

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

Community 92123

November 2022

HAPPY
HOLIDAYS!

92123 HOLIDAY
DECORATIONS MAP & CONTEST
DETAILS INSIDE!



DAVID HUSSAIN

858.215.3512

COMMUNITY92123.COM



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along on Instagram



Let's Stay Connected

Instagram: @listedbydaoud

Facebook: www.facebook.com/listedbydaoud

Website: community92123.com

Dear Neighbors, Friends and Clients,



Finally, sweater weather is among us. Sorry, but I think it's nice to have a break from hot & humid! Most importantly, I am looking forward to the holiday season. It's a great time to come together with friends, family, loved ones and neighbors.

Speaking of which - we have a couple of cool things happening.

All through November we're collecting addresses for Holiday Decorations in 92123! Submit your address for drive-bys or enter the contest for a chance to win a Bear Buns Bakery Gift Card! More details on Page 18.

We're hosting a hike at Cowles Mountain on Saturday morning at 9:00am (Dec 3rd). All are welcome!

I look forward to seeing your decoration submissions and if you need anything - I'm a phone call away! 858-215-3512

Warmly,

David Hussain

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  \$906,562

% Change in
Average Price from
September 2021  +2%

Sales to List Price %  99%

Active Listings
% Change from
September 2021  17
-10.5%

Average Days
on Market  18
% Change from
September 2021  -5%

Homes Sold
% Change from
September 2021  17
0%

92123

* Condos/Townhomes only

Average Sold Price  \$541,583

% Change in
Average Price from
September 2021  -6%

Sales to List Price %  97%

Active Listings
% Change from
September 2021  13
+117%

Average Days
on Market  25
(+213% from
Sep 2021)

Homes Sold
% Change from
August 2021  6
-25%

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

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

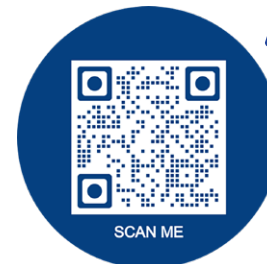
Sick of your



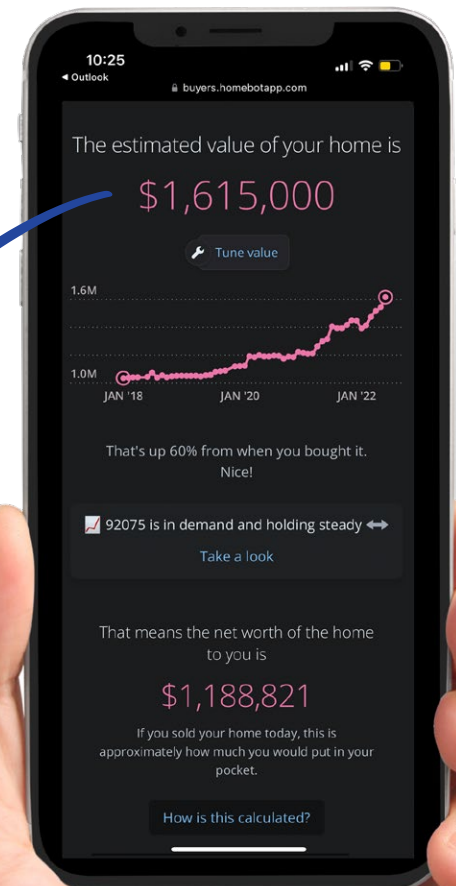
GET YOUR HOME'S TRUE VALUE FROM YOUR NEIGHBORHOOD'S #1 AGENT



SCAN THIS QR CODE NOW
For Your Instant Home Value Estimate.



With your phone's camera scan the code above.



Thursday Morning Coffee w/ David Bear Buns Bakery

8:30am - 9:30am
(Every Thursday Morning)

See Pg 12 for details



We're hosting a hike at Cowles Mountain

Saturday morning at
9:00am (Dec 3rd)

All are welcome!



Meet at Barker Way Trailhead
6941 barker Way, San Diego
CA 92119 - Call or Text David
with any questions
858-215-3512

Food Truck Fridays

Return March of 2023!



