

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

Community 92123

What's Happening in 92123 This Month?

SERRA MESA EVENTS:

Egghunt at Cabrillo
Heights Park April 17th
1-3pm

Community Garage Sale
April 30th & May 1st

Food Truck Friday - May
6th 5pm-8pm Cabrillo
Heights Park

\$25 Gift Card Giveaway
to Bear Buns Bakery

Details on Page 8-9



@LISTEDBYDAOUD

BIGBLOCK
REALTY

DAVID HUSSAIN

858.215.3512

COMMUNITY92123.COM



David Hussain - Realtor
Big Block Realty
Lic. 02008317



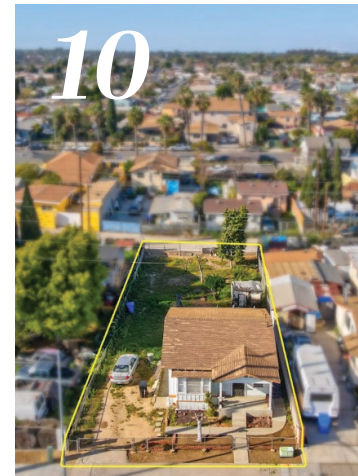
What is Community 92123?

Community 92123 is a monthly magazine sent out to our neighborhood featuring local businesses, community events, real estate market reports, news, and fun activities for all ages. It is published by David Hussain, your local 92123 real estate specialist.

Don't forget to join the local Facebook Group to participate in giveaways, community events, and grow our community! - Scan the QR Code or search "Community 92123" on Facebook.

If you have questions or feedback about this magazine, you can email or call David directly

Phone: **858-215-3512**
Email: David@community92123.com
Web: www.Community92123.com



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Buyers in my network might be a match for your home!



Jobin & Jestishia

3 Bed, 2 Bath, Up to \$1.1m
Detached home with 2 car garage



**FOUND
A HOME!**

Minimum 2 bed 2 bath Townhome/Detached
Home 1,000 SF Min up to \$900k, must have
laundry and enclosed outdoor space



Jikin & Vruti

2 Bed 2 Bath, 1100 SF
Minimum Townhome or
Detached home \$800k
Maximum



Amir & Shohreh

3 Bed 2 Bath Minimum
1,500 SF Up to \$1.5m
Detached home with
canyon lot



Jasmine & Teddy

3 Bed 2 Bath 2,500 SF max
up to \$1.5m, Detached
Canyon lot home



Earl

2-4 Unit Property or
Detached home with ADU
up to \$1.5m max



**FOUND
A HOME!**

Minimum 2 Bed 2 Bath,
Townhome/Detached
Home Minimum 1,000SF
\$800k max



Phyo

2-4 Unit Property 2
Bedroom 1 Bath Minimum
Main home with 1 Bed 1
Bath Minimum 2nd Unit up
to \$1.5m max



**FOUND
A HOME!**

3 Bed 2 Bath 1100 SF
Detached Canyon view
Home up to \$900k, must
have a view.



**FOUND
A HOME!**

Minimum 2 Bed 2 Bath
Condo/Townhome/
Detached Home up to
\$800k max



**FOUND
A HOME!**

2 Bed 1 Bath 700 SF
Minimum Condo or
Townhome, \$500k max,
in-unit laundry


MARKET REPORT | APRIL 2022


92123

* Detached homes only


Average Sold Price  \$994,909

% Change in
Average Price from
Feb 2022  +27%

Sales to List Price %  108.6%

Active Listings
% Change from
Feb 2022  8
+14.3%

Average Days
on Market  15

Homes Sold
% Change from
Feb 2022  11
-31.3%

Information provided by the San Diego Association of Realtors as of February 2021. This information has not been verified by the broker. All information should be independently reviewed and verified for accuracy. Properties represent a compilation of listings from various brokerages and may or may not have been listed or sold by David Hussain of Big Block Realty.


MARKET REPORT | APRIL 2022

92123

*Condos/Townhomes only


Average Sold Price  \$548,836

% Change in
Average Price from
Feb 2022  +39%

Sales to List Price %  107.6%

Active Listings
% Change from
Feb 2022  -87.5%

Average Days
on Market  27
(+35% from
Feb 2021)

Homes Sold
% Change from
Feb 2022  -22.2%

As your neighborhood specialist, I want to help you sell your home.



