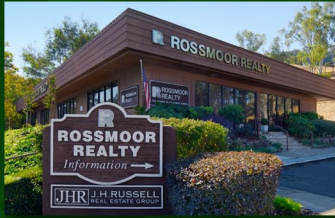


ROSSMOOR REAL ESTATE INSIDERS

QUARTERLY

Issue 32, April 2019



**Welcome, friends,
to our Rossmoor
Insiders Quarterly**
bringing you current
real estate trends
and values.

Any questions?
Please call me today
at 925.980.7252.

OPEN HOUSE TOURS

Join us for open
house Sundays
May 5th, June 2nd
and July 7th.

*A list of homes being held
open is available from our
office on the Friday prior
to the open house tour
call (925) 932-1162.*

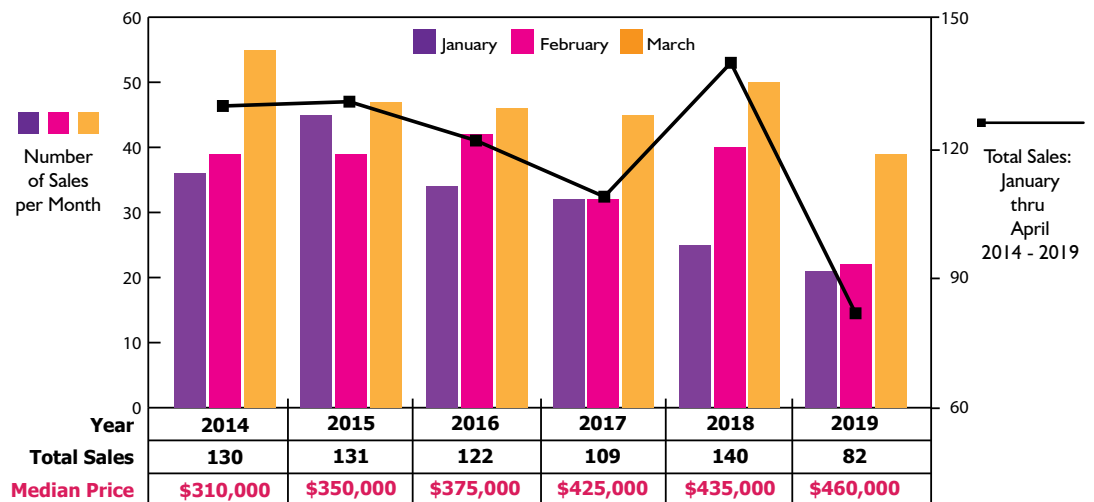
Price Up, Sales Down - Expectations High

**Rossmoor 2019 first quarter home sales have continued to decline,
while the average sales price still continues to rise.**

The average number of sales for the last five years in the first quarter is 143, and in the current year the total for the first quarter is only 82. The median price has actually risen in the last year by 5.7% or \$25,000 to a median price of \$460,000.

This paradox occurs because demand is staying high, while the number of listings is still below the number of people who want to live in Rossmoor. So prices have continued to rise even though the number of sales has declined. We do, however, expect sales for the second quarter to rise.

First Quarter Sales Statistics 2014 - 2019



The graphs above reflect the sales of Rossmoor homes from January 1 to March 31st 2014 through 2019 and is obtained from the Rossmoor Realty database and Contra Costa Association of Realtors MLS combined. This information is reliable but not guaranteed.



DRE License #01200897

I hope this newsletter has been of interest to you. If you are buying or selling in Rossmoor, would like to arrange a personal tour or have any questions about this unique community please call me today.

LINDA CRIBBS
Cell: 925.980.7252

Email: lindacribbs01@gmail.com
www.LindaCribbs.com



1641 Tice Valley Blvd.,
Walnut Creek CA 94595

ROSSMOOR SALES BY MUTUAL 1/1/19 - 3/31/19

CALL ME TODAY FOR MORE INFORMATION ON YOUR PROPERTY OR ANY OTHERS.

