

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

Community 92123

June 2022

LOCAL BUSINESS SPOTLIGHT:

Crunch Fitness Serra Mesa (See pg 14-15)



Matt Butera, Owner

John Romeo, Founder/Franchisee

***Exclusive
Offers!***

See Pages
14, 26 & 27

***Food Truck
Friday Raffle
Winner***

Kelly Curtis-Hughes
See Page 10



@LISTEDBYDAVID

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**



In this issue...

- 4** Our Buyers
- 5** Market Update
- 8** What's Happening in 92123
- 10** Community 92123
Garage Sale Recap
- 12** David's Office Hours
@ Bear Buns
- 14** Crunch Fitness Serra Mesa
- 16** Sold in 92123
- 18** Cash For Your Home
- 20** I Just Sold My Home,
What's Next?
- 21** Buy Before You Sell
- 22** Homebot
- 24** Serra Mesa Orgs to Support
- 26** San Diego Meat Market
- 27** RecoverMe - Recovery Center
- 28** Recently Sold
- 30** Meet the Team

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



**FOUND
A HOME!**

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



**FOUND
A HOME!**

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



**FOUND
A HOME!**

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



**FOUND
A HOME!**

3 Bed 2 Bath
Condo/Townhome
up to 800k 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 | JUNE 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  \$1,075,040

% Change in
Average Price from
April 2021  +29.3%

Sales to List Price %  109%

Active Listings
% Change from
April 2021  -18%

Average Days
on Market  12

Homes Sold
% Change from
April 2021  +37.5%


Information provided by the San Diego Association of Realtors as of April 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  \$578,333

% Change in
Average Price from
April 2021  +33%

Sales to List Price %  113%

Active Listings
% Change from
April 2021  7
+40%

Average Days
on Market  16
(+167% from
April 2021)

Homes Sold
% Change from
April 2021  6
-54%

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 April 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

Food Truck Friday at Cabrillo Heights Park

June 24th 5pm - 8pm

Scan to RSVP



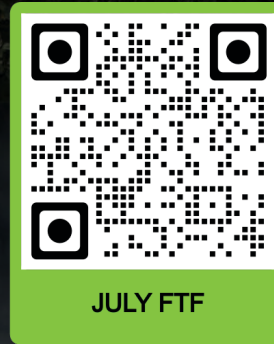
June FTF

Food Truck Friday at Cabrillo Heights Park

July 15th

5pm - 8pm

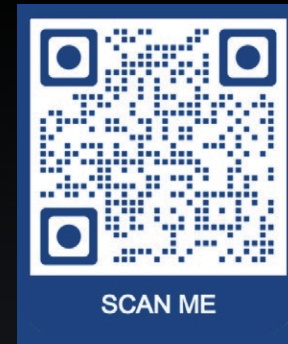
Scan to RSVP



Find out about local Community 92123 events:

Join the Community 92123
Facebook Group

Search "Community 92123" on
Facebook or Scan here:





**Food Truck Friday
Raffle Winner:
Kelly Curtis-Hughes**

Please call
858-215-3512 to
collect your \$50 gift
card to Tahini!



1st Annual Community 92123 Garage Sale Recap

Over 20 families participated in our 1st ever -
Community 92123 Spring cleaning garage sale!

The neighborhood was buzzing with treasure hunters and patrons from within and outside our little community. Some families made close to \$2000 over the course of the weekend! They went on to tell us how surprising it is how much stuff one can accumulate throughout the years. We are happy to see our neighbors declutter, get organized, meet one another and have some money in their pocket for their families! Our goal is to have 2-3 of these Community Garage Sales a year so everyone has a chance to participate.

**If you'd like to learn
more about how to
participate in the
next one - please
text 858-215-3512.**

**COMMUNITY 92123.com
GARAGE SALE**

**Sat/Sun
8 am to 1 pm**



Join the local FB Group:



Brought to you by you
Local 92123 Realtor
David Hussain
858-215-3512

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



LOCAL BUSINESS SPOTLIGHT

Crunch Fitness Serra Mesa

"We'd like to thank our members and our local community for helping keep us open through the past 2 years. We couldn't have done it without you."

For over the past 8 years, Crunch Fitness Serra Mesa has served our community as a center for encouragement, guidance, and support. Founder, John Romeo and Owner Matt Butera sat with me at Maggie's Cafe as I got to know them better. They shared with me their mission for a healthier community in 92123. They understand that our community is a mix of multiple generations, so in an effort to provide a balanced approach to fitness, Matt

and John have created an ecosystem of health at Crunch. The gym offers equipment for Cardio and Strength training, free weights, Zumba, Yoga, bootcamps, even hydromassage. Most importantly, the personal trainers at Crunch come from years of experience and prioritize the overall health of members. John & Matt are grateful to the community of Serra Mesa and would like to welcome everyone to come in and say hello.

