

Serra Mesa | Mission Village | Kearny Mesa | November 2021

COMMUNITY

92123



San Diego's Best
Falafel Just Went
Bigger

Plus: \$150
Giftcard Raffle

Details inside

 **BIGBLOCK**
REALTY



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DAOUD HUSSAIN | 858.215.3512 | COMMUNITY92123.COM



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debut issue!

Hello fellow 92123 neighbors!

Welcome to your personal community magazine provided by your local real estate expert and neighbor Daoud Hussain of Big Block Realty. This monthly mailer will serve as your go to source for homeowner tips, local real estate market information, online resources, community events, local business spotlights, delicious seasonal recipes, and giveaways! As an added resource to you, we've put together community92123.com where you can find current and past issues of this magazine, find hyper-local real estate information, neighborhood and city events, and enter our monthly giveaways.

November cover story...



Website:
tahinistreetfood.com

Instagram:
[@eattahini](https://www.instagram.com/eattahini)

9119 Claremont Mesa
Blvd Suite G, 92123

Tahini, a flagship 4 years in the making

In 2017, lifelong friends, Moody and Osama, started selling shawarma at a farmer's market in Pacific Beach. Fast forward past the struggles of any new restaurant, opening their first location, being featured on *Diners, Drive-Ins, and Dives* with Guy Fieri, winning multiple local and national awards, Osama and Mahmoud are opening their flagship location next door to their original storefront.

At over 2,000 sf, the new Tahini now has over 4 times the space for guests and double the kitchen capacity. Hosting large parties, catering even larger events, and creating new recipes are dreams soon to be realized in this new space. Behind a glass wall, fresh baked pita is prepared in their new full-size bakery. In celebration of their new flagship location and grand opening, Tahini has partnered with our magazine to provide a giveaway award of a \$150 gift card for this month's raffle.





November Give Away!

Tahini Grand Opening \$150 Giftcard Giveaway

HOW TO ENTER

GO TO [COMMUNITY92123.COM/NOVEMBER-GIVEAWAY](https://community92123.com/november-giveaway)



92123

* Detached homes only

Average Sold Price  \$899,000

% Change in
average price from last
September  27.8%

Sales to List Price %  100.4%

Active Listings
% Change from last
September  14
250%

Average Days
on Market  25

Homes Sold
% Change from last
September  17
20%

Information provided by the San Diego Association of Realtors as of October 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 Daoud Hussain of Big Block Realty.





MARKET REPORT | SEPTEMBER 2021

92123

*Townhomes & Condos Only

Average Sold Price  \$575,000

% Change in
average price from last
September  20%

Sales to List Price %  103%

Active Listings
% Change from last
September  5
58%

Average Days
on Market  7

Homes Sold
% Change from last
September  8
14%

Information provided by the San Diego Association of Realtors as of October 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 Daoud Hussain of Big Block Realty.

November Coloring Page

For Adults And Children To Enjoy



WORD SEARCH NOVEMBER 2021

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

Apple	Cider	Family	Holiday	Squash
Autumn	Cornbread	Feast	Homecoming	Stuffing
Baking	Cranberries	Friends	Nutmeg	Thanksgiving
Bread	Decorations	Gathering	Pie	Turkey
Carve	Dinner	Gravy	Pumpkin	Tradition
Celebrate	Embrace	Harvest	Rolls	Vacation

THANKSGIVING CRAFTS FOR KIDS

Leafy Placemats

Materials

- Construction paper or felt in assorted colors
- Fabric glue
- Clear Con-Tact paper (optional)

Instructions

1. Trace or draw a leaf onto paper and cut out to use as a pattern.
2. Trace leaf shape onto colored felt or construction paper (you'll need about 12 leaves).
3. Arrange into a rectangle so that the leaves overlap each other with open spaces between them.
4. Glue leaves together where they overlap. If using construction paper, protect with Con-Tact paper or laminate.

