





# Seaside REAL ESTATE Update

**BOB ROSS** www.ILoveSeasideRanchos.com

Your Seaside Neighbor and Realtor

Proud Sponsor of South High Baseball, South High Womans Softball and Tabb Little League.

## RECENT SEASIDE ACTIVITY

### Current Listings\*

Address	Approx Sq Ft	Bd/Ba	DOM	Asking Price
22411 Anza Ave	1314	3+1	63	\$488,000
5502 Sunnyview St	1236	4+2	23	\$569,000
4426 W233rd St	1381	3+2	134	\$575,000
22402 Shadycroft Ave	1453	3+2	270	\$634,000
5355 Bindewald Rd	1640	3+2	164	\$639,000
4829 Macafee Rd	1230	3+2	478	\$649,900
22428 Ellinwood Dr	1790	4+2	137	\$679,000
22508 Leyte Dr	1550	3+2	17	\$699,000
23536 Ladeene	2002	4+2	74	\$724,000
5348 Doris Way	3640	4+5	313	\$725,000
22615 Gaycrest Ave	1228	3+2	296	\$749,900
22317 Warmside Ave	2566	4+4	13	\$799,000
4308 W 238th St	2529	5+3	316	\$799,000
23127 Audrey Ave	2480	5+3	119	\$869,000
3863 Jason Cir	2899	4+3	216	\$915,000

### Overall Recent Seaside Sales\*

Address	Approx Sq Ft	Bd/ba	DOM	Sales Price
4603 Sepulveda Blvd	1581	3+2	90	\$562,000
4920 Vanderhill Rd	1158	3+2	19	\$566,000
4601 Avenue C	1132	3+2	102	\$675,000
22408 Linda Dr	1876	3+2	77	\$780,000

### Properties Currently In Escrow

Address	Approx Sq Ft	Bd/ba	DOM	Asking Price
3711 W 227th St	2569	4+3	69	\$500,000
4312 W 230th St	1393	3+3	26	\$521,100
4603 Sepulveda Bl	1965	3+2	90	\$574,999
4920 Vanderhill Rd	1158	3+2	19	\$595,000
23210 Carlow Rd	1516	3+2	61	\$674,000
5012 Zakon Rd	1686	4+2	67	\$679,000
4601 Avenue C	1132	3+2	102	\$749,000
23454 Carlow Rd	1687	4+2	111	\$559,000
22704 Kathryn Ave	1476	4+2	213	\$574,900
22427 Redbeam Ave	1214	2+1	45	\$575,000
4426 W 233rd St	1381	3+2	103	\$599,000
5355 Bindewald Rd	1640	3+2	133	\$639,000
22408 Linda Dr	1876	3+2	58	\$799,000
23254 Robert Rd	4102	4+5	77	\$1,150,000

### 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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