

INVENTORY IS LOW **MORE HOMES NEEDED** FOR SPRING REAL ESTATE MARKET!!!

The biggest challenge these days is a lack of inventory. There are lots of buyers out there but not enough houses. If a home is priced right it sells right away. The Fed says they will increase rates this year, so that will make some little adjustments in the market. But FHA lowered the cost of their mortgage insurance, so that offsets it a bit. NOW is the perfect time to READY YOUR HOME FOR SALE by following this quick marketing checklist:

1. CALL your real estate professionals, **THE TOMLINSON GROUP**, for their advice and a comprehensive market analysis of your property.
2. Clean, Declutter and Depersonalize Your Entire home
3. Maximize the Property's Curb Appeal
4. Show Off Your Home's Best Features

The Tomlinson Group is the team that changes **"For Sale"** into **SOLD!!!**

"Eric is one of the most trustworthy and honest realtors that I've ever met. I wouldn't hesitate to refer or recommend Eric to anyone that needs consulting or advice on their real estate transaction. He truly has a passion to provide the highest level of service to all of his clients. Interview Eric for your real estate transaction before you hire any other realtor."

~ Jason J. Tani



2011, 2012, 2013, 2014,
2015, 2016



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2016 Closed Home Transactions to Date **The Tomlinson Group – Serina, Eric & Jan**

- | | | | |
|------------------------------|------------------------------|-------------------------------|------------------------------|
| 1. Stonewood Rd, Temecula | 22. Applewood Ct, Murrieta | 43. Red Rver Cr, Temecula(L) | 64. Dunes Ct, Temecula (S) |
| 2. Swoboda Ct, Temecula | 23. Ballinger Road, Hemet | 44. Red Rver Cr, Temecula(S) | 65. Loma Linda Rd, Temecula |
| 3. Cypress Point, Temecula | 24. Meadow Prk Cir, Wildomar | 45. Paseo Goleta, Temecula | 66. Highland Blvd, M. Valley |
| 4. Jon William Wy, Temecula | 25. LaSalle Place, Murrieta | 46. Grove Street, Wildomar | 67. Camino Alagon, Temecula |
| 5. Zinnia Lane, Murrieta (L) | 26. Joan Lane, Fallbrook | 47. Rainbarrel Rd, Wildomar | 68. Yukon Ct, Murrieta |
| 6. Zinnia Lane, Murrieta (S) | 27. Black Mtn Trl, Murrieta | 48. Rainbarrel Rd, Wildomar | 69. Humber Dr, Temecula |
| 7. Garboso St, Carlsbad(L) | 28. Sunset Lane, Palm Desert | 49. Paterno St, Temecula | 70. Medina Ct, Murrieta |
| 8. Garboso St, Carlsbad (S) | 29. Carousel Lane, Murrieta | 50. Woodland Dr, Riverside | 71. Willow Canyon, Hemet |
| 9. Galleron St, Temecula | 30. San Jose Ct, Temecula | 51. Sierra Grove, Murrieta | 72. Leander Dr, Hac. Heights |
| 10. Ramsey Ct, Temecula | 31. Sprucewood, Murrieta | 52. Blk Mnt Trail, Murrieta | 73. Brookside Ct, Murrieta |
| 11. Camino Hidalgo, Hemet | 32. Brillante Dr, Wildomar | 53. El Nido, Fallbrook | 74. Woodfall Dr, Murrieta |
| 12. Corte Calanda, Temecula | 33. Ambervalley, Murrieta | 54. Sunrose Dr, Murrieta(L) | 75. Pumpkin St, Murrieta |
| 13. Lavatera Ave, Murrieta | 34. Lacroix Ave, Murrieta | 55. Sunrose Dr, Murrieta(S) | 76. Silverleaf Ln, Murrieta |
| 14. Monticello Way, Murrieta | 35. Koa Court, Winchester | 56. Champions Dr, Menifee | 77. Diego Dr, Temecula |
| 15. Masters Drive, Murrieta | 36. Shiraz Drive, Hemet | 57. MacKay Dr, Lk Elsinore(L) | 78. Nancy Ln, Menifee (L) |
| 16. Jonah Way, Murrieta | 37. Arbor Ln, Temecula | 58. MacKay Dr, Lk Elsinore(S) | 79. Nancy Ln, Menifee (S) |
| 17. Cathedral Pk, Menifee(L) | 38. Sequoia Cr, Wildomar | 59. Calle Los Mochis, Tmklua | 80. Chantemar Wy, Temecula |
| 18. Cathedral Pk, Menifee(S) | 39. Chestnut Dr, Temecula | 60. Corte Rosario, Temecula | 81. Cala Sandor, Temecula |
| 19. Bruning Street, Murrieta | 40. Eagle Dr, Murrieta | 61. Cypress Point, Temecula | 82. Via Alisol, Murrieta |
| 20. Sunset Lane, Palm Desert | 41. Corte Albara, Murrieta | 62. Del Val Drive, Murrieta | 83. Via Bande, Temecula |
| 21. Hwy 371, Aguanga | 42. Cask Lane, Temecula | 63. Dunes Ct, Temecula (L) | 84. Via Cielito, Temecula |