Pony Bead Ears of Corn

Materials

- Pipe cleaners
- Pony beads in yellow, orange, white, and maroon

Instructions

1. Take two of your pipe cleaners and make an "X". Twist them around each other in the middle.
2. Take two more pipe cleaners and wrap them around the middle the same way.
3. Start placing the beads on the pipe cleaners, in whatever color pattern you'd like.
4. Leave a couple inches at the end of each pipe cleaner.
5. Bring all of the ends together.
6. Wrap another piece of pipe cleaner around the stem if it's not secure enough, and you are done!



Will Rising Interest Rates Burst The Housing Bubble?



Current real estate prices are rising along with building costs. Prices have increased in seemingly every market. Austin, Texas for example has had an average increase in home prices of \$100,000 in just six months. The reason for this rapid price increase seems to be due to the extremely low interest rates allowing buyers to have larger houses for the same or less monthly payments than where they previously lived. The increased affordability has skyrocketed demand for houses, particularly among Millennials who are turning 40 at a rate of 10,000 people a day over the next decade. This has led to a situation where multiple people are left in bidding wars for the ever-decreasing stock of homes.

The Federal Reserve, "Fed", has seen how out of control real estate prices have gotten and has an idea for how to reel them back in: higher interest rates. The hope is that if interest rates go up, making borrowing money more expensive, the number of people able or willing to purchase will also decrease. Naturally, when there are fewer people able to buy a product, there are fewer bidding wars and ultimately this trend should start to make housing prices come back down.

The Federal Reserve does not have a direct hand in setting interest rates, but they can indirectly affect them by regulating the amount of money that is in circulation. At the start of the pandemic, about \$4 trillion dollars were in circulation. Currently, the number is around \$6.8 trillion. This is an increase of nearly \$2.8 trillion, a result that occurred when the Fed started buying mortgage-backed

securities. The Fed does this by "printing" money and then buying securities and holding them as assets and, in turn, the sellers get the cash. The sellers then make purchases and other investments and the money circulates and gets passed around.



Taking money out of the economy to control prices is a little more complicated. To reduce the amount of money in circulation, the Fed will need to sell its acquired assets at a discount. Opportunistic investors buy the assets and, thus, have less cash. In turn, the money the Fed gets for each sale essentially gets "burned." When there is less cash available in the market, it becomes more expensive to borrow and interest rates should go up (interest rates being the price of money). And we all know that the higher the interest rates, the tighter our budgets become.



So the question is if the Fed is able to take all of the excess cash out of the economy and send interest rates soaring, will prices go down? Unfortunately, it's not quite as simple as that. Estimates show there is currently \$2 trillion dollars in excess demand still looking to buy homes, and even if interest rates rise, this would just lead to people looking to buy at higher rates. Ultimately, even if the Fed reduces the money supply and increases interest rates, don't expect it to stop prices from increasing and lines forming at open houses across the country.

Call your Neighborhood Real Estate Expert today to plan your next home purchase before interest rates rise.

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!



SCAN ME



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

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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.



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along on Instagram



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Website: community92123.com

Sudoku #1

	7			8		6	4	
8			6	9		2		3
	4			1	7			
5	9	3						
						5	6	9
			9	2			3	
2		8		5	3			7
	3	9		7			2	

Sudoku #2

8	2				7	4	1	
			2	6		5		8
					4			7
	3					7		
		7	4		8	2		
		1					8	
3			9					
1		9		4	5			
	4	5	7				3	9

Sudoku #3

	5			7		8		
	3	8			2			
		1		8				
1					8		4	
	9	5	3		1	2	8	
	7		2					5
				6		5		
			5			9	7	
		7		3			2	

Sudoku #4

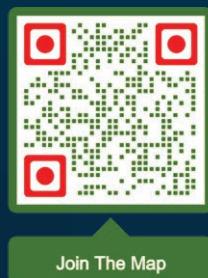
		9		1	6			7
					8			
	8	1						
5	9		1			2		8
		8	7		5	1		
7		4			3		6	5
						3	2	
			5					
1			8	7		6		

Answers can be found on community92123.com

92123 Christmas Lights Map

We need your submissions!
Would you like your home featured
on our Christmas tree map?

