



I Love Seaside Ranchos

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

SEPTEMBER ISSUE

Well, another beautiful Seaside summer has come to a close, and with much sadness on my part. You see, it means Eddie is starting his senior year at South, and this time next year he will be gone. It is a moment I have been dreading. Where did the time go? He was just a little boy sitting in my lap at the movies. Now he is a well rounded, focused and driven young man about to leave the nest and go after his dreams. Being Eddie's father has been the single most important, wonderful, challenging and satisfying thing I have ever experienced, which is going to make the void unimaginable. The thought of not seeing him every day is very troubling for me.

Eddie will be a business major. Lisa and him have been doing a lot of research on colleges with good business schools. He has visited a few campuses and just got back from St. Mary's in Oakland. It's a small private college that sounds absolutely wonderful. It's also not far from many of Lisa's family including her brother, mother, sister and niece. He did an internship with his cousin Chelsea up at the Napa Vineyard Omega where she works very long hours. He couldn't believe how tired he was just hanging around a couple of work day with Chelsea. I think watching his cousin put in long hours and weeks was a great eye opener to what a young person needs to do in this day and age to prosper.

From day one, Lisa has been Eddie's biggest advocate. I believe the drastic nature of her health immediately after his birth and for months after, drove her to be everything she could be to him because of the uncertainty of her illness and what the future held. She was not able to go back to work, which turned out to be a blessing for Eddie. Lisa has given to him with every ounce of strength that she possesses. I know how much he appreciates the special nature of his relationship with his mom. Eddie is really looking forward to finding a college that suits him, but he has no idea how heavy my heart is at the prospect of him leaving. I want him to have the best college experience possible because he deserves it. He has worked his tail off in school, which never came easy for him. He has always had to outwork people in school and in sports to get this far. He will be on the Varsity Baseball Team and had a stellar summer league. I believe his interest in pursuing baseball beyond High School will have everything to do with how his skills blossom and develop his senior year. I never doubt him because of his work ethic.

He has been very mature about this whole process. When I asked him about baseball at the next level, his response was that he doesn't want it to interfere with his studies and college experience. I'm sure his attitude would change if he had a big senior year. Whatever happens, I know he will find his way in life. He is a happy, driven, polite, caring, respectful and sharp young man who has a very bright future ahead of him. A father couldn't be any more proud, or love his son more!

ROSS FAMILY RECIPE FOR SEPTEMBER

Chicken Burgundy

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| 2 fryers (cut up) | 1/4 cup butter or margarine |
| 1 onion (finely chopped) | salt, pepper & paprika to taste |
| 2 carrots (finely grated) | 2 cloves garlic (mashed) |
| 1 can (10 1/2 oz) chicken broth | 1/4 cup burgundy wine |
| 2 tsp. bovril | 1/4 cup catsup |
| pinch of thyme | 1/4 tsp. poultry seasoning |
| 1 bay leave | |

Directions: Place chicken in 1 layer in 12 by 16 roasting pan. Saute onions, carrots, garlic in margarine until onions are transparent. Spoon over chicken. Combine remaining ingredients til blended. Pour over chicken. Roast in 350 degree oven for 1 hour 30 minutes, basting often.

OUTSTANDING LANDSCAPING AWARD



Congratulations to the Reynolds family for winning the Outstanding Landscape Award for the month of September. They have a beautiful front yard for their kids to enjoy. The Reynold's will receive 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 wonderful job the Reynold's have done at 22502 Linda Dr at the corner of Milne. Each month I will present this award along with a gift card to the Bluewater Grill as well as my Landscaping Award Sign.

AUGUST GIVEAWAY WINNERS

The four lucky winners of the \$25 Trader Joe's gift cards were Annette Conlon on Sepulveda, Sarah Peterson on Draille, Monica Knox on Lupine and Kathy and Bill Flack on Sharynne Lane. **Congratulations!**

SEPTEMBER GIVEAWAY

I will be giving away four \$25 Trader Joe's gift cards once again. **All entries need to be in by September 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