- Free Market Analysis and Detailed Property Valuation
- Access to Revive Concierge (Revive prepay the costs with no fees/interest, for the upgrades/repairs so your home sells faster & at a higher price)
- Professional Photography with Aerial Photography, Video walkthrough, 3D Matterport Virtual Tour (Paid for by David)
- Full house cleaning and window cleaning (Paid by David)
- Interior Designer/Stager Consultation in preparation for showings (paid for by David)
- Contractor & Handyman referrals for every issue you need completed
- Pre-listing home inspection so your escrow stays on track and you don't lose a buyer over unexpected repairs. (paid by David)

Free and Easy Real Estate Consultations



Scan to send a text:

Booking an appointment with me is easy

Go to
listedbydaoud.com/bookacallwithdaoud

You may not be ready to move or sell your home today, many of my client's are like you. However it doesn't hurt to plan and educate yourself on what you can expect and who you can call.

When life happens, we're a phone call away.....858-215-3512

Information provided by the San Diego Association of Realtors as of February 2021. This information has not been verified by the broker. All information should be independently reviewed and verified for accuracy. Properties represent a compilation of listings from various brokerages and may or may not have been listed or sold by David Hussain of Big Block Realty.

What's Happening in 92123?

Egghunt at Cabrillo Heights Park April 17th 1-3pm

Bring the kids and your baskets!

We'll have eggs hidden throughout the grass area in the park for the kids, all ages welcome! RSVP: David@community92123.com

Community Garage Sale April 30th & May 1st

Free signs and online ads provided

To get your signs join the FB Event or email : David@community92123.com

Food Truck Friday at Cabrillo Heights Park May 6th 5pm - 8 pm

Email: David@community92123.com
or Call 858.215.3512 to RSVP

\$25 Gift Card Giveaway to Bear Buns Bakery

To enter join the Community 92123 Facebook Group

Search "Community 92123" on Facebook or scan here:



SCAN ME

Just Listed in San Diego!



3670 National Ave, San Diego, 92113

Development Opportunity is Southeast San Diego
3 bed 2 bath home on 7,000 SF with RM 2-5 Zoning
Year built 1918



Our client, Oscar, inherited this home from his parents almost 40 years ago. Now in his twilight years, he's decided to move out of state to Yuma, AZ. With our help, he is securing a home in Yuma through a local agent we connected him with while we secure a flexible buyer here in San Diego. Oscar's home has some unique zoning which allows for multiple units to be added. We are able to offer his property as a development opportunity so he captures the most value out of his home and also has the funds needed to close on his next home.

Solutions like this are what set us apart from other Realtors.

**You may not need to move today, or tomorrow,
but when you're ready, we're a phone call away
858-215-3512**

Let me buy you coffee!



I am at Bear Buns Bakery every Thursday from 8:30am-9:30am. You can find me working on my laptop on the patio enjoying the sun or inside when it's cold!



What: Coffee w/ David
When: Thursday 8:30-9:30am
Where: Bear Buns Bakery



David Hussain
858.215.3512
Agent@listedbydaoud.com
Community92123.com

Bring in this magazine for a free coffee and pastry!



Sell your home off-market

- No open houses
- No sign
- No hidden fees
- No nonsense
- All cash

**Call Dave:
858-215-3512**

Scan Code To Get Started



David Hussain's Local Market Update

Why Call David Hussain to Sell Your Home?

- Safe showing practices
- Video Walkthroughs
- 3D Virtual Tours
- Aerial Photography
- Professional Staging
- Stunning Professional Photography
- Declutter/ Junk Removal Contacts
- Access to honest Home Improvement Professionals



David Hussain - Realtor

Big Block Realty

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Web: www.Community92123.com



@LISTEDBYDAOUD

BIGBLOCK
REALTY

Homes Sold in the Last 30 Days:

Current Market Report | Feb 2022

Style	Full Address	Bedrooms Total	Bath Totals	Estimated SQ FT	DOMLS	ListPrice	Sold Price
DET	2917 Kobe Dr	3	2	1,288	6	\$749,000	\$823,000
DET	8842 Geraldine Ave	3	2	1,128	7	\$849,900	\$921,000
DET	8892 Hoffing Ave	3	2	1,316	0	\$850,000	\$910,000
DET	3526 Marathon Dr	3	3	2,388	4	\$895,000	\$1,000,000
DET	2020 Talon Way	3	2	1,200	5	\$899,000	\$980,000
DET	2563 Bartel St	3	2	1,456	10	\$899,000	\$915,000
DET	8920 Gowdy Ave	3	2	1,288	3	\$902,000	\$902,000
DET	8632 Onalaska Ave	5	3	2,659	12	\$949,000	\$1,102,000
DET	2690 Escondido Ave	4	2	1,570	29	\$965,000	\$1,056,000
DET	8781 Dalewood Ave	4	2	2,049	18	\$975,000	\$1,010,000
DET	2930 Admiral Ave	5	4	2,347	6	\$1,195,000	\$1,325,000

