



I Love Seaside Ranchos

Your Seaside Ranchos Online Neighborhood

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

www.iLoveSeasideRanchos.com

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

OCTOBER ISSUE

CHRISTMAS TREES! Please support South High Spartan baseball by buying your Christmas Tree this year from my son Eddie. Proceeds will finance the purchase of uniforms, equipment, sprinkler repairs, field supplies & maintenance, new scoreboard, umpires & tournament fees, and many other expenses. Last year we sold 641 trees and are aiming for more than that this year. All payments are due by October 25th and trees will be available to pick up Saturday December 3rd. Thank you for your support. Call or email me for more information or to order, or email my lovely wife Lisa at [Lisa at LisaRossLA@gmail.com](mailto:LisaRossLA@gmail.com).



The picture is of Eddie and I on our way to the airport heading to Arizona. To follow up on last months edition, Eddie and I traveled to Arizona the last weekend in September to check out Arizona State, University of Arizona and the USC versus ASU football game. All went well except the football game. Apparently USC has forgotten how to play football. It was a great father and son experience. My best friend lives in Phoenix and we stayed with him. We laughed all weekend. We flew in Friday the 23rd and toured ASU from 1-4. It was 107 degrees. They have an excellent business school and mentoring program with local corporations. The surrounding area is very nice as well. ASU has 70,000 students spread over 4 campuses. We were at the largest campus which is in Tempe and has 40,000 students. It's a large campus in the middle of a large city. Eddie is trying to figure out if he wants a large or small college experience. The U of A is a much smaller student body and a beautiful campus, however I didn't much care for the surrounding neighborhood. It seemed very old, shabby and not terribly safe. We were told to try Pat's Famous Chili Dogs while we were down there. They were overrated and I felt like we could have been shot any moment we were there. We drove back up to Phoenix which is about 116 miles away and met some friends for pizza before the football game. As you can see, I was throwing caution to the wind as far as my diet goes. Chili dogs and pizza in the same day has heart attack written all over it. My friend, who we stayed with, is divorced and you couldn't find a piece of fruit or vegetable anywhere in his house. His refrigerator contained a bottle of water, 4 protein bars, a few bottles of 5 Hour Energy drinks and some hot sauce. I took a picture with my phone and sent it back to Lisa as evidence as to why Eddie doesn't want to stay with him in case he goes to ASU. Her response was, "that is so sad". He is now going through the application process which is very tedious. Once we see what schools he gets accepted in to, we will tour some more campuses.

ROSS FAMILY RECIPE FOR SEPTEMBER

Chicken Saltimbocca

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|-------------------------------------|---|
| 6 whole chicken breast split | 12 slices proscutti or broiled ham paper thin |
| 1/4 lbs. swiss cheese thinly sliced | 1/4 cup flour |
| 1 egg slightly beaten | 1/4 cup bread crumbs chopped fine |
| 2 tbsp. Parmesan cheese shredded | 1/4 tsp. garlic |
| 1/4 tsp. tarragon | 4 tbsp. butter or margarine |
| 1/4 cup dry sherry | 1 tbsp. cornstarch |
| 1 tsp. water | |

Directions: Bone chicken breast and remove the skin. Place a slice of proscutti or ham and slice of cheese on each piece of chicken rolled up, skewer to hold with tooth picks. Dip chicken in flour to coat, shake off excess, dip in beaten egg, drain and roll in tarragon. Brown in butter, transferred to bake dish and pour in broth and sherry. Bake uncovered 350 degrees for 30 minutes (40 minutes if refrigerated) lift chicken onto serving dish and keep warm. Drain juices into a small sauce pan blend in paste of cornstarch and water, stirring constantly, cook until thickened then spoon over chicken.

OUTSTANDING LANDSCAPING AWARD



Congratulations to the Attwood family for winning the Outstanding Landscape Award for the month of October. They have a beautiful front yard already decorated for Halloween. The Attwood'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 lovely front yard the

Attwood's have at 22220 Shadycroft. Each month I will present this award along with a gift card to the Bluewater Grill as well as my Landscaping Award Sign.

SEPTEMBER GIVEAWAY WINNERS

The four lucky winners of the \$25 Trader Joe's gift cards were Mike Dillenback on Evalyn Ave, Kathi Burkhalter on W.226th St, Linda Magers on Macafee and Kathy Kennedy on Sepulveda. **Congratulations!**

OCTOBER GIVEAWAY

I will be giving away four \$25 Trader Joe's gift cards once again. **All entries need to be in by October 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
22411 Anza Ave	1314	3+1	32	\$488,000
23206 Evalyn Ave	1381	3+2	39	\$549,000
23806 Los Codona	1784	4+3	35	\$598,900
4211 W 231st St	1536	3+2	30	\$629,000
22402 Shadycroft Ave	1453	3+2	239	\$639,000
4829 Macafee Rd	1230	3+2	447	\$669,000
5264 Zakon Rd	1398	3+2	17	\$675,000
22428 Ellinwood Dr	1790	4+2	106	\$679,000
22415 Linda Dr	1064	3+1	121	\$698,900
23536 Ladeene	2002	4+2	43	\$745,000
22615 Gaycrest Ave	1228	3+2	265	\$749,900
23132 Audrey Ave	2415	4+3	147	\$775,000
4308 W 238th St	2529	5+3	285	\$799,900
5348 Doris Way	3640	4+5	282	\$800,000
23127 Audrey Ave	2480	5+3	88	\$869,000
3863 Jason Cir	2899	4+3	185	\$915,000

Overall Recent Seaside Sales*

Address	Approx Sq Ft	Bd/ba	DOM	Sales Price
5256 Bindewald Rd	910	2+1	99	\$513,000
5025 Marion Ave	1438	3+2	71	\$570,000
22709 Crosshill Ave	1991	5+3	24	\$749,000
5025 Macafee Rd	2588	4+3	76	\$849,000
22426 Redbeam Ave	2079	3+3	29	\$875,000

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 rose 0.9 percent in July after rising by 1.1 percent in June. It has now increased at a 13.1 percent annual rate over the last three months; although it is still down by 4.1 percent over the last year. Eighteen of the 20 cities had prices increases, with only Phoenix and Las Vegas showing modest price declines (0.1 percent and 0.2 percent, respectively).

The relatively strong price growth in the July report may seem out of line with other data, most notably the new homes report released by the Commerce department yesterday, which showed sharp declines in both the median and average sales price for new homes. It is important to recognize that the Case-Shiller data is, to some extent, a lagging measure of conditions in the housing market, showing an average of prices for sales closed in the three months ending in July. Allowing for 6-8 weeks between contract and closing, this means that the July Case-Shiller index is reflecting contracts signed in March, April and May.

Most of the biggest price gains in the Case-Shiller series were reported in Midwest cities, with Detroit, Minneapolis and Chicago showing price gains of 3.8 percent, 2.6 percent and 1.9 percent, respectively. This report continues a pattern of rapid price gains in these cities. Over the last three months prices have risen at an annual rate of 55.9 percent, 40.1 percent and 30.9 percent, respectively.

It is unlikely that the momentum in the market in recent months will be maintained. The strongest factor pushing up prices is the reversal of the sharp price declines in bottom-tier home prices in the period immediately following the end of the first-time buyers tax credit. This upward bounce is surely coming to an end, and this is likely reflected in more recent data on the housing market.

In the Seaside area, there were 5 sales last month and 16 over the past 90 days versus 5 and 17 from my last edition. The 16 sales totaled \$10,740,500. This is an average of \$672,281 for a 1891 square foot home that was on the market for 99.87 days averaging \$354.98 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.