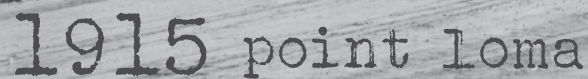


\* \* \* \* \*

VOLUME 6

a glimpse: past & present



# ROBERT REALTY

The Hydrographer  
U. S. Navy Hydrographic Office  
Washington 25, D. C.

Although we presume that you are quite busy with your own approaching 125th Anniversary, we are taking the liberty of writing for assistance in connection with a rapidly approaching local celebration -- the centennial of the old Point Loma Lighthouse. We are working closely with Mr. Don Robinson, Superintendent of the Cabrillo National Monument, where the lighthouse is located.

Mr. Robinson is seeking suitable exhibit material for public display during the celebration (the anniversary date is November 15) and the thought has occurred that old charts would be highly desirable, especially if they were of the West Coast; linking the two anniversaries -- yours and the local one -- also would be of added public interest. If any such charts are available it would be appreciated if you will advise us, or advise Mr. Robinson directly. His address is: Superintendent, Cabrillo National Monument, P. O. Box 6175, San Diego 6, California.

cc:  
Cab. Nat. Mon.

A black and white photograph of the Point Ledge Lighthouse, a two-story building with a lantern room on top, situated on a rocky shore. Several horses are grazing in the foreground.

\* The lightness on Point Ison as it appeared in the early 1880's. It was abandoned.

THE HYDROGRAPHER  
U. S. NAVY HYDROGRAPHIC OFFICE  
WASHINGTON 25, D. C.

31 August 1955

Dear Mr. MacMullen:

The characteristic of Point Loma Light was changed in the year 1889. The change was announced in Notice to Mariners No. 8 (175) of 1889. That Notice is quoted, in part, for your convenience:

It is regretted that we are unable to furnish you with old charts of the West Coast. Publication of charts of the coasts of the United States and its possessions is the responsibility of the U. S. Coast and Geodetic Survey, Department of Commerce, Washington 25, D. C. That agency would be in the best position to advise you as to the availability of the old charts you seek. We are forwarding a copy of your letter, together with a copy of this letter, to the U. S. Coast and Geodetic Survey. We are certain that they will communicate with you regarding your request.

Sincerely yours,

*A. C. Anderson*  
A. C. ANDERSON  
Acting Director  
Division of Maritime Safety  
by direction of the Hydrographer

Little but legend remains of the naming of the old tower on Point Loma, Southern California's first lighthouse

**I**N 1922, Spanish rule in California and all Twenty-four years later a United States Coast Survey party which included the noted George Davidson, later to head that service, came to San Diego and picked out the site for a lighthouse on Point Loma.

As to who started it, we have the legend on which to go. The only one ever named outright as the probable inventor

smile and a gift tongue, used to entertain musical parties around San Diego and Tijuana, half a century ago; he affected a

Maehlen told a story, frequently in last artistic verisimilitude to an otherwise told and unconvincing narrative."

which once employed him. Bulwinkle  
white-haired Negroes on the streets of

around town and over to Tijuana. What was his last name? Himmelman. . . well now that you ask, I don't rightly know.

spread before we're doomed to go down in history by his last name only. He's

\_\_\_\_\_

1998

1990

in Chicago Harbor until  
found its way to its de-

...simplified workman and, right  
...artin. D. Greenblatt

79 YEARS OVERDUE, a lens slated for the old Cabrillo National Monument lighthouse arrived there Tuesday. Made in Paris in 1889, the lens was exhibited at so many fairs and exhibitions that it never got to San Diego. It was installed instead in a lighthouse in Chicago Harbor until recently. Finally it found its way to its destination this week. Holding the door to the lens is an unidentified workman and, right, ranger James Martin. *Independent 7-25-68*

True stories of the Old Southwest, carefully researched and entertainingly written in old-time newspaper style  
VOL. VII, NO. 1  
SAN DIEGO, CALIFORNIA, WINTER-SPRING, 1975  
PRICE, 25 CENTS

**Displayed**  
Point Loma Lighthouse  
Painting Hangs In  
Tom, N.Y.



**ARTIST MOESER PAINTS HER  
MARK ON LIGHTHOUSE!**  
She's attractive, perky and preserved. These words be-  
lieve me. Although she has been in the business for years, she is still a

lightness which were a part of a most successful late 1970s western show held at the restaurant.

Ms. Mosser has brought together a lifelong love of the sea and a fascination with maritime history, to paint her collection of lightships.

