

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

Community 92123

August 2022

FOOD TRUCK FRIDAY!

Every 3rd Friday @ Murray Ridge Park 5:00pm-8:00pm in the Roundabout!
August Featured Truck : Baby's Badass Burgers (See pg 8)

Serra Mesa Events

Details pg 8-9



@LISTEDBYDAVID

BIGBLOCK
REALTY



DAVID HUSSAIN

858.215.3512

COMMUNITY92123.COM

Dear Neighbors, Friends and Clients,



July was an amazing month! What great weather, summer San Diego events, Food Truck Friday here in 92123, and the bountiful fireworks shows throughout the city. As summer begins to wind down, we're planning our last two Food Truck Fridays for the year - August and September, both will be held at a new location in the roundabout in Murray Ridge Park! More information on page 8.

Taking advantage of the great weather - we'll be hosting our second Community Garage Sale September 24-25. Details and sign up are on page 27. Sign up early so we can make sure to get a sign and poster board over to you the week before!

In other news, August begins the wind down season for summer real estate sales and we've seen July as the beginning of price reductions and reduced activity for the buyer's in the market. Home values have dipped roughly \$50k due to the aggressive increases brought by the Federal Reserve. What we're seeing is an economic strategy called a tightening cycle which aims to reduce borrowing and spending to stave inflation within the US economy. However, the dip in home values still does not mean homes are not selling. Just this past month our team collectively put all of our clients homes into escrow and anticipate successful closes through every transaction.

Our goal in helping our clients is to market the home appropriately while identifying the most stable and capable buyer. Selling a home and moving can be a stressful time and we make it our duty to ensure the process goes smoothly with the right experts handling the most difficult tasks.

Whether you're toying with the idea of putting your home on the market or dreaming of purchasing one, our team of specialists are here to let you know your options, answer your questions, and serve as a resource for you! Please reach out anytime for a confidential conversation about your unique real estate goals and needs. Looking forward to chatting!

Warmly,
David Hussain



In This Issue

- 4** Our Buyers
- 5** Market Update
- 8** What's Happening in 92123
- 10** Labor Day Recipes
- 12** David's Office Hours @ Bear Buns
- 14** Word Search
- 15** Coloring Page
- 16** Just Sold in 92123
- 18** Sell your home off market
- 20** Now's The Time For Homebuyers
- 22** Just Sold, San Diego, CA
- 24** Beat The Heat Popsicles
- 26** San Diego Sandwich Company
- 27** Community Garage Sale
- 30** Meet your Team

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



**FOUND
A HOME!**

3 Bed, 2 Bath, Up to \$1m
Detached home with 2 car garage



**FOUND
A HOME!**

3 Bed 2 Bath
Condo/Townhome
Up to 800k max



**FOUND
A HOME!**

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



Rachel & Zane

4 Bed, 2 Bath, 1,300 SF Min
up to 750k Detached



Elliot

2 Bed, 2 Bath, up to 800k,
Condo or Townhome



Faryal & John

3 Bed, 2 bath, up to 1m,
Detached home with garage

**Call me if you know anyone looking to sell their
home that fits the criteria above!**

David Hussain

Cell: 858.215.3512

Big Block Realty DRE #020008317

Realtor | Investor

MARKET REPORT | AUGUST 2022

92123

* Detached homes only

Don't trust tech companies like Zillow and RedFin with your most important asset, call a professional instead. It's easy - Call or Text David today for an accurate valuation on your home... 858.215.3512

Average Sold Price  \$922,000

% Change in
Average Price from
June 2021  +11%

Sales to List Price %  101%

Active Listings
% Change from
June 2021  18
+50%

Average Days
on Market  15

Homes Sold
% Change from
June 2021  19
-17%


Information provided by the San Diego Association of Realtors as of June 2022. 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.

92123

*Condos/Townhomes only

Average Sold Price  \$705,714

% Change in
Average Price from
June 2021  +27%

Sales to List Price %  103%

Active Listings
% Change from
June 2021  8
+167%

Average Days
on Market  21
(+75% from
June 2021)

Homes Sold
% Change from
June 2021  7
-36%

Don't trust tech companies like Zillow and RedFin with your most important asset, call a professional instead. It's easy - Call or Text David today for an accurate valuation on your home... 858.215.3512

Information provided by the San Diego Association of Realtors as of June 2022. 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.

