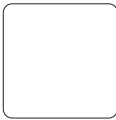




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DRE #01408840
SG | DouglasElliman



2023 RealTrends America's
Best Real Estate Professionals
Top 1.5% of Realtors Nationwide

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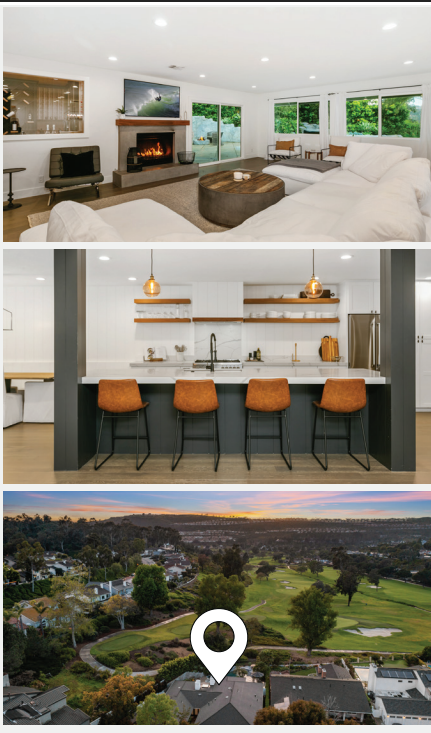
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Featured Listings by the *Stavros Group*

30561 PUERTO VALLARTA DRIVE • LAGUNA NIGUEL

3 BEDS • 2.5 BATHS • 2,457 EST. SQ. FT. • OFFERED FOR \$2,895,000



ACTIVE

32 N LA SENDA DRIVE
LAGUNA BEACH

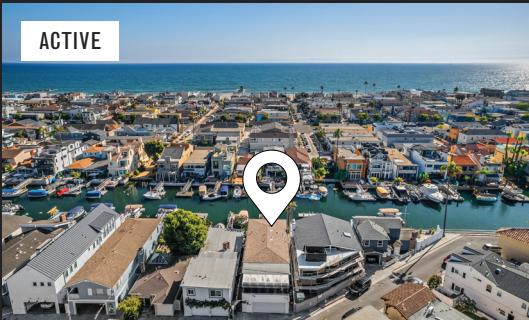
4 BEDS • 5 FULL BATHS & 2 HALF BATHS • 5,144 EST. SQ. FT.
OFFERED FOR \$25,000,000



ACTIVE

2538 MONACO DRIVE
LAGUNA BEACH

5 BEDS • 5 BATHS • 4,250 EST. SQ. FT.
OFFERED FOR \$21,995,000



ACTIVE

4015 MARCUS AVENUE
NEWPORT BEACH

5 BEDS • 3.5 BATHS • 2,608 EST. SQ. FT.
OFFERED FOR \$5,350,000

Eastbluff

REAL ESTATE MARKET REPORT

MARCH 2024



PRESENTED BY ANDY STAVROS

JOE AND JANE,

Whether you're buying or selling, I have the influence and ability to get exceptional results.
If you would like to discuss today's market, contact me today at 949.290.0139.

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PROP 19: *Property Tax Benefits*

For East Bluff homeowners, Prop 19 could save you money on your property taxes when you sell your house and buy another.

How to Save on Property Taxes When You Move

Prop 19 is a California ballot initiative that went into effect in 2021. It helps homeowners who are over the age of 55, severely disabled, or victims of wildfire and natural disaster to move to a new home without incurring a property tax hike.

If you are eligible under Prop 19, you can keep your original Prop 13 tax base when moving to a home of equal or lesser value anywhere in California. You can also secure an adjusted tax rate based on your Prop 13 tax base when moving to a more expensive home anywhere in California.

Downsizing Made Easier

For those looking to downsize, Prop 19 allows you to keep your original tax base when moving to a home of equal or lesser value within California. This provision is particularly beneficial for empty nesters, making the transition to a smaller home more financially feasible.

Moving to a More Expensive Home

Even if you're considering a more expensive home, Prop 19 offers an adjusted tax rate. This is calculated based on your original tax base, providing a pathway to upgrade homes without a corresponding 'upgrade' to your property taxes.



Addressing Housing Constraints

By facilitating the movement of homeowners, Prop 19 also addresses supply constraints in the CA housing market. The goal is to help homeowners move to a property that better suits your current needs, while also contributing to a more dynamic and accessible housing market for all.

Make the Most of Your Next Move

If you have questions about Prop 19 or your personal real estate plans, please reach out to me and let's schedule a consultation. I am happy to help you understand your options and make a plan tailored to your unique goals and timeline.

Eastbluff

MARKET ACTIVITY · MARCH 2024

01

HOME FOR SALE

00

HOMES PENDING

01

HOME UNDER CONTRACT

01

HOME SOLD

Not all Realtors® are created equal. Our results and processes vary significantly. When the time comes to buy or sell, please consider me for the job!

EASTBLUFF HOMES ACTIVE IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.*	LIST PRICE	LIST DATE	YEAR BUILT	\$/SQ. FT.
Active	926 Aleppo Street	5	4.5	3,900	\$4,745,000	01/12/24	2024	\$1,203

EASTBLUFF HOMES CURRENTLY PENDING OR UNDER CONTRACT IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.*	LIST PRICE	LIST DATE	YEAR BUILT	\$/SQ. FT.
Under Contract	821 Camphor Street	5	6.0	4,000	\$4,600,000	04/18/23	1964	\$1,150

EASTBLUFF HOMES SOLD IN THE LAST 30 DAYS

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.*	LIST PRICE	SOLD PRICE	SOLD DATE	YEAR BUILT	\$/SQ. FT.
Sold	2827 Cassia Street	5	3.0	2,565	\$2,650,000	\$2,950,000	02/06/24	1964	\$1,150

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