Ms. Mosser says that her sea

There has been some confusion as to what work on the Point Loma restaurant is being done. The restaurant was originally built in 1913 and was the jurisdiction of the National Park Service, was originally lit at sunset, November 13, 1853. June D. Moser's painting of this historic restaurant was recently acquired by, and now hangs in Tom Ham's Lighthouse restaurant in Harbor Island.

The light was at one time the highest light in the United States. Estimates of its altitude range from 120 to 140 feet.

However, proved to be its eventual downfall as an aid to navigation. It was found that high fogs often obscured the light while the coast line just below was clearly visible.

In 1880 Congress appropriated \$25,000 for navigational

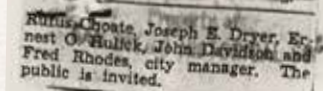
[illegible]

22



1905

For \$100  
Name this  
type of party.



**SAN DIEGO UNION: WEDN**

*Genuine 6/5/1940*  
Rosecrans St.  
Property of  
SAN DIEGO HISTORICAL S.M.  
To Be Dedicated  
This Afternoon



Dedication of the modern divided highway over the old La Playa trail—the route used by explorers centuries ago in carrying supplies from ships to inland camps—will be held at 3 this afternoon at Rosecrans and Goldsmith sts., May 25. Gen. C. H. Lyman, U.S.M.C. ret., is arrangements committee chairman.






Four flags, Spanish, Mexican, California and A. V. Mayrhofer United States, will be raised symbolizing the four major periods in San Diego's history. Brief addresses will be given by J. M. Plaza, Ecuadorian consul; George Montijo, native of San Diego; Carl Heilbron, also a native of this city and convention bureau manager, and Gov. Olson or Frank W. Clark, state department of public works director. The Rt. Rev. Msgr. Laurence Forrestal will give the invocation and the Rev. John Osborn the benediction.

Location of the dedicatory rites, formerly scheduled for Rosecrans and Addison sts., at Goldsmith st. was prompted, Gen. Lyman said, by better facilities.

Appropriate music will be played by the Naval Training station band, and Mrs. Edna M. Sylvester will sing several selections including "God Bless America."


Mayor P. J. Benbough, Supervisor T. LeRoy Richards and other city and county officials will join army, navy and marine corps officers as guests of honor, Gen. Lyman said.

Assisting with arrangements are A. V. Mayrhofer, Frank Forward,


#	ADDRESS	BR	BA	SQ FT	SALES PRICE	\$/SF	DAYS/MKT	YR BUILT
1	319 Rosecrans St	2	1	984	\$950,000	\$965	8	1923
2	2921 Kellogg	2	2	1,826	\$1,635,000	\$895	5	1916
3	 3455 Talbot	5	4	3,854	\$1,640,000	\$426	16	1955
4	966 Scott St	3	4	3,100	\$1,700,000	\$548	31	1953
5	 3345 Lucinda	4	4	2,630	\$1,920,000	\$730	20	1976
6	752 Armada Ter	5	6	4,442	\$2,450,000	\$552	8	1980
7	 460 San Fernando 	6	5	5,008	\$2,500,000	\$499	72	1991
8	 460 San Fernando	6	5	5,008	\$2,600,000	\$519	59	1991
9	575 San Gorgonio St	4	3	2,946	\$2,725,000	\$925	197	1943
10	 431 San Antonio Ave	3	3	2,570	\$3,000,000	\$1,167	232	1938
11	384 San Fernando St	4	4	5,764	\$4,460,000	\$774	38	1913
AVERAGES		4	4	3,467	\$2,325,455	\$727	62	1953




2019 La Playa • YEAR OVER YEAR REVIEW

-31%


# Single Family Homes Sold  
11 total transactions from 16

-32%


\$ Highest Priced Home  
Sold at \$4,460,000 from \$6,570,000

-24%

\$ Lowest Priced Home  
Sold at \$950,000 from \$1,255,000

+3%

\$ Median Home Value  
\$2,450,000 from \$2,372,000

-43%

\$ Total Market Volume  
\$25,580,000 from \$45,215,000

Average Price / Sq Ft

Wooded Area • \$535

Loma Portal • \$556

Fleetridge • \$561

Roseville • \$657

Sunset Cliffs • \$708

La Playa • \$727

Point Loma Heights • \$734

Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# <\$1M	#\$1M - \$2M	#\$2M - \$3M	# >\$3M	TOTAL\$
2019	11	\$950,000	\$2,450,000	\$4,460,000	1	4	5	1	\$26M
2018	16	\$1,255,000	\$2,372,000	\$6,570,000	0	4	7	5	\$45M
	-31%	-24%	+3%	-32%	--	--	-29%	-80%	-43%







