

Inside The Colony



415 W. Sycamore St, Anaheim Colony
This home was constructed in 1948 in the best location of it's time with a spectacular view of the 20 acre Pearson Park. At approximately 2,900 square feet this home features three large, bright bedrooms and two bathrooms.
\$799,900



631 N. Zeyn St, Anaheim Colony
This immaculate home is nearly 2,200 square feet on 6,577 square foot lot located on a pride of ownership street in the Anaheim Colony Historic District! This colonial revival beauty has graced a page of a professional calendar!
\$635,000



511 N. Lemon St., Anaheim Colony
This gorgeous early ranch home boasts over 1900 square feet on a 7,800 square foot lot! There are three bedrooms, one full bath and one quarter bath. There is a large formal living room and separate formal dining room.
\$599,900



620 N. Clementine St., Anaheim Colony
This large three bedroom home offers three full bathrooms, formal living room, dining room, breakfast room, two choices for a laundry room, a small basement and 4 car garages.
\$679,900



305 E. Adele St., Anaheim Colony
Downstairs there is one large bedroom, a full bath complete with claw foot tub and pedestal sink, recently refinished hardwood floors, a large living room with built in bookcases and breathtaking formal dining room complete with wainscoting and original, refinished built in buffet.
\$549,900



908 N. Helena, Historic Palm District!
1,395 usable, beautiful square feet with three perfectly sized bedrooms and two full bathrooms! The master bedroom has its own bathroom with large soaking tub!
\$589,900



327 S. Citron St, Anaheim Colony
A beautiful covered porch greets you as you enter the home and is highlighted by an unusually large gothic arched window. There is a private, formal entry which opens to a large living room with arched ceilings and original faux fireplace.
\$649,900



278 N. Wilshire condo, Anaheim
This very clean complex is gated and is located in the growing Downtown Anaheim area! Right off of the 5 freeway, close to the 91 and near great shopping!
\$214,900



1173 Canyon Woods Dr., Corona
This gorgeous home sits in a pride of ownership neighborhood with mountain views from both north and south windows! An adorable porch with mature trees greets you as you enter through the double door entry. You will first notice the super high ceilings and beautiful hardwood floors that are through out the downstairs.
\$619,900



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THE BIG QUESTION. ANSWERED.

Friends, family, clients and strangers are constantly asking me, "How the market is right now?" I am always glad that they asked. The market truly is wonderful! There are so many fabulous buys out there right now. When I tell some people this their response it that they want to wait another few months to see what is going to happen with prices.

So basically the same thing is going to happen AGAIN! (History repeats itself!) A very large group of buyers who have been sitting on the fence will wait for the media (didn't they predict the bubble last time? NO They did not!) to say that it is a great time to buy (instead of trusting their favorite Realtor) will all go out and start looking at the same time, turn in their loan applications and start turning in their offers. Do you know what that will do? That's right, raise home values.

The best plan of action is to buy now. Pay under market value for a home, take the tax deduction of mortgage interest for the year and be many steps ahead of the general population!

When does equity matter?

When you are going to sell!!!!!! If you, or someone you know, were to purchase now, before everyone else does, and hold onto their home for two to three years they will have plenty of equity to sell and move on. BECAUSE THE MARKET IS AT AN ALL TIME LOW RIGHT NOW! In addition to the already low prices, of course your favorite Realtor will find and negotiate a home for you that you pay far below the appraised value for.

Here are just a few reasons that it is a GREAT idea to buy right NOW:

1) Selection!

There are thousands of homes to choose from right now in every price range. A few years ago a buyer was forced to make compromises in order to just get into A home ,let alone the home of their DREAMS! Now take your pick! You will find a great selection of condos, town homes, single family homes and even estates!

2) No Bidding Wars!

A few years ago I used to help my clients who were selling decide which of the 17 offers they were going to consider on their home. Now with an average time on the market being 3-6 months SELLERS are negotiable!

3) Just make an offer!

In 2003-2004 homes were selling for tens of thousands OVER the asking price. Now a buyer typically makes an offer tens of thousand below the asking price AND GETS THE HOUSE!

4) Patience is tolerated.

In a hot sellers market a buyer will typically have to rush to get their offer in before the next person who walk through the door did. Not so today! If you see a home that you like you can take typically as long as you would like to think about making an offer!

