



# I Love Seaside Ranchos.com

Your Seaside Ranchos Online Neighborhood

Check out Bob's daily blog about Cooper, the cats, family and the neighborhood at:

"Please remember to call me first for all of your real estate needs and referrals."

www.iLoveSeasideRanchos.com

## JANUARY ISSUE



This is Cooper and his friend Bear. Bear is a beautiful male Black Lab that comes over 3 days a week for play dates. They have such a blast together. Bear is 2 years old and a member of the Tyler family. Our friend Roy

passed away when Bear was just a pup and the family is a bit overwhelmed. So we take Bear a few days a week to ease their burden. The first thing they do when Bear arrives is they chase each other up and down the hallway, back and forth, over and over. Then their other favorite thing to do is play tug of war, as the picture illustrates. I love it when Bear comes over because I know we are doing something to ease a bit of the burden on our friends, plus Cooper is entertained all day. Cooper doesn't get as much exercise and attention as he would like, so a day with Bear works out great for everyone. The Tyler's are deciding whether to keep Bear or not and will wait until after the New Year to figure it out. I sure wish we could keep him but it would just be too much for Lisa, who inevitably ends up with most of the responsibility. She said that together they are just too strong for her to walk at once. To me, a house just isn't a home without a dog. I know not all people feel that way, but it just seems as though something is missing. When I am out delivering my newsletter every month, it seems like when I knock on doors, there usually is a dog or two barking on the other side. I love meeting all of my four legged friends in the neighborhood. Most of them are barking at me with their tails wagging, and when I get down on my knees to pet them, they love the attention. Then when I get home Cooper checks me out real good for all the doggy fragrances I have acquired on my days adventure. I wonder if he recognizes any of them.

Great news about Coopers diet and health. We took Cooper to a new vet to deal with his constant itching and licking. The Blish family, who coincidentally also have a Lab named Bear, recommended the vet because their Bear had the same problem. Well, the first thing that happens when you go to the vet is you get weighed and Cooper was down to 100 pounds from 125. I sure wish I could figure out a way to lose 25% of my body weight. To be honest, I don't really notice that big of a difference but I guess that is because I see him every day. The vet put him on a low dose of prednisone which seems to have helped his itching. But he still licks spots on his legs until they become open sores. We are guessing this is a behavioral issue as oppose to a physical one so we are still trying to figure it out. Perhaps a call to Dr. Phil is in order. In the meantime it's a constant battle with Lisa bandaging his legs, and Cooper constantly chewing the bandages off. Between Cooper and me, Lisa must have the patience of a Saint!

## ROSS FAMILY RECIPE FOR NOVEMBER

### Chicken Tamale Pie

- |   |  |
|---|--|
| 28 oz. Italian plum tomatoes or stewed tomatoes in their juices | 2 eggs, lightly beaten                                       |
| 1 medium sized onion chopped                                    | 1 can cream style corn                                       |
| 1 cup milk  | 1 1/2 tbsp. chili powder                                     |
| 2 cups coarsely chopped cook chicken                            | 1 cup pitted ripe olives (halved)                            |
| 1 cup shredded sharp cheddar cheese                             | 1 cup shredded Monterey jack cheese mixed with 3-4 tsp. salt |
| 1/2 cup olive oil   | 1 cup cornmeal   |

**Directions:** Preheat oven to 350 degrees. Combine tomatoes, corn, salt, onion, olive oil and chili powder in a large saucepan and cook over medium heat for 15 minutes. In a mixing bowl, stir together the milk, cornmeal and eggs; add to the tomatoes mixture and cook, stirring constantly to prevent scorching until thick, about 15 minutes. Remove from heat and stir in the olives and chicken. Pour mixture into a lightly greased shallow oven proof dish. Top with cheeses, drizzle with oil and bake until pie is firm and cheese is crusty (35 to 45 min.)

## OUTSTANDING LANDSCAPING AWARD



Congratulations to Corinne Yano for winning the Outstanding Landscape Award for the month of October. She has done a beautiful job on her front yard. Mrs. Yano received a \$50 gift card to The Bluewater Grill in King Harbor, a wonderful seafood restaurant that Lisa and I both love. Please show your support and stop by and see what a lovely front yard Mrs. Yano has at 4715 Moresby. Each month I will present this award

along with a gift card to The Bluewater Grill as well as my Landscaping Award Sign

## DECEMBER GIVEAWAY WINNERS

The four lucky winners of the \$25 Trader Joe's gift cards Leslie Good on Marjorie, Rosemary Murphy on Marjorie, Bob Bringman on Rockview and Mary & John McHale on Sharynne Ln. **Congratulations!**

## JANUARY GIVEAWAY

I will be giving away four \$25 Trader Joe's gift cards once again. **All entries need to be in by January 30th. You can enter at www.iLoveSeasideRanchos.com, email me at iLoveSeaside@aol.com or call me at 310-871-6184.** All entries must include name, address and phone number to be eligible. **Good luck!**

## WHAT IS MY HOME WORTH?

Call or email me and I will be happy to provide you with a complimentary market analysis. You will get a net sheet reflecting an estimate of all of your closing cost along with my estimate of your check at the close of escrow. Please consider my more than 20 years of experience, local knowledge and Seaside residency when you are ready to market your biggest asset. Find out why your neighbors have repeatedly chosen BOB ROSS when they are ready to market their homes.