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

**Thursday Morning
Coffee w/ David
Bear Buns Bakery**
8:30am - 9:30am (Every
Thursday Morning)

See Pg 12 for Details



**Food Truck Friday at
Murray Ridge Park**
August 19th 5-8pm

Scan to RSVP



August FTF

Featuring Baby's Bad
Ass Burgers



**September
Community 92123
Garage Sale**

9-24/25

See Pg 27



**September
Food Truck Friday
September 23rd @
Murray Ridge Park!**

Scan to RSVP



Sept FTF

Featuring Artesano
Taco Truck!



**Find out about
local Community
92123 events:**

Join the Community 92123
Facebook Group

Search "Community
92123" on Facebook or
Scan here:



SCAN ME



Labor Day Drink & Dessert

End your holiday weekend with these two easy recipes!

Grapefruit Collins

Instead of a plain Tom Collins, use this recipe to zest it up. This delicious drink is perfect to close out summer!

Ingredients:

2 oz. Gin
½ oz. Fresh Squeezed Lemon Juice
½ oz. Fresh Squeezed Grapefruit Juice
1 oz. Simple Syrup
3 oz. of Sparkling Water
Grapefruit Zest
Mint Leaves

Directions:

Rim glass with grapefruit wedge and dip into salt and grapefruit zest mixture.
Add Gin, lemon juice, grapefruit juice and simple syrup to a martini shaker with ice, shake well, and strain into glass.
Add Pellegrino sparkling water and stir.
Garnish with grapefruit zest and mint leaves.



Peanut Butter Brownie Trifle

End the day on a rich note! This peanut butter trifle is a sweet, easy-to-make dessert that will please any dessert lover.

Ingredients:

1 fudge brownie mix (13x9-inch pan size)
1 package (10 ounces) peanut butter chips
2 packages (13 ounces each) miniature peanut butter cups
4 cups cold 2% milk
2 packages (5.1 ounces each) instant vanilla pudding mix
1 cup creamy peanut butter
4 teaspoons vanilla extract
3 cartons (8 ounces each) frozen whipped topping, thawed

Directions:

Preheat oven to 350°
Prepare brownie batter according to package directions; stir in peanut butter chips.

Bake in a greased 13x9-in. baking pan for 20-25 minutes or until a toothpick inserted in the center comes out with moist crumbs.

Cool on a wire rack; cut into ¾-in. pieces.

Cut peanut butter cups in half; set aside 1/3 cup for garnish.

In a large bowl, whisk milk and pudding mixes for 2 minutes.

Add peanut butter and vanilla; mix well.

Fold in 1-1/2 cartons whipped topping.

Place a third of the brownies in a 5-qt. glass bowl; top with a third of the remaining peanut butter cups.

Spoon a third of the pudding mixture over the top. Repeat layers twice.

Cover with remaining whipped topping; garnish with reserved peanut butter cups. Refrigerate until chilled.



David's Local Office Hours



I am inside Bear Buns Bakery every Thursday from 8:30am - 9:30am. You can find me working on my laptop at a table near the window. I would love to chat with you about Serra Mesa, the local community and how we can improve it, or answer any of your real estate related questions.



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



David Hussain
858.215.3512
David@community92123.com
Community92123.com

Coffee and Pastry is my treat if you bring this magazine with you



Back to school!

