



TERRY'S

tidbits

SUMMER 2015



HAPPY 4TH OF JULY

Summer is the time of year when our community really shines! All that we love about North San Leandro is everywhere as the weather warms... Block parties, Fun Flicks outdoor movies, the annual Chetland Ave Chili Cook Off, abundant gardens, and lazy walks with plenty of stops to chat with neighbors. And new neighbors we have! As anticipated, the spring Real Estate season did not disappoint. Looking back at **2007** statistics for the neighborhoods this newsletter serves (Broadmoor, Estudillo Estates, Bayo Vista, Best Manor & Farrelly Pond), there were 42 home sales between April 1 -June 30. The average sale price then was **\$596,759**. 2015 looks even better than that! From **April 1-mid June 2015** (time of print), there have been 30 sales, with 22 pending sales. The average sale price with the same parameters used above is **\$635,633**. What I see is a solid and vibrant community which has made a full rebound and then some! If you would like to chat about value of your property in particular, give me a call! ~ As always, see you in the 'hood.....Terry

DID YOU KNOW?

If you want a back issue of this newsletter you can log onto my website www.terrymartinez.net and click the resources tab!



As the mother of a Marine, and another son who has enlisted, I love to celebrate 4th of July. Here are a few ideas that are easy but look great for all the neighborhood pot lucks and picnics!

- slice watermelon (or any melon!) and then use a cookie cutter to make festive shapes. I have also frozen the fruit and put it in fresh lemonade!



- "deconstructed berry shortcake"...arrange berries and cubed angel-food cake for a pretty and low-cal dessert. A bowl of fresh whipped cream on the side for a special treat.

- Our family favorite, berry cake trifle. I use a box of white cake mix baked in a sheet pan, then cube it up and layer with fresh whipped cream and berries. For a little extra "kick" drizzle the berries with a splash of Grand Mariner and sugar (adults only!)

FESTIVE & FUN!



Neighborhood Sales

Last 90 days, Broadmoor, Estudillo Estates, Bayo Vista

& Farrelly Pond/Best Manor

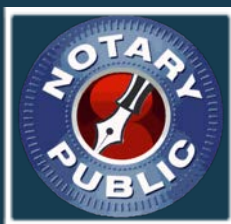
Address	beds/baths	sq ft	days on mkt	list \$	sold \$
290 Stoakes Ave.	2/1	1,059	2	\$330,000	\$310,000
320 Cherrywood Ave.	2/1	1,039	6	\$379,000	\$410,000
349 Lexington Ave.	2/1	1,088	16	\$359,900	\$425,000
389 Warwick Ave.	4/2	2,175	39	\$580,000	\$505,000
222 Peralta Ave.	3/1	1,068	15	\$499,000	\$505,000
512 Lewis Ave.	2/1	1,008	12	\$459,000	\$520,000
230 Belleview Dr.	2/2	1,177	12	\$438,000	\$530,000
520 Pershing Dr.	2/2	1,101	7	\$425,000	\$550,000
917 Alice Ave.	3/2	1,411	9	\$479,500	\$562,000*
858 Alice Ave.	2/1	1,124	9	\$465,000	\$566,000
231 Sunnyside Dr.	5/2	2,194	19	\$599,000	\$575,000
741 Durant Ave.	3/2	1,600	12	\$528,000	\$590,000
555 Diehl Ave.	2/2	1,130	12	\$530,000	\$590,000
682 Saint Marys Ave.	3/2	1,719	7	\$525,000	\$600,000
2179 Benedict Dr.	3/2	1,867	21	\$550,000	\$601,000
155 Best Ave.	3/2	1,623	16	\$519,000	\$610,000
1316 Benedict Dr.	4/2	1,956	7	\$629,000	\$629,000
1749 Vistagrand Dr.	3/2	1,897	35	\$515,000	\$635,000
550 W Merle Ct.	3/1	1,260	12	\$539,000	\$639,000*
1975 Benedict Dr.	3/2	1,730	13	\$638,888	\$645,000
438 Mitchell Ave.	5/4	2,665	18	\$720,000	\$700,000*
763 Rodney Dr.	2/1	1,913	13	\$529,000	\$712,000
2774 Lakeview Dr.	4/2	2,088	14	\$699,000	\$725,000
1201 Dowling Bl.	4/2	2,276	8	\$649,000	\$742,000
1627 Estudillo Ave.	4/2	2,068	30	\$799,000	\$785,000
2527 Marineview Dr.	3/2	2,027	26	\$769,000	\$800,000
778 Joaquin Ave.	4/3	2,726	10	\$729,000	\$830,000*
875 Arbor Dr.	3/2	1,973	8	\$669,000	\$843,000*
241 Broadmoor Bl.	3/3	2,536	20	\$749,000	\$915,000
1166 Glen Dr.	4/2	3,573	16	\$998,000	\$1,020,000

* My Buyer or Seller

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