



**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.

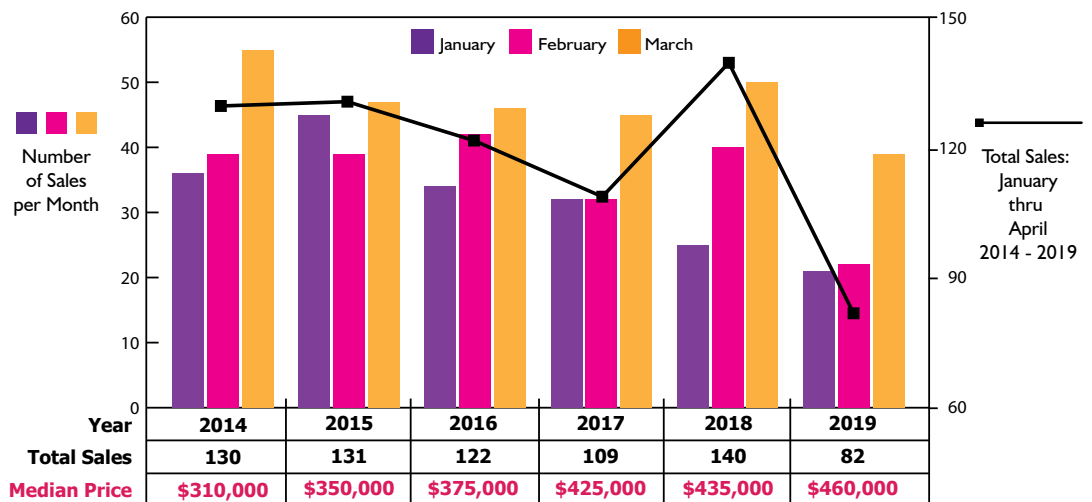
## Price Up, Sales Down - Expectations High

**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.



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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.

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# 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 |                                  |       |             |            |             |
|---------------------|-------|------------|-----------|------------|----------------------------------|-------|-------------|------------|-------------|
| <b>MUTUAL 1</b>     |       |            |           |            | 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   | Rossllyn    | 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  | <b>MUTUAL 4</b>                  |       |             |            |             |
| 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  | <b>MUTUAL 5</b>                  |       |             |            |             |
| 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  | <b>MUTUAL 8</b>                  |       |             |            |             |
| 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  | <b>MUTUAL 22</b>                 |       |             |            |             |
| <b>MUTUAL 2</b>     |       |            |           |            | 4013 TGranada #1A                | 2/2   | VMadrid     | 1/18/2019  | \$670,000   |
| 1324 Singingwd #1   | 1/1   | DMonte     | 1/11/2019 | \$245,000  | <b>MUTUAL 28</b>                 |       |             |            |             |
| 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  | <b>MUTUAL 30</b>                 |       |             |            |             |
| 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  | <b>MUTUAL 48</b>                 |       |             |            |             |
| 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  | <b>MUTUAL 56</b>                 |       |             |            |             |
| 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  | <b>MUTUAL 58 - THE WATERFORD</b> |       |             |            |             |
| 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  | <b>MUTUAL 59</b>                 |       |             |            |             |
| 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   |
| <b>MUTUAL 3</b>     |       |            |           |            | <b>MUTUAL 68</b>                 |       |             |            |             |
| 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  |                                  |       |             |            |             |