Listing taken from SDMLS since 3/1/22 and may represent listings from other brokerages. Information is deemed reliable but not guaranteed.



Home Prices Are UP

In January, we experienced a 15.4% home price increase compared to January 2021.

As of the end of January, inventory has hit a record low, which is the lowest since NAR began tracking it in 1999. This is surprising as January is typically a slower month. Buyers most likely expected interest rates to increase again so they rushed to lock in a low rate. Currently, interest rates are steadily rising towards 4%.

Bad news for first-time buyers, homes priced below \$500,000 are disappearing while higher-end supply steadily rises. With higher priced listings, less rushed decisions will be made by potential buyers. It's clear that more lower-end supply is required to begin correcting the distribution of housing wealth. In January, only 27% of sales were to first-time homebuyers, which is near the all-time low. A year ago, this number was 33%.

In 2022, the momentum of the housing market will be tested by the rising mortgage rates. A few expectations that should remain throughout the year are home sales remaining high, increased workplace flexibility, and buyers expanding their geographic searches for affordable homes.

TAX BENEFITS OF HOME OWNERSHIP

Tax Day is almost here, and if you bought a house last year then there are certain deductions you may be eligible for to help reduce your taxes. Below are some ways that you can help ease some of the burden of owning a home come tax time.



MORTGAGE INTEREST DEDUCTION

As a general rule, you pay more interest during the earlier years of your loan. With that taking advantage of this deduction could help quite a bit after your initial purchase. According to the IRS, you can deduct home mortgage interest on the first \$750,000 (\$375,000 if married filing separately) of indebtedness. This means the majority of buyers can deduct all of their interest paid during the year. The limitation here is that to be eligible for this deduction, the mortgage loan must be secured by the property as collateral and the proceeds of the loan must be used to build, buy or substantially improve your primary residence or second home. In short, that means this deduction is for homes that you live in, not investment properties.

REAL ESTATE TAXES

Another deduction are the taxes you pay on your property. The limit for this deduction is limited to \$10,000; or \$5,000 if married filing separately. To be eligible for deduction, this must be taxes from your state or local government that are directly used for the general public's welfare. Any fees or taxes for projects that increase the value of your property, such as sidewalks, water mains, sewer lines, etc., are not eligible.

POINTS

Interest rate discount points are deductible on taxes. There are several questions that will need to be answered before deducting them, though. The questions are there to ensure that what are being deducted were truly points paid to reduce your interest rate and not other types of fees that are labeled as points to attempt to deduct them.

PRIVATE MORTGAGE INSURANCE

If you were required to take insurance on your mortgage, it is deductible but the amount is dependent on your adjusted gross income. The PMI deduction is lowered by 10 % for every \$1,000 a filer's earnings are over the AGI restriction of \$100,000. The deduction goes away entirely for the majority of property owners whose AGI is \$109,000 or for married couples filing taxes separately \$54,500.

HOME OFFICE DEDUCTION

One deduction that has become much more widely used over the last couple of years is the home office deduction. To be eligible for this deduction, you must be a small business owner, including self-employed people, who uses

a part of their home as their primary place of business. This is not able to be used by remote employees who work for someone else.

Like with any tax issue, all of these have their requirements and depending on your tax situation you may or may not be able to use some or all of these. For specifics on whether these deductions can or should be claimed on your taxes please reach out to your local tax expert.

**Want even more deductions in 2022?
Call your real estate neighborhood expert to buy or sell today!**

Have you heard of Homebot?

Trusted by millions of homeowners nationwide, homebot is a free, monthly, property net worth report specific to you. Homebot shows you real-time property value data. Build more wealth with your home. Understand your property's true potential. Scan the QR Code below with your phone's camera to get started or go to community92123.com to sign up!



Take control with smart decisions

Track your home wealth

Take control. Keep an eye on your home value, loans, equity, market trends & more.