Scan the QR code



Or go to
community92123.com/christmas-lights-map

KITCHEN CLEANING HACKS



DEGREASE THE INSIDE OF YOUR OVEN

The oven is an appliance that gets extremely heavy use, and as such has significant build-up of grease and grime. Traditionally cleaning the oven involves either hours of scrubbing, or using cleaners that fill the air with terrible chemical smells. With this hack, you clean your oven in a little time and be assured that you aren't breathing in unknown chemicals. Start by filling an oven proof bowl with water. Cut two lemons in half and squeeze the juice into the bowl. Turn the oven on to 350 degrees F. As soon as your lemon water boils, turn the oven off and let the steam circulate for at least 10 minutes. Once it's cool enough to work on the inside of the oven, you'll find the grime easily wipes off.



CLEANING COOKWARE WITH ALUMINUM FOIL

Note: This works extremely well for steel, aluminum, and even glass cookware. Just be sure not to do this on anything with a non-stick coating as this can scratch off the coating and damage the cookware. If you have cookware that needs a good scraping but have run out of your normal pads or sponges, an easy alternative is to wad up some aluminum foil and cover it with your preferred cleaning solution. This will give your cookware a nice deep scrub while leaving little to no scratching.



DEEP CLEAN YOUR WOODEN SPOONS AND UTENSILS

Wooden serving spoons, spatulas, and other utensils are wonderful tools to have in the kitchen. They are soft enough to use on non-stick pans but heat resistant and strong enough to use for any dish. One negative thing about wood is its porous nature. While you may scrub and soak your utensils after each use, unless you use a sealant of some sort there is likely grease, oils, and bacteria that have lodged into the pores of the wood. A great way to get that all out and sanitize the utensil completely is to submerge it in boiling hot water. Water at this temperature will work its way into the wood and help dislodge any trapped gunk. Simply place your utensil in a heat-proof glass or container, pour boiling hot water over to the point where the part that actually touches food most often is mostly submerged, then swirl it around for 10 seconds or more. Watch as the water starts to change color as all the trapped oils and grease come out of the utensil.



CLEAN BURNT-ON FOOD OFF YOUR PANS AND SKILLETS

One of the toughest things to clean in a kitchen is pans that have had food burn and stick to the bottom of them. No longer do you have to soak them for hours or scrub with all your might. This hack allows you to do all the cleaning right in the pan itself, for a quick, no-hassle way to clean off the most stubborn of burnt food. Simply put lemons, vinegar, and baking soda in your dirty pan, place it on your stove top and bring to a boil for five minutes. Carefully remove the pan from heat, empty it out, and wipe it down. Now you have a pan that looks brand-new!

LOCAL EVENTS

Silver Strand Half Marathon 10 Miler & Veterans Day 5K - \$47-\$71

Nov 14, 2021 8:00 AM

Flat, Fast Run or Walk with the waves of the Pacific Ocean on your right and the San Diego Bay on your left and capping off your run with a California Beach Party! Run along the "Silver Strand," at Silver Strand State beach. Coronado Island is located just across the bridge from downtown San Diego. <https://www.silverstrandhalf.com/>

Fleet Week San Diego 2021

FREE / OPEN TO PUBLIC

Welcome to Fleet Week San Diego 2021, November 4th – 11th at the Broadway Pier and Port Pavilion, San Diego. Experience one of San Diego's largest Military events featuring Military Displays, High Tech equipment in the Innovation Zone, Active Navy & Coast Guard Ship Tours, Live Music, Food, and Fun for the whole family! <https://fleetweeksandiego.org/>

Dr. Seuss's How the Grinch Stole Christmas!

