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WE KNOW CIVITA!

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CENTURY 21
Award

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CIVITA NEIGHBORHOOD 2019 SOLDS

Address	Complex	Sq Ft	Bed/Ba	Price	Sold
2921 Via Alta Pl	Promontory	2,188	3/3.5	\$1,263,613	9/24/19
2891 Via Alta	Promontory	2,188	3/3.5	\$1,257,390	3/31/19
2937 Via Alta Pl	Promontory	2,188	3/3.5	\$1,257,269	10/16/19
2929 Via Alta Pl	Promontory	1,999	3/2.5	\$1,189,749	9/25/19
2460 Community Lane #8	Elevate	1,993	3/2.5	\$1,165,000	12/17/19
8341 Ridge Ct	Apex	2,204	3/3.5	\$1,155,000	1/08/19
2869 Via Alta	Promontory	1,999	3/2.5	\$1,144,728	3/29/19
8333 Ridge Ct	Apex	2,204	3/3.5	\$1,135,000	4/19/19
2895 Via Alta	Promontory	1,999	3/2.5	\$1,100,000	3/01/19
8335 Summit Way	Apex	2,229	5/3.5	\$1,100,000	7/25/19
2919 Via Alta Pl	Promontory	1,999	2/2	\$1,097,584	9/23/19
8338 Summit Way	Apex	2,229	4/3.5	\$1,080,000	8/08/19
8346 Summit Way	Apex	2,092	3/3.5	\$1,030,000	6/04/19
7895 Altana Way	Altana	1,754	3/2.5	\$1,015,000	9/06/19
8534 Aspect Dr	Lucent II	1,878	2/2	\$990,000	6/11/19
2400 Community Lane #62	Elevate	1,945	3/2.5	\$944,406	5/20/19
8361 Distinctive Dr.	Lucent	1,878	3/2	\$925,000	5/09/19
2460 Community Lane #6	Elevate	1,600	3/2.5	\$897,605	5/31/19
2450 Community Lane #14	Elevate	1,648	3/2.5	\$895,490	5/21/19
2460 Community Lane #5	Elevate	1,648	3/2.5	\$894,990	2/15/19
8420 Distinctive Dr.	Lucent	1,653	2/2	\$865,000	7/26/19
8562 Aspect Dr	Lucent II	1,878	2/2.5	\$865,000	11/26/19
8530 Aspect Dr	Lucent II	1,630	3/2.5	\$864,638	2/28/19
7890 Altana Way	Altana	1,668	3/2.5	\$862,000	7/23/19
2450 Community Lane #11	Elevate	1,648	3/2.5	\$860,000	7/12/19
2400 Community Lane #58	Elevate	1,648	3/2.5	\$845,490	3/19/19
8337 Distinctive Dr.	Lucent	1,666	3/2.5	\$845,000	7/12/19
2842 Via Alta Pl	Promontory	2,015	3/3	\$836,900	8/27/19
8536 Aspect Dr	Lucent II	1,656	2/2	\$835,683	2/27/19
8335 Distinctive Dr.	Lucent	1,630	3/2.5	\$835,000	4/22/19
2812 Via Alta Pl	Promontory	2,015	3/3.5	\$833,504	7/12/19
2872 Via Alta Pl	Promontory	2,015	3/3.5	\$821,054	8/02/19
8363 Distinctive Dr.	Lucent	1,630	3/2.5	\$820,000	8/09/19
2400 Community Lane #59	Elevate	1,600	3/2.5	\$818,990	11/22/19

This newsletter is for information purposes only and nothing herein is intended as advice. Please consult with legal and or tax/financial experts for advice. It is not intended as a solicitation if your home is currently listed with a broker. **We personally hand out flyers;** if you do not wish to receive at your home or prefer to receive by email, please contact me at carolmundell@century21award.com.

Address	Complex	Sq Ft	Bed/Ba	Price	Sold
8339 Distinctive Dr.	Lucent	1,666	2/2.5	\$815,000	8/30/19
2814 Via Alta	Promontory	1,774	3/2.5	\$785,000	5/29/19
2808 Via Alta	Promontory	1,515	3/2.5	\$774,229	4/19/19
7874 Civita Blvd	Skyloft	1,760	3/3.5	\$765,000	6/21/19
2450 Community Lane #16	Elevate	1,373	2/2	\$762,490	7/31/19
2878 Via Alta	Promontory	1,411	2/2.5	\$760,246	10/28/19
2563 Aperture Circle	Focus	1,584	3/2.5	\$755,000	9/09/19
7846 Civita Blvd	Skyloft	1,760	3/3.5	\$745,000	5/13/19
2343 Aperture Circle	Frame	1,607	3/2.5	\$745,000	10/07/19
7915 Modern Oasis Dr	Origen	1,814	3/3.5	\$742,000	3/04/19
7831 Modern Oasis Dr	Origen	1,575	3/3.5	\$740,000	4/22/19
7818 Inception Way	Origen	1,555	3/3.5	\$735,000	5/05/19
8399 Distinctive Dr.	Lucent	1,454	2/2	\$735,000	8/07/19
8538 Aspect Dr	Lucent II	1,454	2/2	\$734,079	2/26/19
2816 Via Alta	Promontory	1,401	2/2.5	\$725,000	10/01/19
7772 Stylus Dr	Origen	1,555	3/3.5	\$725,000	10/28/19
2545 Aperture Circle	Frame	1,585	3/2.5	\$720,000	2/22/19
7810 Inception Way	Origen	1,401	2/2.5	\$720,000	6/27/19
2472 Via Alta	Promontory	1,580	3/3.5	\$710,000	1/31/19
7824 Civita Blvd	Skyloft	1,452	2/2.5	\$705,000	6/03/19
8540 Aspect Dr	Lucent II	1,454	2/2	\$705,000	6/28/19
2460 Community Lane #4	Elevate	1,232	3/2.5	\$693,301	2/14/19
7907 Modern Oasis	Origen	1,555	3/3.5	\$689,000	5/22/19
2450 Via Alta	Promontory	1,464	2/2.5	\$686,000	12/20/19
7888 Civita Blvd	Skyloft	1,464	2/2.5	\$685,000	4/19/19
2450 Community Lane #13	Elevate	1,232	2/2	\$684,490	6/11/19
7769 Stylus Dr	Origen	1,452	2/2.5	\$680,000	11/08/19
2400 Aperture Circle	Focus	1,470	3/2.5	\$680,000	5/28/19
2520 Aperture Circle	Focus	1,470	3/2.5	\$674,000	5/31/19
2400 Community Lane #54	Elevate	1,232	2/2	\$669,784	3/15/19
7788 Stylus Dr	Origen	1,390	2/2.5	\$665,000	6/10/19
7881 Inception Way	Origen	1,390	2/2.5	\$665,000	5/22/19
2450 Community Lane #10	Elevate	1,232	2/2	\$661,990	6/21/19
2460 Community Lane #1	Elevate	1,232	2/2	\$660,000	4/30/19
2802 Via Alta	Promontory	1,401	2/2.5	\$655,000	1/24/19
2422 Aperture Circle	Focus	1,306	2/2.5	\$652,000	12/20/19
2480 Aperture Circle	Focus	1,306	2/2.5	\$652,000	3/27/19
7833 Modern Oasis	Origen	1,390	3/2.5	\$650,000	11/04/19