WORD SEARCH

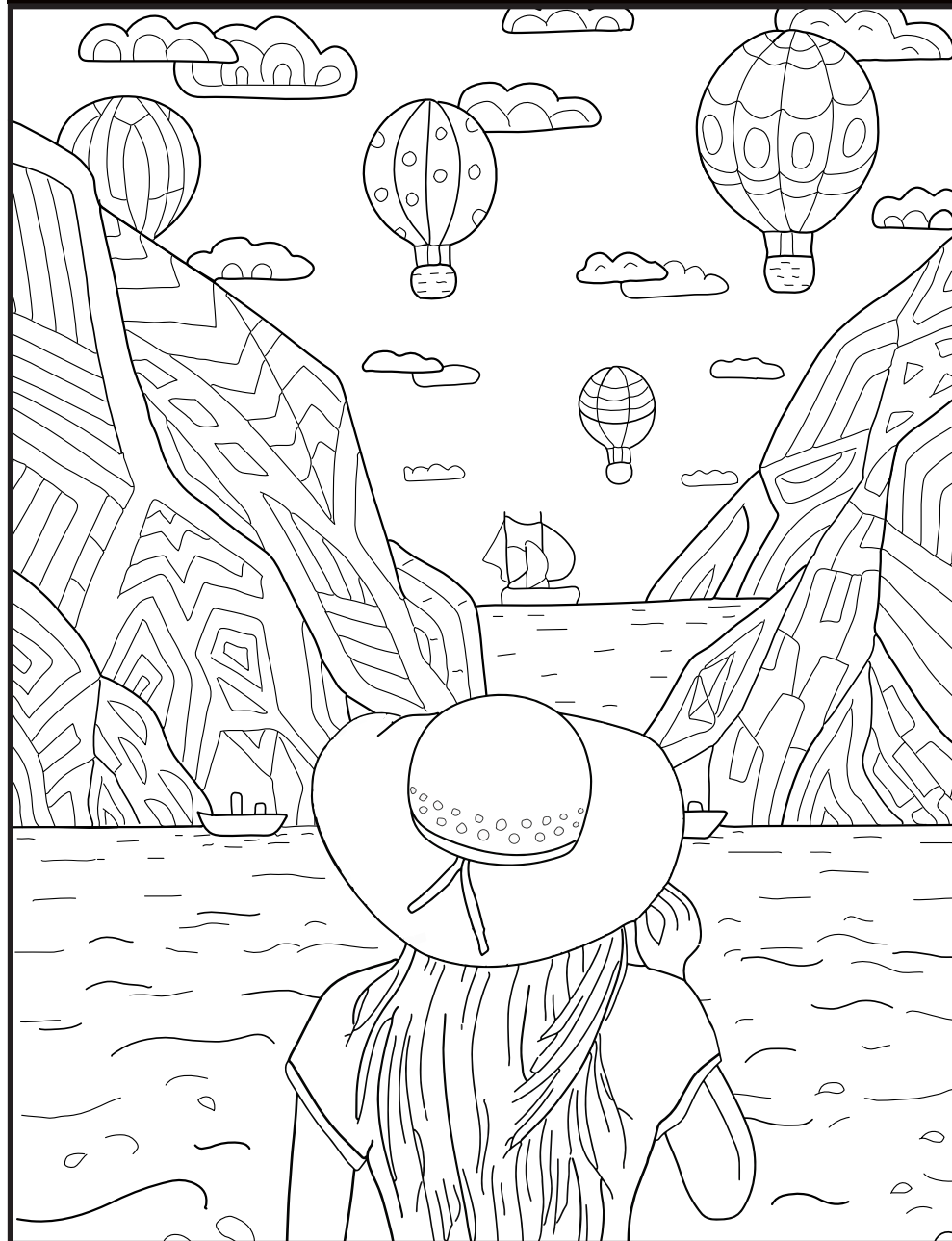
AUGUST 2022

a n d w r i t i n g s c h o o l
 n s n o i t a c u d e s k o o b
 i s u c y r s r i c g r r c n l
 i d o b s t s e t o e r e a e a
 i n r g r h i u y u l e m l b l
 e e g a c o g s u n l s l e z t
 s i y n g m n t r s o i a n i g
 y r a t n e m e l e c y p d b g
 u f l o i w e a y l v g i a c g
 e l p u d o n c p o r i c r q n
 h o i i a r t h n r s k n u s s
 l t g b e k s i r e p t i u i n
 b p a y r c l n i a i z r y a s
 r r a m m a r g c o z c p o r r
 t l o c k e r k r e g m s d p c
 s t u d i e s y s t a p l e r s

Arts	College	Gym	Principal	Stapler
Assignments	Counselor	Homework	Quizzes	Studies
Backpack	Education	Library	Reading	Teaching
Books	Elementary	Locker	School	Tests
Bus	Friends	Math	Science	University
Calendar	Grammar	Playground	Sports	Writing

August Coloring Page

For Adults And Children To Enjoy



David Hussain's Local Market Update

Homes Sold in the Last 30 Days Current Market Report | June/July 2022

Full Address	Bedrooms Total	Bath Totals	DOMLS	List Price
2728 W. Canyon Ave	4	3	10	\$1,349,900
8370 Onalaska Ave	5	5	4	\$999,000
2687 Tern Dr	4	4	5	\$1,274,000
9163 Fermi Ave	5	3	12	\$1,270,000
3027 W. Canyon Ave	3	3	27	\$1,099,900
2902 Epaulette St	5	3	20	\$1,100,000-\$1,200,000
2956 Mobley St	4	2	5	\$970,000-1,010,000
9182 Ronda Ave	3	2	4	\$949,995
2634 Marathon Dr	3	2	6	\$869,000
2921 Admiral Ave	3	2	2	\$879,900
3505 Edinwhar Ave	3	2	4	\$799,000
8854 Gramercy Dr	3	2	21	\$860,000
2625 Larkin Place	3	2	0	\$750,000
3065 Greyling Dr	2	2	4	\$725,000-\$800,000
3528 Dorchester Dr	4	2	11	\$960,000

Listing taken from SDMLS since 07/21/2022 and may represent listings from other brokerages. Information is deemed reliable but not guaranteed.

