

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

May 2022

# Community 92123

## SERRA MESA EVENTS:

Community Garage Sale  
April 30th & May 1st

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

Food Truck Friday  
June 17th 5pm - 8pm  
Cabrillo Heights Park

*Details on Page 8-9*

*Easter  
Egghunt  
Raffle  
Winners*  
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...*

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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



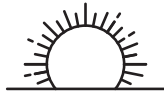
**FOUND  
A HOME!**

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%

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 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  1  
-87.5%

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

Homes Sold  
% Change from  
Feb 2022  7  
-22.2%

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 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.

## 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](https://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**



# What's Happening in 92123?

## Community Garage Sale

April 30th & May 1st

Free signs and online ads  
provided

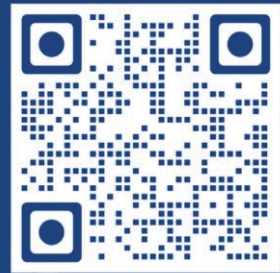
To get your signs join the FB  
Event or email :  
David@community92123.com

## Food Truck Friday at Cabrillo Heights Park

May 6th 5pm - 8pm

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

May Event



## Food Truck Friday at Cabrillo Heights Park

June 17th 5pm - 8pm

Scan to RSVP



June FTF



## Find out about local Community 92123 events:

Join the Community 92123  
Facebook Group

Search "Community 92123" on  
Facebook or Scan here:



SCAN ME







**Raffle  
Winners:  
Jo Benrubi  
Yesim Bilenler**

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

## ***1<sup>st</sup> Annual Community 92123 Easter Day Egghunt Recap***

We had so many families come out to our egg hunt event this past month. Our goal was to provide a space for our local community to gather, make memories, meet one another, and most importantly, **HAVE FUN!**

For the kids, we had 6 rounds of egg hunts, a coloring station, and bubbles and a Shaved Ice Truck.

For the parents, we had our local neighbor Marko Pavlinovic bring his Beer Ambulance and Pizza Oven.

To those that attended, we hope you enjoyed your time and we look forward to seeing you at our upcoming food truck events.

**If you have any feedback or suggestions for events -  
please email [David@community92123.com](mailto:David@community92123.com)**



# 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





# 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

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Web: www.Community92123.com



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

Style	Full Address	Bedrooms Total	Bath Totals	Estimated SQ FT	DOMLS	ListPrice	Sold Price
DET	8501 Pinecrest Ave	3	2	1,134	5	\$750,000	\$866,700
DET	3022 Chauncey Dr	4	2	1,250	4	\$875,000	\$939,000
DET	2482 Melbourne Dr	3	2	1,056	7	\$879,800	\$1,080,000
DET	2839 Mission Village Dr	3	2	1,670	0	\$899,999	\$851,000
DET	8942 Earhart St	3	2	1,300	14	\$925,000	\$950,000
DET	3064 Marathon Dr	3	2	1,056	9	\$948,999	\$973,000
DET	3201 Chauncey Dr	3	2	1,165	7	\$949,000	\$1,100,000
DET	8664 Anrol Ave	3	2	1,775	13	\$949,000	\$905,000
DET	2355 Finch Ln	3	3	1,700	12	\$1,080,000	\$1,000,000
DET	3176 West Canyon Ave	3	3	1,918	6	\$1,099,900	\$1,300,000
DET	2997 Epaulette	3	2	1,200	8	\$1,100,000	\$1,100,000
DET	3031 Feiler Pl	3	2	1,810	7	\$1,150,000	\$1,125,000
DET	3216 W Canyon Avenue	4	3	2,142	7	\$1,289,000	\$1,405,000
DET	3158 Admiral Ave	4	3	2,076	6	\$1,299,000	\$1,480,000

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

# SPRING 2022 Homebuying Season Preview



This spring, the housing market is expected to still be hot but perhaps not quite as hot as it has been recently. Rising interest rates will affect the purchasing power of many and could reduce the number of buyers in certain markets. With less sellers, there could be many situations where you may get less offers than anticipated and may have to start making concessions to potential buyers since they may be the only offer, or one of a few. On top of rising interest rates, the huge amount of people who purchased homes

in 2021 likely won't be in the market again in 2022. This could be good for both buyers and sellers. For buyers, the decreased demand should lead to being able to buy a home for less and being able to negotiate repairs, something that has been hard to do in this heavy sellers' market. For sellers, even if the market won't be as unbelievably hot as it has been, it is still projected to be strong and you will still be likely to sell quickly and for high dollar.

## Tips for Sellers

Don't wait on repairs or improvements. With global shortages and supply chain issues, certain items may take longer than anticipated to get to you. You want to make sure your house is in tip top shape so that you get the best offer possible.

## Tips for Buyers

Make sure you know what you can afford. With interest rates rising, you may find yourself now looking at a different price range of houses. Talk with your lender or financial adviser and see how these changes may affect you, and make sure to buy within your means.