Find out about local Community 92123 events:

Join the Community
92123

Facebook Group

Search "Community
92123" on Facebook or
Scan here:



SCAN ME



David Hussain's Local Market Update

HOMES SOLD IN THE LAST 30 DAYS:
CURRENT MARKET REPORT | SEP 2022

FULL ADDRESS	BR	BA	SQ. FT.	DOMLS	LIST PRICE	SOLD PRICE
8859 Armorss Ave	3	2	1,757	34	\$924,000	\$890,000
8767 Cairo Ct	4	2	1,402	4	\$1,150,000	\$1,118,000
8541 Fireside Ave	3	1	897	5	\$750,000	\$727,000
2839 Mission Village Dr	3	2	1,670	14	\$999,900	\$1,000,000
9118 Rebecca Ave	3	2	1,056	8	\$900,000 - \$950,000	\$915,000
9385 Ronda Ave	3	2	1,056	7	\$989,000	\$1,100,000
2847 W Canyon Ave	3	3	1,410	32	\$899,000	\$865,000
3349 Dorchester Dr	3	2	1,200	13	\$888,995	\$870,000
9502 Larrabee Ave	3	3	1,524	8	\$995,000	\$1,015,000
3022 Chauncey Dr	4	2	1,250	24	\$997,800	\$996,800
2092 Cardinal Dr	4	2	1,296	10	\$875,000	\$840,070
3125 Mission Village Dr	3	2	1,000	39	\$799,900	\$770,000
2955 West Canyon Ave	3	3	1,679	89	\$1,024,900	\$1,013,000
9252 Ronda Ave	4	3	1,530	3	\$1,000,000	\$990,000
2859 Andrea Ave	3	2	1,288	0	\$646,000	\$646,000
8621 Neva Ave	3	1	1,000	15	\$779,000	\$790,000
2649 Marathon Dr	4	3	1,688	9	\$1,099,000	\$1,175,000
8859 Sandmark Ave	3	2	1,668	45	\$894,888	\$867,000
2908 W Canyon Ave	3	3	2,166	31	\$1,300,000	\$1,250,000

November Coloring Page

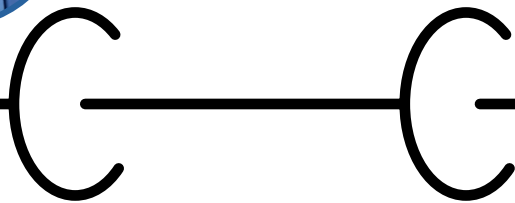
For Adults And Children To Enjoy



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
3251 Greyling Dr



David Hussain

Call or text: 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



JUST SOLD

JUST SOLD



3534 MARLESTA DR

4 BD | 2 BA + STUDIO ADU | \$1,225,000

We helped our client Simon Purchase this home from a distressed seller who inherited this home. Due to foundation issues, the home could not be sold on the open market to a conventional buyer. Simon specializes in purchasing homes that cannot sell conventionally and rehabilitates them with modern touches. We put a lot of focus on stabilizing the home, opening up some walls, and even adding a separate guest quarters with its own private entrance!

3534 Marlesta Dr sold with multiple offers on the table for over the list price we dropped to. Although the market is shifting downwards - San Diego is still an extremely desirable neighborhood.

See more photos and videos at www.3534marlesta.com

If your home has issues and you would like to sell it for cash, please don't hesitate to call us - No Banks, No Inspections, just fast escrow and a cash deposit! - Call Us, David Hussain 858-215-3512.





92123 HOLIDAY DECORATIONS MAP & CONTEST SIGN UP!



Sign up to be featured on the map!

BROUGHT TO YOU BY DAVID HUSSAIN & COMMUNITY 92123



Win a \$150 Gift Card - submit a photo of your home and we'll announce the winner in the January 2023 issue!

Scan code
or Call/Text
858-215-3512



LOCAL BUSINESS SPOTLIGHT

Bear Buns Bakery

For the past 5 years, Ashli and Michi have been filling the air in Serra Mesa with the aroma of fresh baked goods, sugar, and doughy goodness. They originally worked at Bear Buns together and later had the opportunity to buy it. Everything is made from scratch from the muffins to the sticky buns. Baking starts as early as 5am!

Hours

Sat - Sun 8am - 2pm

Tue - Fri 7am - 1pm

3246 Greyling Dr 92123

IG @bearbunsbakery | 858.573.2327

bearbunsbakery18@gmail.com



Ashli and Michi absolutely love Serra Mesa and Bear Buns. They hope to pass down the bakery to their kids and ensure Serra Mesa continues to have a safe haven of fresh baked goods for many years to come.

Ashli's favorite item to bake is a Vanilla Cake with sliced bananas, a custard filling, caramel drizzle and salted caramel buttercreme while Michi's favorite item to bake is anything with Ube (sweet purple yam) and my personal favorite thing she makes is the Ube Rice Krispy treats!!

Their message to 92123 is simple. "We love you, our regulars, our fans, our neighbors. For two years we couldn't have anyone inside so just come in, say hello, ask us what to try if you don't know."