#	ADDRESS	BR	BA	SQ FT	SALES PRICE	\$/SF	DAYS/MKT	YR BUILT
1	3540 Charles St	4	2	1,839	\$1,135,000	\$617	8	1953
2	865 Albion	4	3	1,803	\$1,250,000	\$693	7	1948
3	 670 Gage Dr	4	3	2,962	\$1,440,000	\$486	66	1957
4	927 Tingley Ln	4	3	3,218	\$1,680,000	\$522	6	1987
5	958 Tingley Ln	5	4	2,954	\$1,685,000	\$570	62	1982
6	 3711 Wilcox	4	3	3,816	\$1,700,000	\$445	30	2006
7	3555 Charles St	4	5	3,092	\$1,900,000	\$614	41	1955
8	 3640 Dudley St 	5	3	3,906	\$2,000,000	\$512	56	1946
9	 578 Gage Dr 	5	4	3,132	\$2,075,000	\$663	20	1985
10	977 Windflower Way	5	5	4,150	\$2,097,650	\$505	42	1992
11	530 Silvergate Ave	9	12	15,600	\$4,000,000	\$256	198	1912
AVERAGES		5	4	4,225	\$1,905,695	\$535	46	1966



# 2019 Wooded Area • YEAR OVER YEAR REVIEW



-25%

## # Single Family Homes Sold

12 total transactions from 16



+66%

## \$ Highest Priced Home

Sold at \$4,000,000 from \$2,400,000



+9%

## \$ Lowest Priced Home

Sold at \$1,135,000 from \$1,037,000



+9%

## \$ Median Home Value

\$1,692,500 from \$1,555,000



-8%

## \$ Total Market Volume

\$24,486,204 from \$25,903,983

### Average Price / Sq Ft

Wooded Area • \$535

Loma Portal • \$556

Fleetridge • \$561

Roseville • \$657

Sunset Cliffs • \$708

La Playa • \$727

Point Loma Heights • \$734

## Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL\$
2019	12	\$1,135,000	\$1,692,500	\$4,000,000	0	9	2	1	\$24M
2018	16	\$1,037,000	\$1,555,000	\$2,400,000	0	13	3	0	\$26M
	-25%	+9%	+9%	+66%	--	-31%	-33%	--	-8%

★ ★ ★ ★ ★ ★ ★ ★ 100DollarGuess.com



1911 For \$100  
Name this  
group of people.



★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★




● 2019 | fleetridge ●


#	ADDRESS	BR	BA	SQ FT	SALES PRICE	\$/SF	DAYS/MKT	YR BUILT
1	3111 Fenelon St	4	3	2,523	\$1,050,000	\$416	0	1949
2	3427 Fenelon St	3	2	1,783	\$1,129,500	\$633	166	1951
3	4042 Liggett Dr	4	2	1,852	\$1,205,000	\$651	8	1957
4	3441 Keats St	4	3	3,010	\$1,525,000	\$507	10	1990
5	3652 Garrison St	5	4	3,800	\$2,265,000	\$596	132	1954
AVERAGES		4	3	2,594	\$1,434,900	\$561	63	1960




2019 Fleetridge · YEAR OVER YEAR REVIEW




+25%




+8%



+4%



-21%



+16%

# Single Family Homes Sold

5 total transactions from 4

\$ Highest Priced Home

Sold at \$2,265,000 from \$2,095,000

\$ Lowest Priced Home

Sold at \$1,050,000 from \$1,008,205

\$ Median Home Value

\$1,205,000 from \$1,532,500

\$ Total Market Volume

\$7,174,500 from \$6,168,205

Average Price / Sq Ft

Wooded Area · \$535

Loma Portal · \$556

Fleetridge · \$561

Roseville · \$657

Sunset Cliffs · \$708

La Playa · \$727

Point Loma Heights · \$734

Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# <\$1M	# \$1M - \$2M	# \$2M - \$3M	# >\$3M	TOTAL\$
2019	5	\$1,050,000	\$1,205,000	\$2,265,000	0	4	1	0	\$7M
2018	4	\$1,008,205	\$1,532,500	\$2,095,000	0	3	1	0	\$6M
	+25%	+4%	-21%	+8%	--	+33%	--	--	+16%