Save more money

See the power of extra principal payments or refinancing at the right time.

Build wealth faster

Know exactly when to buy, sell, rent, or remodel to maximize your investment.

92123 Businesses and Orgs



Serra Mesa Food Pantry

FB Page: www.facebook.com/serramesafoodpantry
or (@serramesafoodpantry)

Phone Number: (858) 278-2647

Email: smfoodpantrymanager@gmail.com

Address: 2650 Melbourne Dr, San Diego, CA 92123

Serra Mesa Community Council

<http://www.serramesa.org/smcc>

CommunityCouncil@SerraMesa.org



Serra Mesa-Kearny Mesa Library

858-573-1396

9005 Aero Drive San Diego, CA 92123



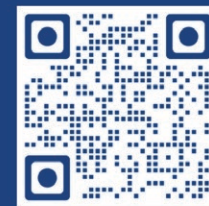
Join the Neighborhood FB Group!

Stay up to date with local activities,
community news, local businesses to
support and get to know your neighbors!

Or search
"Community 92123"
in FB Groups



COMMUNITY 92123



SCAN ME

Café CALI

Coffee
Smoothies
Acai Bowls
Pastries
& More

**Serra Mesa's #1 quick stop
for a pick-me-up**



NOW HIRING
BARISTAS
AT CALICAFFE

MUST HAVE:

- 6 Months of barista experience
- Flexibility and weekend availability
- Valid means of transportation



SEND RESUME TO:
calicafe1@yahoo.com

3 Ways to Add Value to Your Home

You don't have to knock down walls or hire a contractor to increase your home's value. Here are a few home remodeling projects that can add value without spending a fortune.

Minor Kitchen Updates

Your kitchen is what catches the eye of everyone who visits your home. These small kitchen renovations can update the entire feel of your home and also add value!

- Adding a backsplash
- Refinishing cabinets
- Updating lighting
- Updating faucets and fixtures



Bathroom Updates

It's not necessary to tear up the tile or replace showers to add value to your bathroom remodels. Instead, here are a few simple fixes that pack a punch!

- Fresh light fixtures
- Creating more storage
- Updating faucets

Create a Smart Home

If you haven't already, now's the time to add Smart home technology in your home. Adding the following smart home technology options can increase your home's value by roughly 3%-5%.

- Smart thermostat
- Smart security
- Smart lights



When contemplating which home improvement projects you should complete, please consider one of the relatively low-cost improvements listed above. If you're thinking of moving this year, please call your local neighborhood expert today!



San Diego Events!

San Diego Half Marathon, 5K & 10K April 10th

Price: Varies

sandiegobeachandbayhalfmarathon.com

San Diego Padres Opening Day April 14th

Price: \$143-359

Petco Park

mlb.com/padres/schedule/2022-04

La Jolla Half Marathon and 5K Apr 16, 2022

Price: \$49-119

760-692-2900

ljhalf.com

Mission Federal Artwalk - Apr 30 - May 1, 2022

Price: FREE

Neighborhood: Little Italy

missionfed.com/MissionFederalArtWalk

The Flower Fields - May 1st - May 8th

Carlsbad

Price: \$10-22

theflowerfields.com

Boarded! Your Pirate Adventure Awaits

Price: \$25-60

San Diego Harbor

sdmaritime.org/visit/public-events/boarded-a-new-pirate-adventure/

For more San Diego events, Visit:

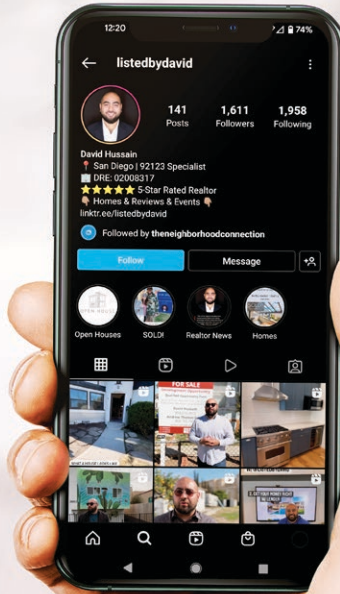
sandiego.org/explore/things-to-do.aspx



**THE NEIGHBORHOOD
CONNECTION**

David Hussain
The Neighborhood Connection
PO Box 28115
San Diego, CA 92198

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TNC



Let's Stay Connected



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