BEAR BUNS BAKERY RECIPE FOR NOVEMBER Pumpkin pound cake

Ingredients

3 cups all purpose flour

1/2 teaspoon salt

1 teaspoon baking powder

1/2 teaspoon baking soda

1 1/2 teaspoon cinnamon

1/2 teaspoon ginger

1/2 teaspoon nutmeg

1/4 teaspoon ground clove

1 1/2 cups butter

1 1/3 cups granulated sugar

1 cup brown sugar

2 teaspoons vanilla extract

6 large eggs room temp

1 cup pumpkin puree

4 Tablespoons milk

Directions

Sift together flour, baking soda, baking powder, salt and spices.

Set aside Cream butter and sugars together.

Add eggs one at a time

Add vanilla

Mix in pumpkin puree and milk just till combined.

Scoop into loaf pan or mini loaf pans.

Bake at 325 15-20 minutes.



IMPROVEMENTS TO GET YOUR HOME READY FOR WINTER



LIGHT UP YOUR HOUSE

Not only will changing out older traditional light bulbs with new energy-efficient LED bulbs save you money on your light bill, but you can also switch out to ones that are colored to be more like sunlight to help fight off the winter blues. LED bulbs come in a variety of different colors, or you can opt for color-changing bulbs that can change to a variety of colors with a phone app or even with your home assistant!



CHECK ON YOUR INSULATION AND SEAL UP ANY CRACKS

Old windows and insufficient insulation are one of the biggest offenders for chilly homes and high heating bills in the winter. Replacing or supplementing attic insulation and replacing old single pane windows with new energy-efficient ones are some of the most effective ways to keep warm air in while simultaneously adding more value to your home. If you aren't in the market for renovations, a quick and cheap option is to fill any cracks around your doors or windows with expanding foam and add some draft stoppers to the bottom of any doors that don't quite sit flush with the ground.