● 1928 aerial ●




● 2019 aerial ●




#	ADDRESS	BR	BA	SQ FT	SALES PRICE	\$/SF	DAYS/MKT	YR BUILT
1	 2260 Rosecrans 	3	2	1,404	\$715,000	\$509	12	1957
2	3435 Dumas	2	1	1,075	\$785,000	\$730	37	1927
3	3327 Sterne St	3	1	845	\$792,000	\$937	35	1942
4	3315 Russell St	3	2	1,104	\$830,000	\$752	3	1949
5	3035 Sterne St	2	2	1,738	\$847,000	\$487	4	1953
6	3319 Canon St	3	2	1,200	\$847,000	\$706	56	1953
7	3344 Talbot	4	3	1,812	\$860,000	\$475	7	1948
8	1154 Evergreen St	2	2	1,033	\$890,000	\$862	24	1926
9	3036 Russell	3	2	1,725	\$899,000	\$521	0	1953
10	3436 Hill St	2	3	1,361	\$930,000	\$683	0	1951
11	3431 Trumbull	3	2	1,098	\$1,020,000	\$929	9	1956
12	3427 Fenelon St	3	2	1,783	\$1,129,500	\$633	166	1951
13	3441 Keats St	4	3	3,010	\$1,525,000	\$507	10	1990
14	1084 Bangor	4	3	2,567	\$1,545,000	\$602	69	2001
15	 3508 Lowell Way 	4	4	2,164	\$1,550,000	\$716	29	1954
16	3130 Whittier	4	3	3,434	\$1,567,500	\$456	7	1959
AVERAGES		3	2	1,710	\$1,045,750	\$657	29	1954


2019 Roseville • YEAR OVER YEAR REVIEW




-16%




-25%



-9%



-34%



-35%

# Single Family Homes Sold

16 total transactions from 19

\$ Highest Priced Home

Sold at \$1,567,000 from \$2,080,000

\$ Lowest Priced Home

Sold at \$715,000 from \$785,000

\$ Median Home Value

\$894,500 from \$1,262,500

\$ Total Market Volume

\$16,732,000 from \$25,759,000

Average Price / Sq Ft

Wooded Area • \$535

Loma Portal • \$556

Fleetridge • \$561

Roseville • \$657

Sunset Cliffs • \$708

La Playa • \$727

Point Loma Heights • \$734


Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# <\$1M	# \$1M - \$2M	# \$2M - \$3M	# >\$3M	TOTAL\$
2019	16	\$715,000	\$894,500	\$1,567,000	10	6	0	--	\$17M
2018	19	\$785,000	\$1,363,500	\$2,080,000	6	11	2	--	\$26M
	-16%	-9%	-34%	-25%	67%	-45%	--	--	-35%




#	ADDRESS	BR	BA	SQ FT	SALES PRICE	\$/SF	DAYS/MKT	YR BUILT
1	1977 Chatsworth Blvd	3	2	1,124	\$835,000	\$743	48	1948
2	1857 Mendota St	3	2	1,277	\$890,000	\$697	7	1948
3	3963 Alicia Dr	4	3	1,480	\$900,000	\$608	16	1947
4	1532 Guizot St	2	1	948	\$916,000	\$966	0	1948
5	3722 Poe St	3	2	1,758	\$925,000	\$526	16	1952
6	4243 Niagara Ave	3	2	1,271	\$937,500	\$738	7	1947
7	2042 Catalina Blvd	4	2	1,858	\$975,000	\$525	81	1972
8	4485 Orchard Ave	2	1	858	\$1,000,000	\$1,166	0	1946
9	3848 Coronado	3	2	1,456	\$1,089,150	\$748	24	1951
10	3902 La Cresta	4	2	1,754	\$1,160,000	\$661	9	1977
11	4494 Pescadero Ave	3	1	1,088	\$1,347,000	\$1,238	2	1952
12	4536 Del Mar Ave	4	4	2,297	\$1,495,000	\$651	85	1947
13	4354 Santa Monica Ave	4	3	2,297	\$1,560,000	\$679	11	1980
14	4428 Orchard Ave	4	3	2,442	\$1,600,000	\$655	134	2018
15	4411 Santa Monica	6	6	3,420	\$1,795,000	\$525	13	1967
16	4585 Pescadero Ave	4	6	3,751	\$2,325,000	\$620	39	1942
AVERAGES		4	3	1,817	\$1,234,353	\$734	31	1959

 2019 Point Loma Heights • YEAR OVER YEAR REVIEW 




+45%




-15%



+11%



-9%



+33%

# Single Family Homes Sold  
16 total transactions from 11

\$ Highest Priced Home  
Sold at \$2,325,000 from \$2,725,000

\$ Lowest Priced Home  
Sold at \$835,000 from \$755,000

\$ Median Home Value  
\$1,044,575 from \$1,150,000

\$ Total Market Volume  
\$19,749,650 from \$14,703,000

Average Price / Sq Ft

Wooded Area • \$535

Loma Portal • \$556

Fleetridge • \$561

Roseville • \$657

Sunset Cliffs • \$708

La Playa • \$727

Point Loma Heights • \$734


Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTALS
2019	16	\$835,000	\$1,044,575	\$2,325,000	8	7	1	--	\$20M
2018	11	\$755,000	\$1,150,000	\$2,725,000	5	4	2	--	\$15M
	+45%	+11%	-9%	-15%	+60%	+75%	-50%		+33%