\$39+ | Nov 3 - Dec 31, 2021 12:00 PM

Dr. Seuss's How the Grinch Stole Christmas! is a wonderful, whimsical musical based upon the classic Dr. Seuss book. Back for another incredible year, the family favorite features the songs "Santa for a Day," "You're a Mean One, Mr. Grinch," and "Welcome, Christmas (Fah Who Doraze)," the delightful carol from the popular animated version of How the Grinch Stole Christmas! Celebrate the holidays as the Old Globe Theatre is once again transformed into the snow-covered Who-ville, right down to the last can of Who-hash. www.theoldglobe.org

Chula Vista Starlight Parade

Free - Dec 4, 2021

All ages are welcome to come celebrate the start of the holidays with free festivities at the Chula Vista Starlight Parade and Children's Faire! The City of Chula Vista's Third Avenue will light up once again with the return of the adored Starlight Parade in 2021!. Immerse yourself in a timeless,

holiday tradition where friends and family, young and old can revel in the Christmas atmosphere that the FREE Starlight Parade and Children's Faire brings each year! With numerous holly and jolly activities to get you into the festive spirit, this is the perfect place to spend your Saturday with the family. <https://www.starlightparade.com/>

Little Italy Tree Lighting & Christmas Village

Free | Dec 4, 2021 4:00 PM - 8:00 PM

Transforming into a winter wonderland with Christmas twinkle lights down all the streets, our beautiful urban neighborhood will be adorned with 10-foot tall nutcrackers and kinetic tree holiday displays on street corners, Christmas songs and more. Family, friends, and neighbors are invited to come together to experience true holiday joy at this family-friendly event and enjoy the neighborhood's festive décor—including two Christmas trees, Joshua Hubert's Aurora tree at Piazza Basilone and the permanent 25-foot tree at Piazza della Famiglia, seasonal vendors, live music and entertainment, holiday treats, a traditional Italian tree lighting ceremony, and a special message from Santa that you don't want to miss! <https://www.littleitalysd.com/events/little-italy-tree-lighting>



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cash offer
for your home.*

***NO** fees.
hassle.
obligation.*

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CHEESY PHYLLO CUPS

WITH BUTTERNUT SQUASH

These bite-sized treats are sure to please all who gather around your Thanksgiving table. With plenty of tasty cheese and some healthy and seasonally appropriate butternut squash, this appetizer will take you little time and effort while becoming a crowd favorite!

INGREDIENTS

Yield: 8 to 10 servings

- | | |
|---|---|
| 2 Cups diced, peeled butternut squash
(about 1/2 small squash) | 4 Ounces cream cheese
(room temperature) |
| 2 Tablespoons unsalted butter (melted) | 1/4 Cup mayonnaise |
| Salt and freshly ground pepper | 1 Cup shredded smoked
cheddar cheese |
| 1 Shallot (minced) | 2 Teaspoons thyme |
| 30 Mini phyllo shells | |

DIRECTIONS

Before working with the squash, preheat the baking sheet in the oven at 375°F. Toss the squash with the melted butter, 1/4 teaspoon salt and a few grinds of pepper; spread in a single layer on the hot baking sheet.

Roast until just tender, about 15 minutes. Stir in the shallot and roast until softened, about 5 minutes. Let the squash cool for a few minutes on the baking sheet.

Meanwhile, place the phyllo shells on another baking sheet. Bake until crisp, about 5 minutes. Mix the cream cheese and mayonnaise in a medium bowl.

Fill each phyllo shell with a teaspoon of the cream cheese mixture. Top with a few cubes roasted squash and sprinkle with the smoked cheddar and thyme. Return to the oven and bake until lightly browned, about 15 minutes.





*Feature your
business in
this magazine.*

Have a business you'd like to share with the neighborhood? Submit your business to our monthly local business spotlight.
community92123.com/local-business

Advertise your business or event in Community 92123 long-term, contact Daoud@community92123.com



THE NEIGHBORHOOD
CONNECTION

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San Diego, CA 92198

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