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.

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



NOW'S THE TIME FOR

home buyers

*“With new listings up 6% from this time last year, buyers have an even **greater chance to find their perfect home.**”*

For the past two years, bidding wars and lack of inventory have been a deterrent for many potential buyers searching for a new home. With new listings up 6% from this time last year, buyers have an even greater chance to find their perfect home. Aside from the abundance of new listings, the pace of sales have slowed. This can be attributed to a few different economic factors but the major one is rising mortgage rates. There's a direct correlation between interest rates and inventory. Lower rates welcome more buyers and higher prices which causes inventory to remain low. Inventory will begin to increase due to the gradual interest rate hikes and sales slowing down. This also means that we can expect to see decreased bidding wars. Due to these factors, buyers are becoming more selective during the purchasing process. A key factor to keep in mind is that this isn't an out of nowhere surplus of available homes. There's a higher probability of finding your ideal home but you still need to have a sense of urgency when you do find the home that checks most, if not all, of your boxes.

In short, the amount of fierce competition between buyers is starting to dwindle while more inventory is consistently up for sale. The market slowly becoming less taxing for buyers is all the more reason to get the process started now.

Need help buying a home? Call your neighborhood real estate expert today!

JUST SOLD

JUST SOLD



3670 NATIONAL AVE

3 BED | 2 BATH | 1,018 SQ FT | \$610,000

San Diego to Yuma

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 offered his property as a development opportunity so he captured the most value out of his home and now 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

We helped Oscar

sell for

150k over market value

Who you work with matters!

beat the heat popsicles

JELL-O PUDDING POPS

INGREDIENTS

- 1 pkg. (3.9 oz.) JELL-O Chocolate or Fudge Flavor Instant Pudding
- 2 cups cold milk
- Freezer-weight resealable plastic bag
- Ice pop molds

DIRECTIONS

1. Beat ingredients with a whisk for 2 minutes.
2. Spoon into freezer-weight resealable plastic bag; seal bag. Snip off one corner from the bottom of the bag. Use to fill 6 frozen pop molds.
3. Insert pop stick into each mold. Freeze 5 hours or until firm.

FRUIT JUICE ICE POPS

INGREDIENTS

- 1/3 cup sugar
- 2 cups fruit juice, nectar, or puree, such as watermelon, grapefruit, or pineapple
- 1/3 cup water
- Ice pop molds

DIRECTIONS

1. In a small saucepan, bring sugar and 1/3 cup water to a boil over high, stirring until sugar dissolves.
 2. Transfer to a 4-cup liquid measuring cup or medium bowl and refrigerate until cool, 30 minutes.
 3. Stir in juice. Pour mixture into eight 3-ounce ice-pop molds.
- Insert ice-pop sticks and freeze until solid, 6 hours.



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



Afternoon Family Special Coupon



**Buy 3 Sandwiches and
get the 4th **FREE****

(Valid after 3pm)

Must bring in this magazine to redeem

4th sandwich to be equal or lesser value of any of the 3 sandwiches.

Expires August 31st, 2022



Serra Mesa September Community Garage Sale

Saturday & Sunday 9/24 - 9/25

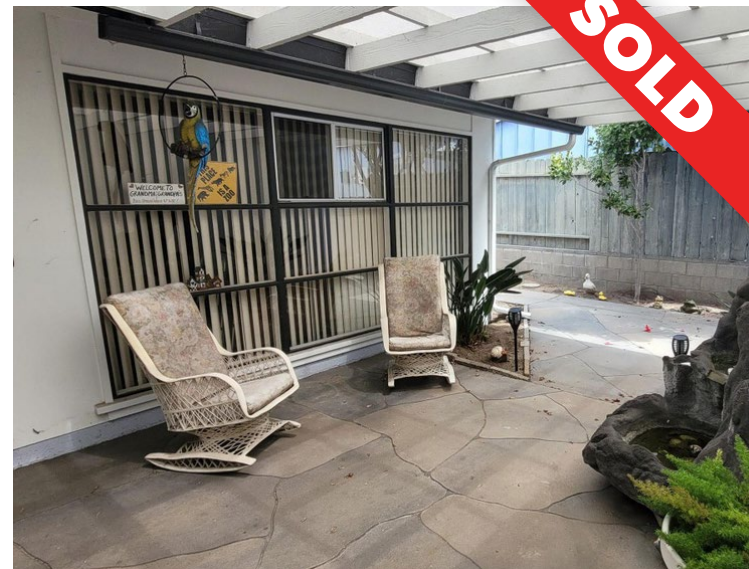
Time to clean out the shed and the garage as we get ready for our second community garage sale here in Serra Mesa. We will be providing a yard sign and posterboard/sharpies for street signs. We will also be advertising the garage sale locations online to get some good coverage.