#	ADDRESS	BR	BA	SQ FT	SALES PRICE	\$/SF	DAYS/MKT	YR BUILT
1	2341 Lucerne	3	3	1,581	\$810,000	512	3	1949
2	3143 Elliott St	3	2	1,720	\$821,500	478	4	1936
3	2346 Lucerne Dr	3	2	1,548	\$890,000	575	3	1942
4	3530 Browning St	3	2	1,688	\$948,000	562	51	1951
5	3322 Dumas	3	2	1,604	\$969,000	604	55	1932
6	3421 Whittier	3	2	2,003	\$995,100	497	9	1932
7	3130 Homer	4	2	1,534	\$1,021,000	666	14	1929
8	2716 Poinsettia Dr	3	2	1,586	\$1,050,000	662	53	1941
9	3435 Udall St	4	3	1,828	\$1,105,000	604	4	1957
10	2365 Willow St	3	2	2,523	\$1,175,000	466	9	1951
11	3330 Udall St	4	3	2,216	\$1,250,000	564	9	1938
12	3010 Curtis St	3	3	2,001	\$1,275,950	638	10	1934
13	3738 Amaryllis Dr	5	3	2,651	\$1,350,000	509	0	1928
14	3310 Whittier	4	3	3,620	\$1,485,000	410	49	1934
15	1962 Willow St	4	3	2,630	\$1,550,000	589	12	2019
AVERAGES		3	2	2,049	\$113,037	\$556	19	1945

2019 Loma Portal • YEAR OVER YEAR REVIEW




-25%

# Single Family Homes Sold  
15 total transactions from 20




-26%

\$ Highest Priced Home  
Sold at \$1,550,000 from \$2,100,000




+13%

\$ Lowest Priced Home  
Sold at \$810,000 from \$720,000



+6%

\$ Median Home Value  
\$1,050,000 from \$990,000



-29%

\$ Total Market Volume  
\$16,695,000 from \$23,095,425

Average Price / Sq Ft

Wooded Area • \$535

Loma Portal • \$556

Fleetridge • \$561

Roseville • \$657

Sunset Cliffs • \$708

La Playa • \$727

Point Loma Heights • \$734

Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# <\$1M	# \$1M - \$2M	# \$2M - \$3M	# >\$3M	TOTAL\$
2019	15	\$810,000	\$1,050,000	\$1,550,000	6	9	0	0	\$17M
2018	20	\$720,000	\$990,000	\$2,100,000	10	9	1	0	\$24M
	-25%	+13%	+6%	-26%	-40%	+0%	--	--	-29%

92106

January 1, 2019 - July 31, 2019  
54% of Home Sales came from 92106.



-20%

## # Single Family Homes Sold

97 total transactions from 122



-15%

## # Homes Sold

Between \$1,000,000 & \$2,000,000



-5%

## \$ Median Home Value

\$1,129,500 from \$1,181,500



-29%

## \$ Total Market Volume

\$129,209,700 from \$182,153,417

### Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# <\$1M	#\$1M - \$2M	#\$2M - \$3M	#>\$3M	TOTAL\$
2019	97	\$675,000	\$1,129,500	\$4,460,000	35	52	8	2	\$129M
2018	122	\$680,000	\$1,181,500	\$6,900,000	40	61	15	6	\$182M
	-20%	-1%	-5%	-35%	-13%	-15%	-47%	-67%	-29%

January 1, 2019 - July 31, 2019  
46% of Home Sales came from 92107.

