

From the desk of Sue Landis



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Dear Calavera Hills Friends,

It's great to be back in contact with my October newsletter!

We are still in a traditionally busy time of year for real estate and I have an update for you on how things have been going in Calavera Hills on the real estate sales front.

Elections are also right around the corner. In addition to the national and statewide polls, we will be deciding who will fill two Carlsbad City Council member seats. So now is the time we need to support the people who have supported us.

I decided that it was very timely and appropriate to organize a (short notice) event for Ann Kulchin this week. Ann has been superb in supporting the residents of Calavera Hills on issues affecting our community, and you will find an invite to an informal function attached. It would be great if you could make it!

Last but not least, there are a couple of other updates on progress being made on traffic and road issues around our community.

As always, I appreciate your feedback – you can call or email me anytime.

I wish you and your family a Happy Halloween!!!

Warm regards

Sue
Sue Landis

P.S. I am enjoying walking my dog, Molly, around Calavera Hills right now – ordinarily bold with a mind of her own (a Jack Russell terrier...), she keeps getting freaked out by the scarecrows that have suddenly appeared in your gardens ☺

You're Invited!

to meet and talk with

Anne Kulchin

Carlsbad City Council Member

Thursday October 14th 5pm – 7pm

(at the Calavera Hills park at the corners of
Tamarack, Foothill and Stoneridge)

Anne is running for re-election for the City Council. As you know she has been very supportive of Calavera Hills in our efforts to limit traffic through our neighborhoods (the Mira Monte issue) and to set the speed limits on College as low as possible.

Let's show her some support!

Refreshments and food will be served

Bring the whole family and your lawn chair. Enjoy hot dogs, hamburgers, snacks, sodas. Feel free to bring your own beer and wine.

Please **RSVP** by 12noon Thursday the 14th to Sue Landis, so we'll have enough food and drinks for everyone
715-6017 or suelandis@sbcglobal.net

Food and Drinks Sponsored by:
The Landis Real Estate Team and RE/MAX Associates

Traffic Commission Recommends 45MPH Speed Limit On College Boulevard

The Traffic Commission of Carlsbad met last week and voted 4-0 in favor of recommending that the speed limit on College Boulevard be set at 45 MPH. This speed limit will apply to the stretch of road between the Oceanside city limit and Cannon Road. However, a lower speed limit of 25 MPH during school hours will continue to apply in front of the Calavera Hills School.

The next step is the Traffic Commission will present this recommendation to the Carlsbad City Council at the beginning of November, and the speed limit will not become official until voted on and approved by the City Council. After that, signs will be installed by December.

Currently, with no signage, drivers can go as fast as 65 MPH. The speed recommendation was based on a traffic study performed by the city's traffic department. They found that the average speed for College is currently about 48 MPH, with approximately 17,600 vehicles a day using the road. With that research in hand they came up with 45 MPH for College and 50 MPH for the section of Cannon between College and El Camino Real, which they also studied.



The Petitions signed by 187 Calavera Hills residents have been effective in lobbying to keep the speed limit as low as possible and they will be presented again at the City Council Meeting at the beginning of November to reinforce how important this issue is to our community. Your presence at that Council Meeting, when the decision on the speed limit is made, also counts. So if you are interested in attending this meeting early in November, you can check to find out the exact date the Council will vote on this issue at www.ci.carlsbad.ca.us. Click on 'City Council Agenda'. It is posted every Friday before the weekly Tuesday 6pm meeting.

Mira Monte Road Barriers – Public Meeting Notice

A meeting has been scheduled to discuss the Mira Monte Drive barricades. As you know, the barricades were left in place when College Blvd opened. The intent was to keep them in place until the traffic patterns could be analyzed and determine the affect the traffic would have on the neighborhood, particularly at the morning rush hour, when children are arriving at the Elementary and Middle Schools.

Staff from the Public Works Departments of both Carlsbad and Oceanside will provide a brief overview of the traffic studies each city is conducting.

One important objective of this meeting is for Carlsbad and Oceanside residents to have the opportunity to provide input. The Public Works Staff will include this feedback in the traffic analysis. They are stressing, however, that this meeting is purely informational, and that no decisions will be made. I would recommend going to this meeting if you have any interest in this issue, given that the traffic report will be the focal point of the decision to keep the street closed or open it up. Here is the meeting time and place:



DATE: Wednesday, October 20th

TIME: 6:30 pm

LOCATION: Calavera Hills Middle School, 4100 Tamarack Avenue. The meeting will be held in the gymnasium ("The Coyote Den")

The Market Is Taking A Bit Of A Breather, But County-Wide Median Prices Are Still Up

Last month I wrote about how things were slowing down in the real estate market in Calavera Hills. This month has been relatively slow as well. But there have been some interesting developments county-wide that I thought you'd like to hear about.