5) Due diligence is welcomed!

When a buyer negotiated with a seller just a few years ago, as a negotiating tool buyers would typically complete inspections, appraisals and review of disclosures as fast as they could to keep the seller happy. Now you can take the normal amount of time allotted on the contract or even ask for more!

6) You can ask for repairs!

In a HOT sellers market typically buyers feel obligated to accept a home in it's current condition. Not so now! You can ask for repairs or negotiate a credit to complete the repairs yourself!

7) SHOP for a loan!

In today's market banks are begging for borrowers that only have 5% down. They will do just about anything to make your loan work!

But Meghan, what about Bank Repo's? Can you provide me with a list? Is another question I am constantly asked. I will be happy to sell anyone a bank repo and NO you don't have to sign up on a list to receive these every week, NO you don't have to go through some fly by night website to pay for this information. I can send it to you every week. BUT what I have been finding is that BANKS ARE NOT AS FLEXIBLE WITH THEIR PRICE AS SELLER'S WHO STILL OWN THEIR HOMES.

Think about it. The owner who is now in foreclosure probably bought the home at the height of the market and is now selling for significantly less. Consider how long the previous owner did not make payments for (typically 6 to 9 months) and how much the bank had to pay their legal department to go forward with the foreclosure. Then clean up, repairs, maintenance, utilities and real estate agents. There is only so much of a loss that the bank can take!

If you know anyone who missed out on the last lull in the market or if YOU are that person. Please contact me via email or by phone.

Home Averages

The average home in the 92805 zip code that is available for sale is three bedroom, 1235 square feet, asking \$472,680 and has been on the market an average of 86 days. The average home in "back up" status is a three bedroom, 1221 square feet, asking \$459,925, and has been on the market an average of 115 days. The average home in "pending" status is a three bedroom, 1544 square feet, asking \$486,166, averaging 68 days on the market.



1221 E Eastwood Dr



318 S Ohio St

Neighborhood Update

Sold In October

672 W Vermont	\$360,000	1221 E Eastwood Dr	\$495,000
528 N Vine St	\$414,900	1417 E Turin Ave	\$499,000
921 N Claudina St	\$439,900	318 S Ohio St	\$450,000
706 N Hemlock Pl	\$475,000	626 N Rose St	\$360,000



"I want to see what's out there first before I agree to sell!"



Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

Give me a call. I would love to come over, take a look at your home, show you past comparable sales and tell you what your net dollars will be.

Give a lender a call. Once you know what your down payment will be a lender can tell you what your new monthly payment will be and see what type of loan program you will feel comfortable with. Lender suggestion: Gail Kramer, Emerald Pacific Financial 714-520-4383.

Give me another call. I can help you in North Orange County, parts of South Orange County, and parts of LA County. I can connect you with Realtors in other parts of California and all over the country. We can take a look to assess what your dollar can buy. Then if it looks as though you have choices you like, you can make your decision. All of these steps are free and at no obligation. Lastly, I offer special discounts when you list and purchase a home using my services. Please call me when you are ready!


OPERATION CANDY LEFT OVER HALLOWEEN CANDY NEEDED!

When I saw a flyer with this heading in my daughters homework folder I must honestly admit I thought this was the beginning of fundraising for the year. Boy, was I wrong! Fairmont Schools is collecting all of your left over Halloween candy (or any candy you see on sale that you would like to grab and donate) and sending it to our military personnel! The students are writing letters to our soldiers that will accompany the boxes of candy expressing their gratitude. The closing ceremony for this event will be held at each campus with representatives from the military leading the students in the Pledge of Allegiance. The student will also read some of their letters and sing patriotic songs. Operation Candy started October 22nd and end November 9th. Please call me to pick up your left over candy by November 8th and I will be happy to drop it in the donation box!



SOUTHERN CALIFORNIA FIRES SHOULD REMIND YOU TO PREPARE!

- * review your emergency plan with your family. Have a practice drill. Press the test button on your smoke detector so that everyone in the home (children especially!) can recognize the sound.
 - * take photos or video of your home and belongings once a year
 - * review insurance coverage to make sure that you have ample coverage
- Go to www.ocfa.org for more information on fire safety and prevention.



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