ADDRESS	B/B	MODEL	COE	SOLD PRICE					
MUTUAL 1					1812 SDollar #2C	2/2	VNuevo	3/11/2019	\$860,000
1300 Oakmont #1	2/1	Sequoia Wr	1/1/2019	\$375,000	4320 TGranada #2A	2/2	Redwood	3/11/2019	\$748,800
1900 GRain #4	2/2	Yosemite	1/7/2019	\$669,000	657 TCalifornia #1	3/2	Whitney	3/13/2019	\$1,300,000
1801 GRain #2	2/2	Yosemite	1/16/2019	\$400,000	4307 TGranada #3A	2/2	Augusta	3/18/2019	\$555,000
1108 Oakmont #1	2/1	SanFran	1/18/2019	\$408,000	5545 TGranada #1A	3/2	Rosslyn	3/20/2019	\$100,500
2041 GRain #5	2/1	SanFran	1/28/2019	\$400,000	3108 Rossmoor #1	2/2	Whitney	3/20/2019	\$1,185,000
1533 Oakmont #3	2/1	Sequoia	1/29/2019	\$380,000	3133 TGranada #1	2/2	Belvedere	3/26/2019	\$725,000
2201 GRain #3	2/2	Monterey	2/5/2019	\$470,000	MUTUAL 4				
2557 GRain #4	2/1	Carmel	2/8/2019	\$440,000	2108 TCreek #2	1/1.5	DMonte	2/13/2019	\$247,900
2609 GRain #4	2/1	SanFran	2/13/2019	\$395,000	1902 Skycrest #2	1/1	DMonte	2/13/2019	\$275,000
3001 GRain #4	2/1	SanFran	3/6/2019	\$460,000	1609 Skycrest #20	2/2	SCLara	2/27/2019	\$670,000
1425 Oakmont #4	2/2	Yosemite	3/8/2019	\$460,000	1509 Skycrest #7	2/2	Claremont	3/4/2019	\$470,000
3241 GRain #8	2/2	Carmel	3/14/2019	\$450,000	1910 Skycrest #4	2/1	Kentfield	3/20/2019	\$490,000
2148 GRain #1	1/1	Mendocino	3/15/2019	\$400,000	2120 TCreek #1	2/2	Yosemite	3/28/2019	\$517,500
1417 Oakmont #3	2/1	Monterey	3/19/2019	\$438,000	MUTUAL 5				
3049 GRain #7	2/1	Sequoia Wr	3/19/2019	\$442,000	3425 TGranada #1B	2/2	VRobles	1/9/2019	\$610,000
2308 TCreek #4	2/1.5	GGate	3/20/2019	\$520,000	MUTUAL 8				
2665 PKnoll #5	2/1	Sequoia	3/27/2019	\$360,000	1114 Skycrest #2	2/2	Yosemite	2/15/2019	\$429,000
1109 Rockledge #12	2/1	Sonoma Wr	3/28/2019	\$400,000	1268 Skycrest #3	2/1	Kentfield	2/26/2019	\$396,800
2233 PKnoll #3	1/1	Mendocino	3/29/2019	\$332,000	MUTUAL 22				
MUTUAL 2					4013 TGranada #1A	2/2	VMadrid	1/18/2019	\$670,000
1324 Singingwd #1	1/1	DMonte	1/11/2019	\$245,000	MUTUAL 28				
2740 TCreek #3	2/2	Monterey	1/11/2019	\$607,000	2181 Ptarmigan #2	3/2	SCLara	3/22/2019	\$651,000
1131 RSprings #1	2/2	GGate	1/16/2019	\$638,800	MUTUAL 30				
3317 TCreek #7	1/1	DMonte	1/18/2019	\$260,000	2925 Ptarmigan #2	2/2	SCLara	2/19/2019	\$639,000
1317 SDollar #1	2/2	Monterey	1/31/2019	\$459,000	2857 Ptarmigan #5	2/2	Catalina	1/3/2019	\$649,000
3136 TCreek #7	2/2	Kentfield	2/7/2019	\$610,000	MUTUAL 48				
1144 Singingwd #8	2/1	Sonoma Wr	2/14/2019	\$361,000	3266 Ptarmigan #1B	2/2	VRobles	3/20/2019	\$774,000
2716 TCreek #4	1/1	Cypress	2/20/2019	\$295,000	MUTUAL 56				
1133 Singingwd #4	2/2	Carmel	2/26/2019	\$465,000	1918 Lakeshire	2/2	Bridgewater	10/11/2018	\$2,250,000
1217 RSprings #4	2/1	Sonoma	2/28/2019	\$350,000	MUTUAL 58 - THE WATERFORD				
1160 Leisure #1	2/2	Yosemite	3/1/2019	\$530,000	1148 TCreek #60	1/1	Brookgreen	3/6/2019	\$210,000
1380 RSprings #2	2/1.5	Yosemite	3/8/2019	\$459,000	1401 TCreek #60	1/1	Brookgreen	2/11/2019	\$210,000
3441 TCreek #3	2/1	Saratoga	3/25/2019	\$330,000	2147 TCreek #60	1/1	Brookgreen	3/13/2019	\$215,000
1501 Canyonwd #3	2/1	Sequoia	3/7/2019	\$330,000	1332 TCreek #60	2/1.5	Rosedown	2/14/2019	\$310,000
1200 RSprings #2	2/1	Sonoma Wr	3/12/2019	\$405,000	2115 TCreek #40	1/1.5	Chatsworth	1/18/2019	\$318,000
1101 Fairlawn Ct #4	1/1	Mendocino	3/13/2019	\$350,000	1453 TCreek #60	2/2	Westbury	1/28/2019	\$679,000
1141 Fairlawn #1	2/2	SanFran	3/19/2019	\$745,000	2117 TCreek #40	2/1.5	Middleton	3/8/2019	\$390,000
1109 Fairlawn #3	2/1	GGate	3/19/2019	\$400,000	MUTUAL 59				
1100 RSprings #6	2/1	GGate	3/22/2019	\$498,000	5920 HCanyon #2B	2/2	Summit	1/7/2019	\$920,000
1133 Singingwd #3	2/2	Monterey	3/27/2019	\$410,000	5910 HCanyon #2B	2/2	Summit	1/22/2019	\$900,000
1332 Singingwd #5	2/1	Sequoia	3/28/2019	\$385,000	5961 Autumn #5A	2/2	Vista	3/26/2019	\$950,000
MUTUAL 3					MUTUAL 68				
2725 Ptarmigan #1	2/2	Belvedere	1/8/2019	\$690,000	2812 SIndian	3/2	Alder	3/11/2019	\$1,275,500
5401 TGranada #2A	2/2	Montrose	1/11/2019	\$540,000					
4111 TGranada #1A	2/2	Doral	1/22/2019	\$689,000					
2709 Ptarmigan #3	1/1	Mendocino	2/12/2019	\$395,000					
4713 TGranada #4A	2/2	Galloway	2/14/2019	\$645,000					
1568 SDollar #1A	2/2	Tahoe II	2/15/2019	\$730,000					
1129 ASevilla #2C	2/2	VValencia	2/20/2019	\$470,000					
4300 TGranada #2B	2/2	Redwood	2/22/2019	\$825,000					
3106 TGranada #1	3/2	Belvedere	2/25/2019	\$650,000					
4449 TGranada #2A	2/2	Augusta	3/6/2019	\$553,000					