**BOB ROSS** Seaside REAL ESTATE Update

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# Seaside REAL ESTATE Update

**BOB ROSS**     [www.ILoveSeasideRanchos.com](http://www.ILoveSeasideRanchos.com)

*Your Seaside Neighbor and Realtor*

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## RECENT SEASIDE ACTIVITY

### Current Listings\*

Address	Approx Sq Ft	Bd/Ba	DOM	Asking Price
5264 Zakon Rd	1398	3+2	73	\$675,000
22428 Ellinwood Dr	1790	4+2	190	\$679,000
22508 Leyte Dr	1550	3+2	70	\$689,000
23536 Ladeene	2002	4+2	127	\$724,000
22615 Gaycrest Ave	1738	3+2	349	\$739,900
23132 Audrey Ave	2415	4+3	216	\$775,000
23254 Robert Rd	4102	4+5	161	\$999,000
5337 Linda Dr	3750	5+5	179	\$1,499,000

### Overall Recent Seaside Sales\*

Address	Approx Sq Ft	Bd/ba	DOM	Sales Price
5502 Sunnyview St	1236	4+2	37	\$537,000
4829 Macafee Rd	1230	3+2	494	\$637,500
23405 Ladeene Ave	2111	3+3	42	\$657,000

### Properties Currently In Escrow

Address	Approx Sq Ft	Bd/ba	DOM	Asking Price
22411 Anza Ave	1314	3+1	91	\$469,000
23454 Carlow Rd	1687	4+2	156	\$559,000
3711 W. 227th St	2569	4+3	110	\$600,000
5355 Bindewald Rd	1640	3+2	168	\$639,000
22933 Galva Ave	1498	3+2	68	\$639,000
23433 Carlow Rd	2305	5+3	900	\$642,000
23210 Carlow Rd	1516	3+2	61	\$674,000
5348 Doris Way	3640	4+5	338	\$710,000
2217 Warmside Ave	2566	4+4	15	\$799,000
22704 Kathryn Ave	1476	4+2	297	\$479,900
23609 Kathryn Ave	1641	4+2	30	\$525,000
4426 W 233rd St	1381	3+2	187	\$575,000
23806 Los Codona	1784	4+3	119	\$598,900

### THE ROSS REPORT

The Case-Shiller 20-City index was virtually unchanged in August, rising by just 0.2 percent from its July level. Prices rose in 10 of the cities and declined in the other 10. Most of the changes in either direction were modest. The largest gain was a 1.6 percent gain in Washington, D.C., followed by 1.4 percent gains in both Chicago and Detroit. The largest price decline was a 2.4 percent drop in Atlanta followed by a 0.4 percent drop in Los Angeles.

The other cities showing large recent gains include Washington, D.C., which has seen a 17.4 percent rate of increase over the last three months; Boston with a 13.0 percent rate; Dallas with a 10.5 percent rate; and New York with a 10.2 percent rate. Only in D.C. are prices higher than their year-ago level -- and even in this case by just 0.3 percent. This is more likely a story of stabilizing prices rather than any sustained upturn.

It is interesting to note how much of the movement continues to be focused on the bottom end of the market, which in most cities is again doing worse than more highly priced homes. This is most clear in Atlanta where prices in bottom-tier homes fell by 9.3 percent and stand 38.9 percent below their year-ago-level. However, prices for bottom-tier homes also fell by 1.5 percent in San Francisco, 1.1 percent in Las Vegas, and 0.8 percent in New York.

Most of the story with bottom-tier homes over the last two and half years can be explained by the first-time buyers tax credit. Predictably, the credit had the largest effect on the bottom tier of the market both because this is where first-time buyers are concentrated and also because the credit would be a large share of the house price.

This means that anyone who took advantage of the credit to buy a bottom-tier house in the summer of 2010 is almost certainly underwater and has lost considerably more equity in their home than they received from the credit.

In the Seaside area, there were 4 closed escrows last month and 13 over the past 90 days versus 5 and 16 from my last edition. The 13 sales totaled \$9,123,000. This is an average of \$701,769 for a 1834 square foot home that was on the market an average of 70.07 days averaging \$382.64 per square foot.

When it comes to your real estate business and referrals, please remember, nobody works Seaside harder or better than Bob Ross. I enjoy giving back to our community with local Team Sponsorships, Monthly Giveaways, the Landscaping Award, Local Information and Updates, and most recently the creation of our New Interactive Neighborhood Website [www.ILoveSeasideRanchos.com](http://www.ILoveSeasideRanchos.com), which is now on line.

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