92107

## # Single Family Homes Sold

82 total transactions from 89

## # Homes Sold

Between \$1,000,000 & \$2,000,000

## \$ Median Home Value

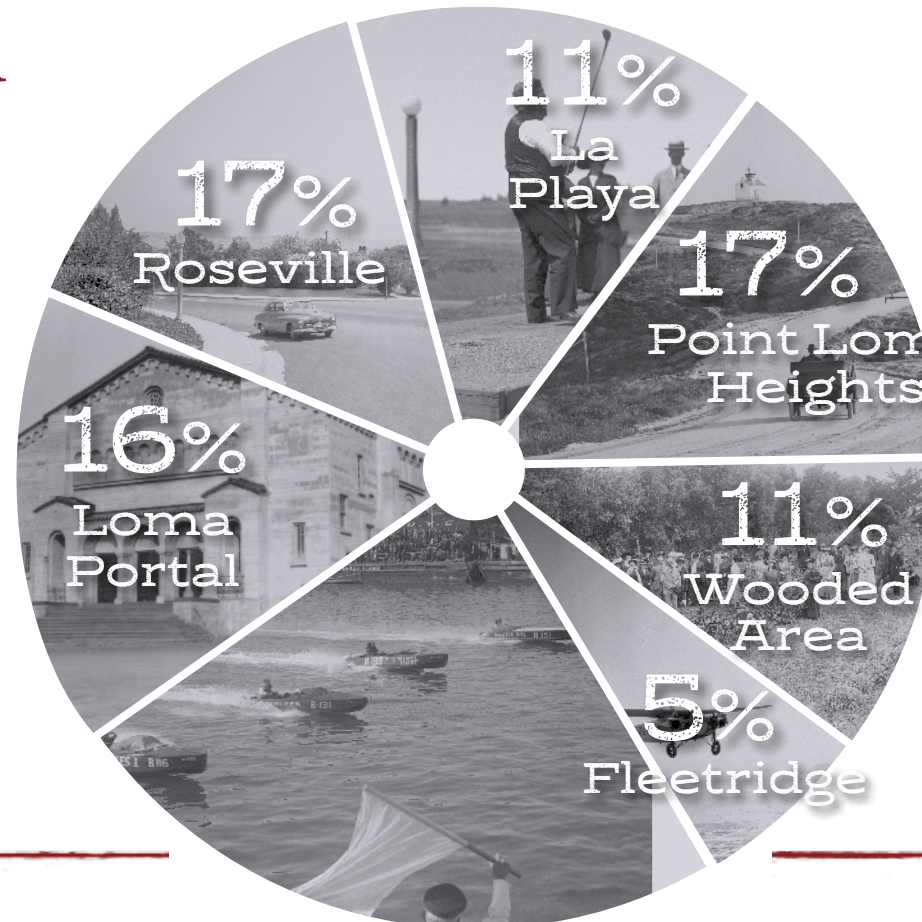
\$1,030,000 from \$1,042,000

## \$ Total Market Volume

\$101,293,600 from \$110,984,492

### Year Over Year \$ Sales & # Unit Distribution

YEAR	#	\$ LOW	\$ MEDIAN	\$ HIGH	# < \$1M	# \$1M - \$2M	# \$2M - \$3M	# > \$3M	TOTAL\$
2019	82	\$499,000	\$1,030,000	\$4,232,500	37	37	7	1	\$101M
2018	89	\$526,000	\$1,042,000	\$3,125,000	44	33	11	1	\$111M
	-8%	-5%	-1%	+35%	-16%	+12%	-36%	--	-9%





A Special Thank You To YOU  
**Point Loma  
Residents**

.....

After all, it's YOU who are the heart of what I do. YOU are what makes this booklet possible because Without YOU, there is no ME!

Here's my commitment to  
**YOU.**

.....

- ☞ I pick up my phone & will call YOU back.
- ☞ I will meet you at YOUR Home at YOUR convenience.
- ☞ I remember & act on the small stuff, YOUR Birthday & Special Holidays.
- ☞ My Word To YOU Means Everything to Me.

**Doing Business The Old Fashioned Way.**



HERE'S TO YOU.

# Birthday Cake Deliveries



For \$100  
Guess the Bakery.



HERE'S TO YOU.

# Heart Felt Cookie Deliveries



For \$100  
Guess this Head Baker's full name.



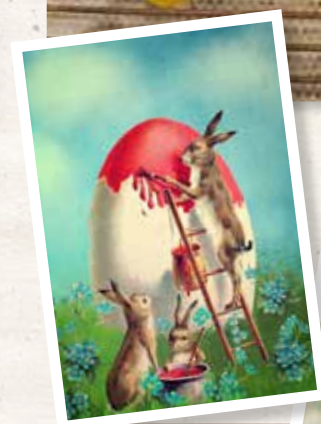


HERE'S TO YOU.

## Egg Hatching Cookie Deliveries

• For \$100 •

Guess the left 2nd Head Baker's first name.



HERE'S TO YOU.

## Star Spangled Cookie Deliveries





HERE'S TO YOU.  
Thankful Leaf Cookie Deliveries



& HERE'S TO YOU.  
Merry Christmas!