EXCLUSIVE OFFER

\$0 ENROLLMENT FEE & 1ST MONTH FREE

(up to \$40 value) On any membership. Bring in this magazine and speak to any Crunch Fitness team member. Offer expires 08/31/22.

3270 Greyling Dr 92123 | @crunchfitness_serramesa | 858.267.4201
crunch.com/locations/serra-mesa



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
Lic. 02008317
Phone: 858-215-3512
Email: David@community92123.com
Web: www.Community92123.com



Homes Sold in the Last 30 Days: Current Market Report | April/May 2022

Full Address	Bedrooms Total	Bath Totals	ListPrice	Sold Price	DOMLS
3022 Chauncey Dr	4	2	\$875,000	\$939,000	4
2482 Melbourne Dr	3	2	\$879,800	\$1,080,000	10
2568 Monette Drive	3	2	\$899,900	\$1,040,000	21
2839 Mission Village Dr	3	2	\$899,999	\$851,000	1
8942 Earhart st	3	2	\$925,000	\$950,000	14
3064 Marathon Dr	3	2	\$948,999	\$973,000	9
3201 Chauncey DR	3	2	\$949,000	\$1,100,000	8
2681 Pheasant Dr	4	2	\$949,000	\$1,015,000	11
8664 Anrol Ave	3	2	\$949,000	\$905,000	13
8685 Anrol Ave	3	2	\$950,000	\$1,100,000	18
2620 Murray Ridge Rd	3	2	\$960,000	\$1,030,000	6
2434 Meadow Lark Dr	3	2	\$975,000	\$967,000	5
2889 Amulet St	4	2	\$979,900	\$1,100,000	13
2988 Larkin Pl	3	2	\$979,000 - \$1,049,000	\$1,030,000	9
8864 Gramercy Dr	3	2	\$1,050,000	\$1,050,888	5
2355 Finch Lane	3	3	\$1,080,000	\$1,000,000	13
3176 West Canyon Ave	3	3	\$1,099,900	\$1,300,000	21
3134 Admiral Ave	3	2	\$1,100,000	\$1,110,000	12
2997 Epaulette	3	2	\$1,100,000	\$1,100,000	8
3031 Feiler Pl	3	2	\$1,150,000	\$1,125,000	7
3216 W Canyon Ave	4	3	\$1,289,000	\$1,405,000	21
3158 Admiral Ave	4	3	\$1,299,000	\$1,480,000	7

Listing taken from SDMLS since 4/21/22 and may represent listings from other brokerages. Information is deemed reliable but not guaranteed.

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



I JUST SOLD MY HOME

WHAT'S NEXT?



After your home is sold take a well-deserved moment to celebrate but prepare yourself, more work needs to occur to keep as much of your money in your pocket! We've provided tips that will help you transition from your just sold property to your new long-term home.

SAVE A PAPER TRAIL

Keep all of your closing and settlement paperwork on hand as you'll need it during tax time. For another tax provision, all of your home improvement receipts are also needed to ensure that you save as much of your proceeds as possible. After your taxes are completed, safely store the documents in case you're ever audited. It's also important that you keep up-to-date on tax laws after selling as they are ever-changing.

PREPARE, DON'T STAGNATE

If you don't buy immediately, putting your funds into a Money Market account would be beneficial. With the rates of a savings account and the flexibility of a checking account, this is one of the safest options for where to store your money. Now that your funds are taken care of, start to think

20 community92123.com

about your next down payment. Before buying, it's important to decide how much you plan to put down. It's recommended that you put 20% down on your mortgage. Younger home buyers tend to have lower down payments when compared to older home buyers. Another important task to remember is changing your address. This should be completed roughly one month prior to moving.

BE SELECTIVE IN YOUR HOME SEARCH

Take the time to assess your family's needs and find the housing options that closely match your preferences. Take into account any changes in your personal or professional life that can affect what you need in a home, this could range from an addition to the family to a promotion at work. With so many factors to consider, you shouldn't pressure yourself by trying to buy a new home as soon as possible. The best thing you can do is find an agent you trust who is familiar with the area you're wanting to purchase in.

Reach out to your neighborhood real estate expert for more information about buying your next home.

Buy Before You Sell

Find out how, text me today at 858.215.3512



community92123.com 21

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



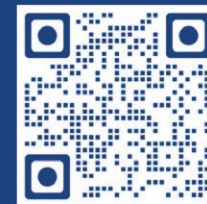
Join the Neighborhood FB Group!