**Scan the QR code below
if you'd like to participate
or text 858-215-3512.**



JUST SOLD

JUST SOLD



3534 MARLESTA DR, 92111

4 BED | 2.5 BATH | \$940,000

Marlesta Dr. recently went on the market due to the owner's passing. As it went into escrow for the first time, due to severe cracks found in the foundation in multiple areas, the home fell out of escrow and went back on market. My client, Simon, specializes in purchasing unique distressed homes and when I learned of Marlesta's circumstances, I knew it was right up Simon's alley and so we secured

the property with private financing due to the foundation issue. Simon is putting his touches on and the renovation should be complete within the next week. Search 3534 Marlesta Dr 92111 for the most recent photos and Open house information. **The transformation will be amazing.**

Meet YOUR Team!



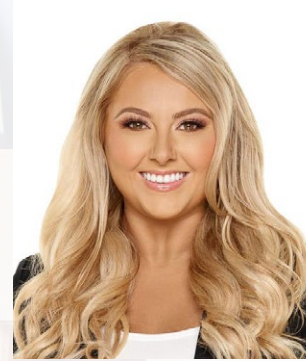
David Hussain
Team Member & Broker
Associate

David Hussain hails from a strong project management background in the IT and Software industry. He developed a keen interest in real estate from an early age through his father's tenure as a Realtor in Temecula. David started his real estate career as an assistant and later an agent in the commercial real estate world in 2015 at Lee & Associates in Temecula. Today as a Broker Associate, David prides himself on serving his clients as a Real Estate Professional, not only guiding them through sales and purchases but making sure their interests and investments are protected. You can find David often hosting community events in his favorite neighborhood of Serra Mesa, meeting clients at local businesses, or enjoying a bonfire at one of our amazing local beaches. For more follow David on Instagram @listedbydavid



Andrew Greer
Team Lead

Local San Carlos Realtor and Developer, Andrew has spent the last 11 years working in Real Estate in several capacities. From flipping houses, short term rentals, new construction homes, multi family apartment construction, commercial real estate transactions to property management he has experience in all areas of real estate. A huge part of his success and ability to manage all these areas of the business is his team. Below are a few of the team members working with Andrew on transactions and if you are looking to buy or sell we can help you too with our experience and network to help you get the most out of your investment.
@realtientrepreneur



Krista Graham
Team Member

Krista Graham has served San Diego homeowners for over 5 years and specializes in East San Diego. She found her passion as a Real Estate Professional in her younger years when accompanying her father at job sites and studying interior design in college. Krista places importance on her client's experience and is known in the industry as the "white-glove" service Agent. As a native San Diegan, Krista can be found spending free time at Dog Beach with her husband Tony and her pups Hunter and Bailey. Awarded as a "30 under 30" Realtor by San Diego Real Producers, Krista intends to extend her reach to even more families with buying, selling, and investing.
Instagram @Kristagraham.realtor__



Guillermo Miranda
Team Member

Having owned and operated a metro by T-Mobile (metropcs) store for five years, Guillermo Miranda has now started his career in real estate. After acquiring his first investment property in 2021, he is now in the process of his first multi unit ground up development. If you ask Guillermo what his mission is in real estate, "it's to normalize buying your first investment property before your personal home. You can simply buy a duplex, live in one unit, rent out the other unit and use it to offset your mortgage. This can set you up to purchase another property as early as the following year. I am happy to explore with first time home buyers and seasoned investors. We can all learn and grow from one another". Guillermo believes in hard work and taking mini vacations on a quarterly basis and visiting one new country every year- if possible. You can see more of Guillermo on his Instagram @soldbygm.



**THE NEIGHBORHOOD
CONNECTION**

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

PRSR STD
US Postage
PAID
TNC

Let's Stay Connected



@LISTEDBYDAVID



DAVID HUSSAIN
858.215.3512
community92123.com

