	\$722,153	\$825,000 Tribeca Plan 2
2 Bedrooms (+1,500 sqft)	\$915,000	\$839,625	\$975,000 Promenade Plan 5
3 Bedrooms (1,313 - 1,500 sqft)	\$811,000	\$820,000	\$855,000 Esplanade Plan 3
3 Bedrooms (+1,500 sqft)	\$862,500	\$888,750	\$862,500 Promenade Plan 3
4 Bedrooms (+1675 sqft)	\$802,500	\$825,000	\$905,000 Esplanade Plan 4

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 Spectrum Center Neighborhood. May the coming year bring you joy, prosperity, and countless cherished moments within the comfort of your homes.

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

~ Team Mundell | Carol Mundell | Shaun Rivera | 858.967.7331

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

COMPLEXES

	Builder	Year Built	# of Units	Floor Plans	SqFt
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

