

CIVITA NEIGHBORHOOD YEAR END NEWSLETTER

Winter 2025

www.civitahome.com

CENTURY 21 Affiliated
Mission Valley Office

2024 HOMES SOLD

Altana

Address	Beds	Baths	Sqft	Price	Sold
7869 Altana Way	3	3.5	1,668	\$1,330,000	6/24/2024

Avella

Address	Beds	Baths	Sqft	Price	Sold
2632 Avella Dr	4	3.5	2,275	\$1,765,000	6/21/2024
2874 Avella Cir	3	3.5	2,124	\$1,490,000	5/30/2024
2828 Avella Cir	3	2.5	1,512	\$1,250,000	11/27/2024
2867 Avella Cir	3	2.5	1,512	\$1,205,000	9/20/2024

Elevate

Address	Beds	Baths	Sqft	Price	Sold
2450 Community Ln #17	3	2.5	1,993	\$1,600,000	12/18/2024

Frame & Focus

Address	Beds	Baths	Sqft	Price	Sold
2547 Aperture Cir	3	2.5	1,098	\$1,275,000	11/4/2024
2575 Aperture Cir	3	2.5	1,894	\$1,260,000	7/19/2024
2365 Aperture Cir	3	2.5	1,585	\$1,230,000	5/28/2024
2325 Aperture Cir	3	2.5	1,585	\$1,120,000	2/7/2024
2565 Aperture Cir	3	2.5	1,585	\$1,063,000	5/15/2024

Apex

Address	Beds	Baths	Sqft	Price	Sold
8329 Ridge Ct	3	3.5	2,229	\$1,725,000	7/29/2024
8348 Ridge Ct	3	3.5	2,183	\$1,660,000	1/10/2024

Marquee

Address	Beds	Baths	Sqft	Price	Sold
3104 Marquee Way	3	2.5	1,570	\$1,100,000	2/20/2024
3052 Marquee Way	2	2.5	1,413	\$985,000	8/19/2024
3093 Marquee Way	1	1.5	930	\$699,000	11/15/2024
3060 Marquee Way	1	1.5	903	\$690,000	9/23/2024
3006 Marquee Way	1	1.5	930	\$690,000	12/10/2024

Lucent I & II

Address	Beds	Baths	Sqft	Price	Sold
8517 Aspect Dr	2	2	1,688	\$1,450,000	5/29/2024
8507 Aspect Dr	3	2	1,630	\$1,396,950	11/15/2024
8373 Distinctive Dr	2	2	1,688	\$1,387,500	9/26/2024
8541 Aspect Dr	3	2.5	1,666	\$1,355,000	11/4/2024

Origen

Address	Beds	Baths	Sqft	Price	Sold
7923 Modern Oasis Dr	3	3.5	2,050	\$1,222,000	4/29/2024
7809 Inception Way	3	3.5	1,814	\$1,200,000	12/6/2024
7894 Civita Blvd	2	2.5	1,547	\$1,165,000	8/22/2024
7819 Inception Way	3	3.5	1,401	\$1,025,000	10/2/2024

Promontory

Address	Beds	Baths	Sqft	Price	Sold
2817 Via Alta Pl	4	3.5	2,188	\$1,720,000	5/1/2024
2869 Via Alta Pl	3	2.5	1,999	\$1,700,000	5/3/2024
2782 Via Alta Pl	3	3	2,015	\$1,475,000	5/17/2024
2702 Via Alta Pl	3	3.5	1,774	\$1,400,000	4/8/2024

We continuously strive to provide the best service to our clients regardless of the ever-changing market. We hope the 2024 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 36 years of professional real estate experience...

Carol Mundell
858.967.7331

carol.mundell@c21affiliated.com
DRE# 00863002

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

858.967.7331

Shaun Rivera
858.336.4444

shaun.rivera@c21affiliated.com
DRE# 02179241

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

"We Made the Right Choice! This was our first sale in 40 years - we are rookies at this. We needed someone who was not only a good sales person, but also an excellent advisor as well. Carol and her associate Shaun Rivera, listened to us, made a significant & accurate assessment of what we required, respected our ideas, & responded quickly to our numerous questions. I managed a national team of financial planners for nearly 25 years. We worked with high to very high net worth clients. Based on our experience with Carol and her team, I would have hired them in a minute. Fortunately for us, we did for the sale of our home. Thanks Carol and Shaun!"

Brock & Nola H.

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



UPDATED CIVITA MAP