TOTAL: \$ 36,047,285.00

MARCH INVENTORY



TOMLINSON GROUP

Real Estate Professionals



44630 Corte Veranos, Temecula

Light, bright and airy!
1330 SqFt 3Bed/2 Bath
Single level former model Home
Low taxes, low HOA.

Listing Price: \$359,000



27015 Calle Escadera, Temecula

Private with Forever Views!
3176 SqFt 5Bed/3 Bath
Comfortable Elegance in this
Country Estate
Fully Fenced & Gated 5.31 Acre.

Listing Price: \$1,050,000



37657 Newcastle Road, Murrieta

Perfection Inside & Out!
2772 SqFt 4Bed/3 Bath
So much Attention to Detail
And NO HOA!

Listing Price: \$399,900



25211 Corte Sombrero, Murrieta

Forever views from private backyard!
2222 SqFt 4Bed/3 Bath
LOW, LOW Taxes. No HOA!

Listing Price: \$375,000



27660 Boston Dr., Sun City

Cute, clean and spacious!
1213 SqFt 2Bed/2 Bath
Lovely 1 story home
located in a 55+ community.

Listing Price: \$229,000



28824 Almondwood Ct., Menifee

Gorgeous upscale executive home!
3795 SqFt 4Bed/3.25 Bath
Quiet cul-de-sac. No HOA!

Listing Price: \$459,900



42082 Wagon Wheel Lane, Murrieta

A true must see!
2480 SqFt 4Bed/2.25 Bath
Outdoor paradise with BBQ island,
Pebble tech pool/spa and rock slide

Listing Price: \$615,000



43150 Lancashire Common, Temecula

Highly Sought after Community
of "Crowne Hill"
1835 SqFt 4Bed/2 Bath
Single Level on Cul-de-Sac
Great Home at a Great Price!

Listing Price: \$389,000



31639 Leigh Lane, Temecula

Beautiful 2 story corner lot home
2763 SqFt 4Bed/ 3 Bath
Close to schools, shopping,
wineries and freeways

Listing Price: \$435,000

SOLD in the Area:

Information obtained from the MLS. Rancon may or may not have participated in the sale of these homes.

Temecula - South

Address	List Price	Bd/Ba	Sqft	DOM
Brentwood	\$330,000	3/2	1454	10
Enriqueta	\$339,900	4/2	1234	0
Green Oak	\$350,000	3/2	1753	43
Gabbiano	\$355,000	3/2	1339	5
Tesiben	\$375,000	4/2	1875	15
Checkerbloom	\$393,500	3/2	1807	5
El Torito	\$396,500	5/3	2367	56
Hislop	\$402,500	4/3	1798	105
Loma Linda	\$403,000	3/2	1442	6
Via Destello	\$417,000	3/2	2140	22
Corte Orizaba	\$420,000	5/3	3078	11

Address	List Price	Bd/Ba	Sqft	DOM
Callesito Burgos	\$435,000	4/2	2693	54
Shade Tree	\$455,000	4/2	2780	85
Via Benabarre	\$465,000	5/3	2648	41
Seagull	\$472,500	5/4	3254	53
Cabin	\$485,000	4/3	3133	82
Clubhouse	\$488,900	4/3	2818	18
Corte Lerma	\$490,000	5/3	2953	95
Key	\$495,000	4/4	3263	116
Barmetta	\$562,677	3/2	2700	69
Bayberry	\$565,000	5/3	4113	83
Barmetta	\$573,477	4/3	3477	37



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