If things are slowing from a sales standpoint, county median housing prices are still increasing. The median represents the mid-point of all prices with half above and half below that figure. For August, the most recent month available, the median price for single-family re-sale homes (excluding condos) hit a record of \$525,000. That represented a \$5,000 increase from July and a 27.4% jump from a year earlier. New houses, which represent about a quarter of the market, shot up in price during the month by \$36,000 to a record median price of \$511,000. These stats reflect buying decisions made in late June and early July and are compiled by DataQuick, a national database of real estate statistics (the reason for this time lag is that home sales typically are held in escrow for 30+ days and then it takes some time to record the sale with the county and transfer the data to DataQuick).



One sign of a slowing market is that the number of homes for sale in the county is at a six-year high. In mid September, there were 10,161 resale homes on the market, up 85% from the average for September 2003. Put another way, the number of homes for sale has grown to roughly twice the number being sold monthly.

The affect that this increased inventory has had on the market is that things are shifting more to the buyer's side, county-wide. Some sellers are now accepting contingency offers, such as waiting for the sale of the buyer's home before escrow closes. This will, most likely, start to show up in appreciation rates, with the market entering a more flat period of price increases.

Interestingly, the average number of 'days on the market,' a stat that shows that number of days it takes a single-family resale home to go from first listing to the opening of escrow, was 36 days in July and only 31 in August.



In Calavera Hills, the 'days on market' trend is clearly up. For those homes currently listed in our neighborhood, the 'days on the market' number is nearly 39¹ days. The good news is that the average 'sold' price for homes in Calavera Hills² in the last six months is \$739,921, a very healthy increase from the original purchase price of these homes back in 2000 and 2001. As I mentioned last month, the number of buyers looking for properties has slowed, and there was only one home sold in Calavera Hills in September.

But there are still buyers out there. Interest rates continue to be very attractive and with a little patience and more willingness to 'work' with interested buyers, properties are still selling well. We just need to get used to the fact that property appreciation is flattening out and the market is taking a bit of a breather.

¹ Based on average days on the market for current listings in Calavera Hills as at October 10, 2004 (information obtained from the Sandicor Multiple Listing Service).

² Nantucket, Barrington, Capistrano and Sheffield

REAL ESTATE SALES

Market Report for Barrington, Nantucket, Sheffield, and Capistrano

Active Listings

ESF = Estimated Square Feet LP/SF = List price per square foot DOM = Days On Market

Address	Beds	Baths	ESF	LP/SF	List Price	DOM
Bluff Court	3	2.5	2160	\$341	\$665,000 - \$735,876	26
Harwich Drive	4	2.5	2160	\$324	\$674,000 - \$699,000	67
Harwich Drive	3	2.5	2160	\$359	\$695,000 - \$774,876	46
Rill Court	5	3	2642	\$282	\$699,000 - \$745,000	89
Barranca Court	3	3	2287	\$324	\$740,000	29
Rockfield Court	4	3	2642	\$284	\$749,900	83
Knollwood Drive	4	3	2579	\$310	\$749,900 - \$799,900	2
Harwich Drive	4	3	2287	\$343	\$775,000 - \$785,000	15
Saddle Drive	4	2.5	2726	\$311	\$799,000 - \$849,000	13
Strata Drive	4	3	3015	\$330	\$995,000	19

Pending

OMD = Off Market Date (e.g. offer accepted)

Sue's Listings!

Address	Beds	Baths	ESF	LP/SF	List Price	OMD	DOM
Foothill Avenue	3	3	2050	\$356	\$719,000 - \$729,000	10/05/2004	61
Terrace Place	5	3	3373	\$267	\$850,000 - \$899,000	08/06/2004	22
Caldera Place	4	4	3190	\$301	\$899,000 - \$959,000	09/03/2004	34

Sold

SP/SF = Sold price per Square Foot

COE = Close of Escrow

Address	Beds	Baths	ESF	Sold Price	SP/SF	COE	DOM
3647 Barranca Court	4	2.5	2160	\$660,000	\$306	05/24/2004	2
3888 Rockfield Court	3	3	2050	\$675,000	\$329	07/02/2004	19
3615 Barranca Court	3+loft	2.5	1957	\$680,000	\$347	08/18/2004	16
3828 Stoneridge Road	4	3	2462	\$705,000	\$286	06/21/2004	38
3872 Stoneridge Road	5	3	2760	\$710,000	\$257	09/30/2004	39
3590 Bluff Court	4	2.5	2160	\$725,000	\$336	06/04/2004	39
3887 Stoneridge Road	4	3	2760	\$749,000	\$271	06/10/2004	16
3542 Harwich Drive	3	3	2287	\$754,900	\$330	05/12/2004	3
3510 Harwich Drive	4	3	2287	\$759,000	\$332	06/18/2004	1
3735 Cavern Place	4	4	3190	\$759,000	\$238	08/18/2004	32
3612 Bayview Place	4	3	2579	\$765,000	\$297	06/29/2004	13
3678 Strata Drive	4	3	3323	\$790,000	\$238	07/26/04	9
3876 Rockfield Court	4	3	2760	\$798,000	\$289	06/14/2004	5
3804 Stoneridge Road	4	3	2944	\$815,000	\$277	05/13/2004	39

This information was compiled by Sue Landis on October 10 2004 from the Multiple Listing Service. If your home is currently listed with another company, please do not consider this a solicitation.