



TEAM MUNDELL
Spectrum Specialists

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CENTURY 21
Affiliated

Over 35 years of professional real estate experience...

Winter 2025

SPECTRUM CENTER

2024 Homes Sold

Serving Spectrum
Center since 2004

ADDRESS	COMPLEX	SQFT	BD/BA	PRICE	SOLD
5052 Paramount Dr	Promenade	1,969	4/2.5	\$955,000	02/05/2024
8922 Spectrum Center Blvd	Tribeca	1,600	2/2.5	\$936,000	05/22/2024
8873 Promenade North Pl	Promenade	1,320	2/2	\$820,000	03/20/2024
8990 Butternut Ln	Boardwalk	1,339	2/2.5	\$810,000	04/23/2024
5040 Paramount Dr	Promenade	1,166	2/2.5	\$795,000	09/24/2024
8728 Esplanade Park Ln	Esplanade	1,267	2/2.5	\$780,000	03/22/2024
8760 Concourse Ct	Esplanade	1,267	2/2.5	\$780,000	02/20/2024
8846 Spectrum Center Blvd	Tribeca	1,232	2/2	\$755,000	01/04/2024

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 2024	Avg Sales Price 2023	2024 Highest Sales Price
2 Bedrooms (1,008 - 1,500 sqft)	\$790,000	\$757,875	\$820,000 Promenade Plan 4
2 Bedrooms (+1,500 sqft)	\$936,000	\$915,000	\$936,000 Boardwalk Plan 1
4 Bedrooms (+1675 sqft)	\$955,000	\$802,500	\$955,000 Atrium Plan 4

HAPPY NEW YEAR!

Client Review



"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!

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