HAPPY NEW YEAR!

With warm thoughts and gratitude for our Civita friends. Wishing you peace, joy and abundance in the years to come.
Thank you for allowing us to be a part of your neighborhood.

Carol Mundell & Lauren Mundell

Consulting, Negotiating and Managing your Transaction for a successful close!



TEAM MUNDELL

2019 CIVITA MARKET RECAP

CIVITA market report for homes that sold in 2019.

72 homes were sold this year.

	Average Sales Price 2019	Average Sales Price 2018	Highest Sales Price for 2019
Origen 2 Bedrooms	\$682,000	\$671,437	\$720,000
Origen 3 Bedrooms	\$731,375	\$732,461	\$765,000
Frame & Focus 3 Bedrooms	\$696,857	\$715,618	\$755,000
Lucent I & II 2 Bedrooms	\$811,394	\$771,166	\$990,000
Lucent I & II 3 Bedrooms	\$865,606	\$868,116	\$925,000
Altana 3 Bedrooms	\$938,500	\$855,000	\$1,015,000
Apex 3-4 Bedrooms	\$1,100,000	\$1,096,000	\$1,155,000
Promontory 2 Bedrooms	\$809,457	---	\$1,097,584
Promontory 3 Bedrooms	\$1,023,948	---	\$1,263,613
Elevate 2 Bedrooms	\$756,722	---	\$1,165,000
Elevate 3 Bedrooms	\$879,567	---	\$944,406

Average sale price increased over 8.28% from 2018

Residential Complexes

	Builder	Year Built	# of Units	Floor Plans	Square Footage
ORIGEN	Shea Homes	2012-2014	200	2 - 4 bedrooms	1,390 to 2,100
FRAME & FOCUS	Shea Homes	2014-2015	140	3 bedrooms	1,306 to 1,983
LUCENT I & II	Shea Homes	2014-2019	120	2 - 3 bedrooms	1,454 to 1,914
ALTANA	TriPointe Homes	2013-2014	45	3 bedrooms	1,668 to 2,180
PROMONTORY	New Home Company	2018-2019	133	2 - 3 bedrooms	1,411 to 2,188
ELEVATE	ColRich	2018-2019	62	2 - 4 bedrooms	1,232 to 2,047
AVELLA	Toll Brothers	2018-2019	98	2 - 4 bedrooms	1,500 to 2,300
APEX	Ryland Homes	2015-2017	58	3 - 4 bedrooms	2,092 to 2,229

Other Developments in CIVITA

Apartment Complexes

<u>Aquatera</u>	<u>Circa 37</u>	<u>West Park</u>	<u>Versa</u> (Senior Housing)
1-3 bedrooms 729 to 1,370 sqft	1-3 bedrooms 630 to 1,403 sqft	Studio to 3 Bedrooms 546 to 1,355 sqft	1-2 bedrooms 525 to 760 sqft

Upcoming Apartments:

Purl Opening Summer of 2020, this six story building allows 434 luxury apartments ranging from Studio to 3 Bedrooms from 530 to 1,347 sq. ft.

Siena & Stylus Opening Fall 2020. Split into two sections, Siena will offer senior apartment housing, while Stylus will offer housing for families ranging from 1 to 3 Bedrooms.

UPDATE on Civita Park The completed park expansion will include two playgrounds, rock-climbing walls, rope bridges, succulent, butterfly, and scent garden, a bocce court, and an open space for an event area such as hosting large gathering or parties.

In addition, as a tribute to the topography formerly known as Quarry Falls, a “Mining Relic Plaza” will feature a Caterpillar D8 bulldozer, large augers and other historic mining equipment.

The park’s completion will be celebrated during the annual Arbor Day festivities, Friday, April 24.

Source: Civitalife.com

*We hope this information is helpful to you. If you have any questions about the market, rentals or sales in CIVITA, please feel free to contact **Carol** at 858-967-7331 or carolmundell@century21award.com. We really enjoy working in this community and are happy to answer any questions.*

Warmest Regards,

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