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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
5026 Bindewald Rd	910	2+1	91	\$505,000
22411 Anza Ave	1314	3+1	2	\$519,000
23454 Carlow Rd	1687	4+2	81	\$559,000
23206 Evalyn Ave	1381	3+2	9	\$569,000
22427 Redbeam Ave	1214	2+1	15	\$589,000
23806 Los Codona	1784	4+3	5	\$598,900
4603 Sepulveda Blvd	1581	3+2	74	\$599,999
5355 Bindewald Rd	1640	3+2	103	\$639,000
22402 Shadycroft Ave	1453	3+2	209	\$639,000
4211 W 231st St	1536	3+2	1	\$650,000
4829 Macafee Rd	1230	3+2	417	\$669,000
22428 Ellinwood Dr	1790	4+2	76	\$689,000
22415 Linda Dr	1064	3+1	91	\$699,000
5012 Zakon Rd	1686	4+2	40	\$699,000
23210 Carlow Rd	1516	3+2	34	\$699,000
23433 Carlow Rd	2305	5+3	858	\$699,900
23536 Ladeene	2002	4+2	13	\$745,000
4601 Avenue C	1132	3+2	87	\$749,000
22615 Gaycrest Ave	1228	3+2	235	\$775,000
23132 Audrey Ave	2415	4+3	117	\$775,000
22408 Linda Dr	1876	3+2	28	\$799,000
4308 W 238th St	2529	5+3	255	\$799,900
5348 Doris Way	3640	4+5	252	\$800,000
23127 Audrey Ave	2480	5+3	58	\$879,000
3863 Jason Cir	2899	3+3	155	\$949,000
22328 Shadycroft	2708	3+3	188	\$1,129,000
4627 Milne Dr	3774	4+4	241	\$1,399,000
5337 Linda Dr	3750	5+5	149	\$1,499,000

Overall Recent Seaside Sales*

Address	Approx Sq Ft	Bd/ba	DOM	Sales Price
5025 Marion Ave	1438	3+2	71	\$570,000
4803 Avenue C	1717	3+2	124	\$612,000
4428 W 234th St	1516	3+2	110	\$675,000
3916 W 234th Pl	2000	3+2	15	\$742,000

Properties Currently In Escrow

Address	Approx Sq Ft	Bd/ba	DOM	Asking Price
3711 W 227th St	2569	4+3	69	\$500,000
4312 W230th St	1393	3+2	26	\$521,100
22704 Kathryn Ave	1476	4+2	183	\$574,900
4426 W 233rd St	1381	3+2	95	\$599,000
22709 Crosshill Ave	1991	5+3	9	\$749,000
5025 Macafee Rd	2588	4+3	76	\$857,000
22426 Redbeam Ave	2079	3+3	29	\$875,000
23006 Audrey Ave	3516	4+4	280	\$919,000
23254 Robert Rd	4102	4+5	47	\$1,150,000

THE ROSS REPORT

The Case-Shiller 20-City index rose by 1.1 percent in June. This is the third consecutive increase following eight months of decline. All 20 cities showed increases in June, with some of the largest gains in the badly hit Midwest markets.

The biggest gains in June were the 3.2 percent month-to-month increases reported for both Chicago and Minneapolis. Detroit reported a 2.2 percent jump, while Cleveland reported a 1.5 percent gain.

The prices of bottom-tier homes in these markets have followed an accordion pattern in response to the first-time buyers tax credit. It not only stopped the decline, but also led to sharp appreciation. Prices of bottom-tier homes in Chicago rose 11.4 percent from their trough in the spring of 2009. The rise in Minneapolis was 29.1 percent. These prices then tumbled followed the expiration of the first-time home buyers tax credit last summer and are now regaining a bit of lost ground.

In effect, the credit got many buyers to come into the market and buy homes at temporarily inflated prices.

Prices are now hovering at historically low levels. In San Diego and Los Angeles, the bubbles have not fully deflated. There is almost certainly some way to go on the down side in these cities.

It is extremely unlikely that the June data could be the beginning of a turnaround for prices. Last month, the Census Bureau released data on vacancy rates for the second quarter. While they have edged down slightly from their peak, vacancy rates on both ownership and rental units remain at near-record-high levels. This enormous excess supply of housing will exert downward pressure on house prices at least through 2012.

In the Seaside area, there were 5 sales last month and 17 over the past 90 days versus 8 and 17 in my last edition. The 17 sales totaled \$10,394,400. This is an average of \$611,435 for a 1573.35 square foot home that was on the market for 90.70 days averaging \$388.61 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, which is now on line.

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