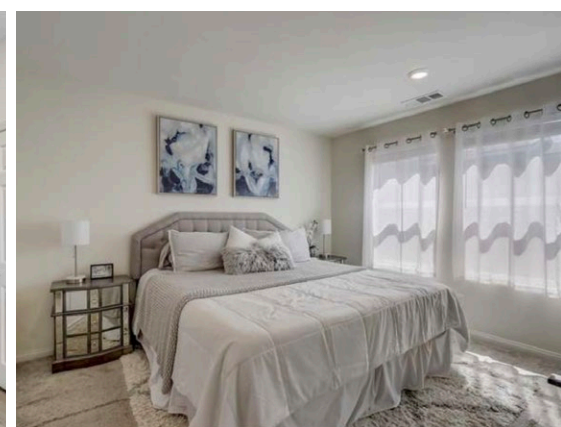
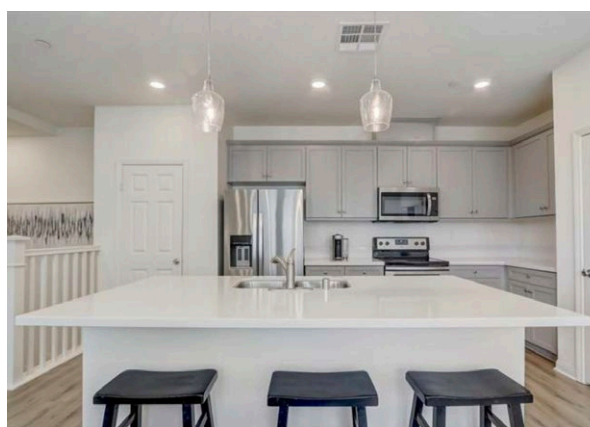
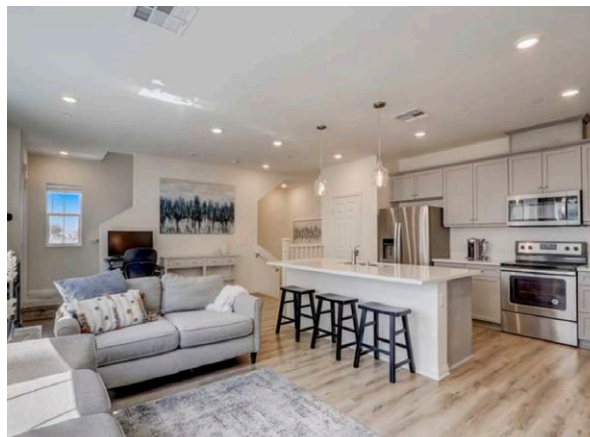
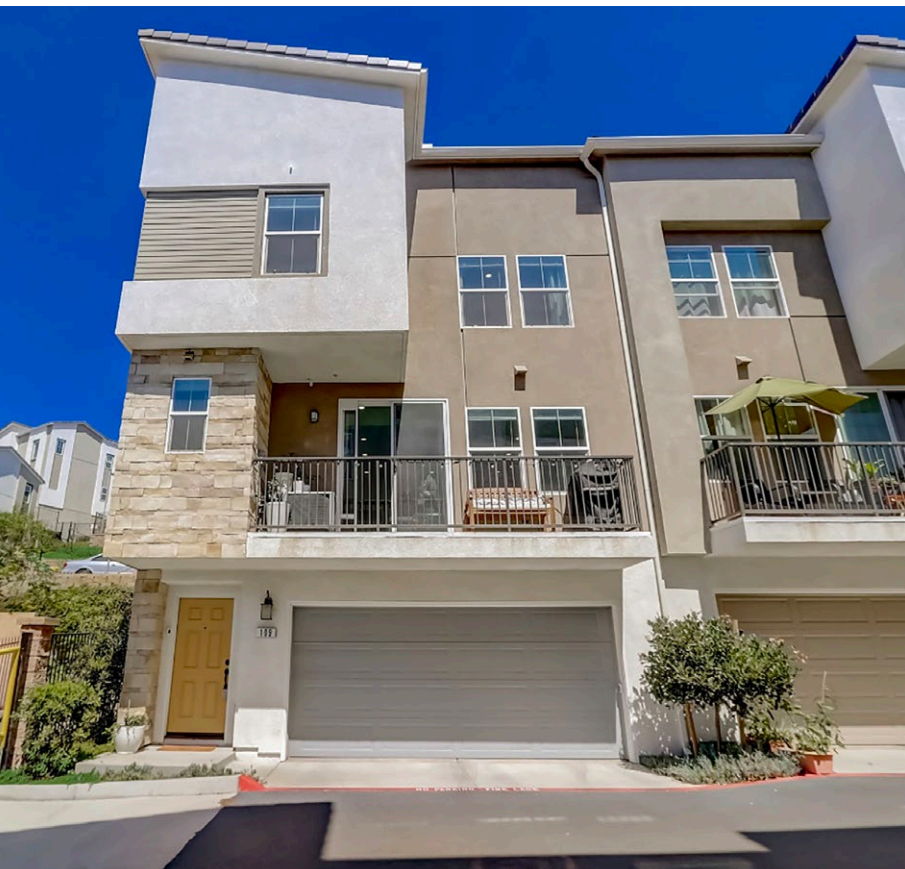
CHECK YOUR SMOKE AND CARBON MONOXIDE DETECTOR BATTERIES

Before the cold weather rolls in, take advantage of the nice days to check and replace any old smoke or carbon monoxide detectors. This way you can sleep soundly knowing your heater is running efficiently and safely once it kicks on for the winter.



JUST SOLD

JUST SOLD



350 FITZPATRICK #109, SAN MARCOS, CA 92069

2 BD | 2.5 BA | 2,904 SQ FT | \$605,000

Renter to Homeowner

End-Unit Townhome in San Marcos, CA

One of our first clients referred Brittney to us. She's a nurse at UCSD and has been renting in San Diego since she moved here for college. Her goal was to find a newer home in north county that had low maintenance and would grow in equity. We came across this end-unit townhome built in 2019 that was well taken care of. Brittney immediately fell in love with the home and the neighborhood. The home

had 3 other interested parties and although we were in a bidding war - the rapport we built with the Seller's and their Agent ultimately secured the home for Brittney.

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

Who you work with matters!

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



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3270 Greyling Dr 92123 (located inside Crunch Fitness Serra Mesa)
Insta: recovermesandiego • Recovermesandiego.com

Meet YOUR Team!



David Hussain
Team Member & Broker
Associate

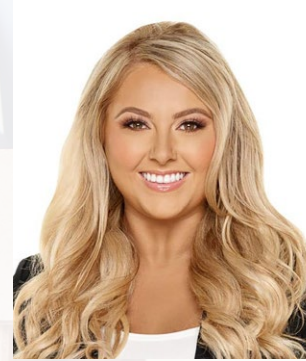
David Hussain hails from a strong project management background in the IT and Software industry. He developed a keen interest in real estate from an early age through his father's tenure as a Realtor in Temecula. David started his real estate career as an assistant and later an agent in the commercial 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.

@realtyentrepreneur



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

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DAVID HUSSAIN

858.215.3512

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