**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



SERRA MESA'S NEWEST FAMILY OWNED BUSINESS

San Diego Meat Market

Your local butcher shop just opened their doors in the Rancho Serra Mesa Shopping Center on Greyling and Sandrock. Jerry and Lupita initiated their soft-opening just a few short weeks ago while they wait for further permits to provide their full selection of services including tacos! Today you can find meat for any occasion, marinated or unmarinated. Tuesdays and Thursdays they are offering Torta/Sandwich Specials, and Saturdays; Aguachile & Shrimp Ceviche. Their selection includes but not limited to:

★ BEEF	★ CHICKEN	★ PORK
<ul style="list-style-type: none"> • Fresh Ground • Carne Asada • Tri-Tip • Brisket • Rib-Eye • Shortrib & Tomahawk (for July 4th) • Fajitas • Chorizo 	<ul style="list-style-type: none"> • Drumsticks • Breast • Thighs • Fajitas • Quarter Legs • Lemon Pepper Chicken 	<ul style="list-style-type: none"> • Loin • Chorizo • Adobada • Ribs
		★ QUAIL, SALMON & MORE
		Groceries, Produce, Fresh Tortillas, Fresh Guacamole and Salsa

Hours : Mon-Fri 8am - 7pm • Sat - Sun 8am - 6pm

3246 Greyling Dr, 92123 • 858.737.4183

Instagram: @sdmeatmarket • Sdmeatmarket@gmail.com



EXCLUSIVE OFFER

80Z MICHELADA MIX OR HOMEMADE SALSA

With Any Purchase. Must bring in magazine to redeem. Offer expires 08/31/22.

RecoverMe

SERRA MESA'S VERY OWN FULL BODY RECOVERY CENTER



RED LIGHT THERAPY

- Increased Collagen Production
- Reduced Joint Pain & Inflammation
- Improved Sleep
- Increased Testosterone
- Better Physical Performance

COMPRESSION THERAPY

- Improves Blood Circulation
- Helps Remove Lactic Acid
- Reduces Inflammation
- Reduce Soreness
- Improve Flexibility

WHOLE BODY CRYOTHERAPY

- Reduce Inflammation
- Flush Toxins
- Release Endorphins
- Increase metabolism

INFRARED SAUNA

- Detoxification
- Immune System Support
- Improve Skin Condition
- Increase Metabolism & Circulation

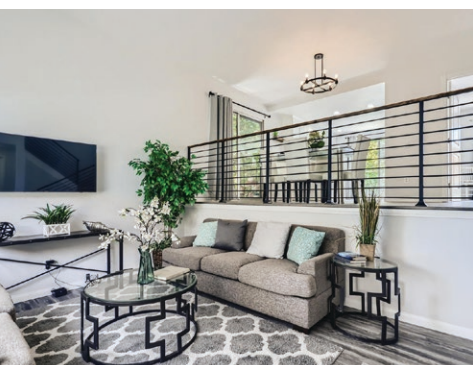
EXCLUSIVE OFFER

ONE FREE SESSION

Must bring in magazine to redeem. Offer expires 08/31/22.

3270 Greyling Dr 92123 (located inside Crunch Fitness Serra Mesa)

Insta: recovermesandiego • Recovermesandiego.com



SOLD
RECENTLY

7787 Starling, Birdland 3 Bed | 3 Bath | Townhome \$770,000

Sold by David Hussain

Beautifully renovated light and bright end unit with 3 bedrooms, 2.5 bathrooms and a large 2-car garage with built-in storage! This was a labor of love (not a flip). Remodel includes new waterproof luxury vinyl plank (LVP) flooring throughout, new canned lights and light fixtures, new Mitsubishi mini-split HVAC system with units in living room and 2 bedrooms, and STUNNING custom railings on staircases. Brand new kitchen boasts quartz countertops with waterfall edge, brand new appliances (including double oven & built-in air fryer), gorgeous backsplash, touchless faucet and lazy susan corner cabinet. Upgraded bathrooms have Italian-tiled showers, custom cabinetry, granite countertops and one shower even has 7 showerheads! Home is fully wired with CAT-5 and coax. New curtains & rods convey as do washer & dryer in garage. Complex has community pool and is close to Sharp Hospital, Rady Children's Hospital, 163 and 805 freeways, Mission Valley mall, and Fashion Valley mall.

Meet the Team!



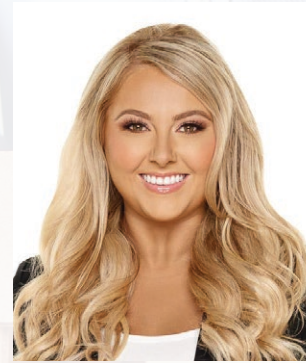
David Hussain
Team Member & Broker
Associate

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

PSRST STD
US Postage
PAID
TNC

Let's Stay Connected



@LISTEDBYDAVID



Insta: @listedbydavid

FB: facebook.com/listedbydavid

Web: community92123.com

DAVID HUSSAIN

858.215.3512

community92123.com