& From Our Last Booklet ...A Special Thank You To Our  
**\$100 Guess Winners**



★ ★ ★ ★ 92106 & 92107 ★ ★ ★ ★

With Robert, Your Home Will Sell  
**Faster & For More Money**

AGENT	PRODUCTION	SOLD/LIST	DAYS/MARKET
Robert	\$50,000,000+	100%	27
Average Agent	<\$2,000,000	96%	38

OVER  
**x20**  
MORE

**+4%**  
MORE \$

**+29%**  
FASTER

North of

**\$1/2 BILLION**

Since 07'



**\$30M+ Sold Under The Radar**

**Under The Radar Approach,  
Over The Top Results.**



**No Signage.**



**No Open Houses.**



**No Busy Body Neighbors.**



**Private. Exclusive. Discrete.**

**Minimal Interruption  
To Your Daily Life**

# Robert's 2019 Home Sales · YEAR TO DATE



**Sold**  
621 San Elijo  
Rep. Buyer & Seller  
\$824 / SQ FT



**Sold**  
460 San Fernando  
Rep. Buyer & Seller



**Sold**  
578 Gage  
Rep. Buyer & Seller  
\$726 / SQ FT



**Sold**  
3640 Dudley  
Rep. Buyer & Seller  
SOLD AT 100% LIST PRICE



**Sold**  
3508 Lowell  
Rep. Buyer & Seller  
\$716 / SQ FT



**Sold**  
1069 Devonshire  
Rep. Buyer & Seller  
SOLD IN 16 DAYS



**Sold**  
circa 1940  
429-431 San Antonio  
Rep. Buyer



**Sold**  
1355 Willow  
Rep. Buyer & Seller  
SOLD UNDER THE RADAR @ 100% ASK



**Sold**  
460 San Fernando  
Rep. Seller



**Sold**  
4483 Adair  
Rep. Seller  
\$704 / SQ FT



**Sold**  
3345 Lucinda  
Rep. Seller  
\$730 / SQ FT



**Sold**  
4460 Monaco  
Rep. Seller



**Sold**  
3711 Wilcox  
Rep. Seller  
SOLD AT 114% LIST PRICE



**Sold**  
3455 Talbot  
Rep. Seller  
SOLD IN 16 DAYS



**Sold**  
2260 Rosecrans  
Rep. Buyer & Seller  
SOLD IN 12 DAYS



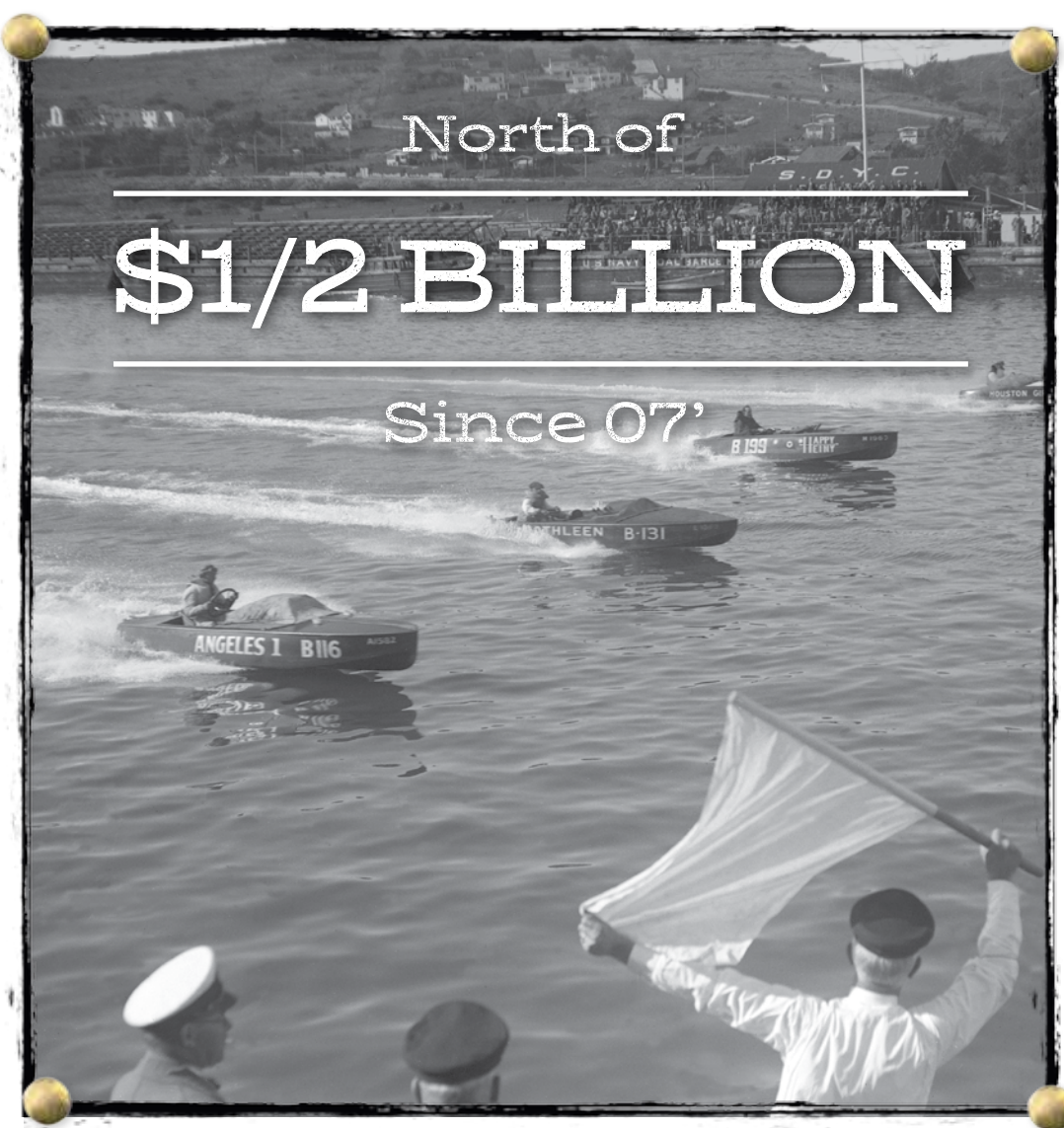
**Sold**  
1021 Santa Barbara  
Rep. Seller  
SOLD AT 108% LIST PRICE