**For more information on your local housing market, speak to your neighborhood specialist today!**





# Interest rates are rising so **it's a great time to sell**

For the first time in over three years the Federal Reserve approved an interest rate increase.

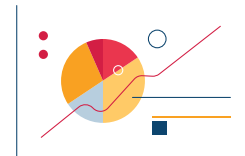


The initial hike will be 0.25% but there will be six more increases this year. The reasoning for the continued interest rate increases is to combat inflation. It's expected that the benchmark rate will be raised to nearly 2% by the end of the year. We can also expect to see three more rate hikes in 2023 and none in 2024. By the end of 2023, rates are projected to be at 2.75% which would be the highest since 2008.

For the housing market, more specifically home prices, higher interest rates could potentially be a good thing. 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.

As we're in the beginning stages of returning back to pre-pandemic interest rates, now's the time to take advantage of the market as it won't last for too much longer.

***Need help selling your home?  
Call your neighborhood real  
estate expert to 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](https://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](http://www.facebook.com/serramesafoodpantry)  
or (@serramesafoodpantry)

Phone Number: (858) 278-2647

Email: [smfoodpantrymanager@gmail.com](mailto:smfoodpantrymanager@gmail.com)

Address: 2650 Melbourne Dr, San Diego, CA 92123

## **Serra Mesa Community Council**

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

[CommunityCouncil@SerraMesa.org](mailto:CommunityCouncil@SerraMesa.org)



## **Serra Mesa-Kearny Mesa Library**

858-573-1396

9005 Aero Drive San Diego, CA 92123



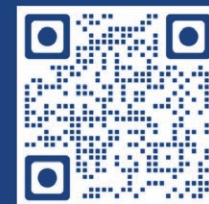
# Join the Neighborhood FB Group!

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



***What do  
you want  
to see more  
of in this  
magazine?***

**Suggestions, comments,  
feedback, all are welcome**



@LISTEDBYDAVID

Email [David@community92123.com](mailto:David@community92123.com)  
or call/text - 858-215-3512



# affordable, extravagant DECORATING SECRETS



## 1 Update curtains to hit the floor

This can be done with any sheer, lightweight cotton fabric. Once purchased, take it to a tailor or dry cleaner and you'll now have elegant, billowy drapes!



## 2 Layered lighting

In a space, lighting is one of the most important factors. It's best to have a variety of light sources such as lamps, pendant lights, plug-in sconces, and natural lighting. Another trick to make the room feel more lively is to add dimmer switches to ensure that the perfect lighting is always available.



## 3 Large-scale wall art

Adding a large art piece can be an immediate attention grabber and conversation starter. This can be accomplished without breaking the bank. Secondhand shops and estate sales are some of the best places to find unique pieces with a rich backstory. Another option is to buy a canvas and paints to create your own masterpiece!



## 4 Update moldings and refresh paint

Improving your interior architecture can make your space appear to be more luxurious. Replace your current baseboards and molding to a thicker alternative to apply a fancier look. Two or Three coats of paint can revitalize your living room. Here's a tip: try using the same color when painting your walls and trim. This will help your decorative accents and accessories stand out!



## 5 Mix up the textures

A healthy mix of woods, glass, metals, and woven materials can give your living room that personal touch and give it a refined feel. These additions can be made for your furniture, throw pillows, blankets, and accent pieces. While you're adding textures, try finding a large rug that will allow your space to feel bigger and airier.





# Meet the Team!



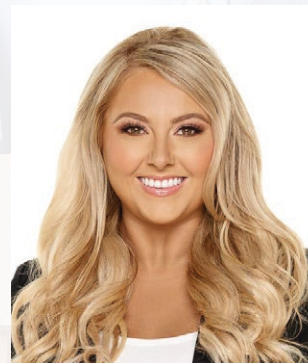
**David Hussain**  
Team Member & Broker Associate

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.



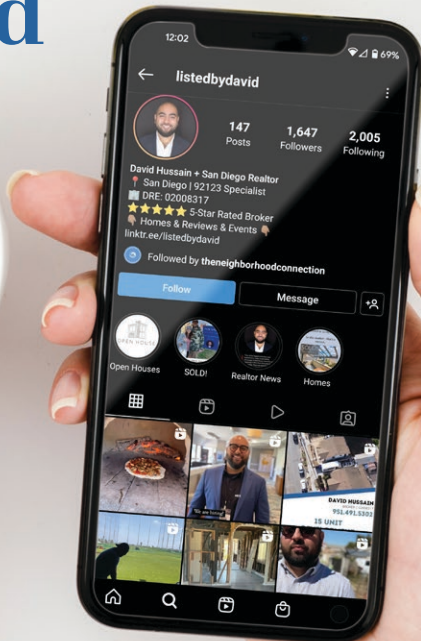


**THE NEIGHBORHOOD  
CONNECTION**

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

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**TNC**

# Let's Stay Connected



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**Web:** community92123.com

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