## \$50,000,000+ YTD

Discover the Advantages of Selling  
**UNDER THE RADAR!**

#	ADDRESS	REP	\$ PER SQ FT	DAYS ON MKT	LIST PRICE	SALES PRICE	LIST TO SALES %	TOTAL PROD'N
1	3861 Basilone	DUAL	\$388	29	\$395,000	\$395,000	100%	\$790,000
2	1021 Santa Barbara	SELLER	\$650	16	\$995,000	\$1,070,000	108%	\$1,070,000
3	4727 4725 Park Blvd	SELLER	\$373	25	\$995,000	\$1,090,000	110%	\$1,090,000
4	2260 Rosecrans	DUAL	\$509	12	\$695,000	\$715,000	103%	\$1,430,000
5	670 Gage	BUYERS	\$486	--	--	--	--	\$1,440,000
6	3455 Talbot	SELLER	\$426	16	\$1,670,000	\$1,640,000	98%	\$1,640,000
7	3711 Wilcox	SELLER	\$445	30	\$1,495,000	\$1,700,000	114%	\$1,700,000
8	4460 Monaco	SELLER	\$496	25	\$1,795,000	\$1,740,000	97%	\$1,740,000
9	3345 Lucinda	SELLER	\$730	20	\$1,875,000	\$1,920,000	102%	\$1,920,000
10	4483 Adair	SELLER	\$704	11	\$1,995,000	\$2,250,000	113%	\$2,250,000
11	460 San Fernando	DUAL	\$499	72	\$2,600,000	\$2,500,000	96%	\$2,500,000
12	1355 Willow	DUAL	\$454	0	\$1,275,000	\$1,275,000	100%	\$2,550,000
13	429-431 San Antonio	BUYER	\$1,167	--	--	--	--	\$3,000,000
14	1069 Devonshire	DUAL	\$437	16	\$1,495,000	\$1,500,000	100%	\$3,000,000
15	3508 Lowell Way	DUAL	\$716	29	\$1,595,000	\$1,550,000	97%	\$3,100,000
16	3640 Dudley	DUAL	\$512	56	\$2,000,000	\$2,000,000	100%	\$4,000,000
17	578 Gage	DUAL	\$726	20	\$2,400,000	\$2,275,000	95%	\$4,550,000
18	460 San Fernando	SELLER	\$519	59	\$2,975,000	\$2,600,000	87%	\$5,200,000
19	621 San Elijo	DUAL	\$824	15	\$3,750,000	\$3,730,000	99%	\$7,460,000
<b>AVERAGES</b>		<b>53% DUAL</b>	<b>\$651</b>	<b>27</b>	<b>\$1,764,706</b>	<b>\$1,761,765</b>	<b>100%</b>	<b>\$50,430,000</b>





North of

**\$1/2 BILLION**

Since 07'



Call, Text or Email Robert  
for a No Obligation Consultation.

**(619) 852-8827**

**ROBERT ANTONIADIS**

Broker | DRE #01727428

**(619) 852-8827**

**Robert@RobertRealtySD.com**

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