

OC Housing Newsletter

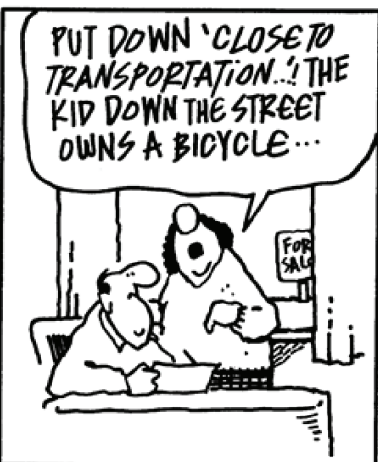


CONTENTS

Calendar of Events 1
OC Housing Report 1
Pool Cleaning: 1
Real Estate Corner 1
DIY & Repair Center 2
Garage Sale Day 3
Trivia Center! 3
7 Food Myths 3
Maintenance Quick Facts 4
Sudoku 4
Recipe Corner 4

CALENDAR OF EVENTS

- AUGUST 1ST: COLORADO DAY
AUGUST 2ND: FRIENDSHIP DAY
AUGUST 4TH: NATIONAL CHOCOLATE CHIP DAY
AUGUST 7TH: PURPLE HEART DAY
AUGUST 8TH: NATIONAL GARAGE SALE DAY
AUGUST 10TH: VICTORY DAY
AUGUST 19TH: NATIONAL AVIATION DAY
AUGUST 21ST: SENIOR CITIZENS DAY
AUGUST 26TH: WOMENS EQUALITY



A MID-YEAR CHECKUP



Now that half the year has passed, it is best to take a look at where we have been, where we are now, and where we are headed from here.

Housing Checkup: every once in a while it is a great idea to take a step back and evaluate the health of the current market and the latest trends.

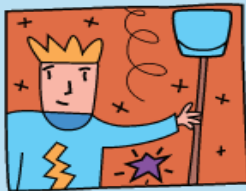
By now everybody is acutely aware that 2015 has been an extremely hot year for housing with values rising, not enough homes on the market, and way too many competing offers.

Let's take a moment and step back from the crazy real estate scene. With a stethoscope, thermometer, and blood pressure cuff in hand, here's the latest trends and pulse of the Orange County housing market:

- The active listing inventory is climbing towards, but will remain below, the long term average.
Homeowners with equity, "Equity Sellers," dominate the Orange County real estate scene.

cont. on page 2

TIPS ON KEEPING YOUR SWIMMING POOL CLEAN



The best time to test the water is in the evening, before adding chemicals and again first thing in the morning to ensure it is suitable for swimming.

pool water is 7.4

- Strong sunlight can reduce the amount of chlorine in a swimming pool, therefore, monitor levels closely during hot sunny spells.
Check water at the return flow of water to the pool and add any chemicals at this point as well to ensure effective mixing with filtered water.
Regularly clean the pool surfaces including the waterline to ensure that

cont. on page 4

REAL ESTATE CORNER

Q. I'm wasting money on rent and want to buy a home. How can I get help with a down payment?



A. There are ways to get a down payment, including the following:

Look into local or federal government programs.

They expire or change frequently, so ask your REALTOR about any programs that may apply to your area and situation.

- Have the seller finance you. Some sellers may be willing to help you buy their homes in something called a "seller take-back."
Use a financial gift from a friend or relative. Tax law allows gifts of up to \$14,000 a year to be given without tax consequences to the giver or recipient (see IRS publication 950). You can get

cont. on page 4

cont. from page 2

been made of adjustable rate resets and many other old wives' tales that detail an increase in distressed home activity; instead, the market has become even more stable. Because of considerable appreciation, the number of underwater homes in Orange County has been reduced to 3% of all residence with a mortgage. Armed with a much healthier equity position, good ol' fashioned homeowners have been encouraged to place their homes on the market.

- **Total closed sales are up.** For the first half of the year there have been 15,158 closed sales, up 10.5% from last year when there were 13,717. Sales this year are only off by 350 closed sales compared to 2013. What's changed? It's not distressed sales. Those are down by 15%, or 332 fewer short sales and foreclosures combined. The change comes is due to a sharp increase in equity sales, which are up by an extra 1,573, or 12%, compared to last year. This healthy trend shows no signs of letting up, but will adhere to a normal Orange County housing cycle. Sales will start to drop as we move into August, and they will downshift further as the kids go back to school.
- **Sellers have been getting away with stretching the price.** Sellers were able to get away with overpricing their homes for the first half of 2015, but that phenomenon is coming to an abrupt halt after transitioning into the Summer Market. Demand has dropped a bit with all of the distractions of summer. As a result, sellers are having a much harder time obtaining offers when they are overpriced. As the market downshifts, buyers move away from a willingness to pay any price just to obtain a home, to a strong desire to pay the Fair Market Value for a home, a value determined by the most recent pending and closed sales. Homes that are priced right and are in good condition will fly off the market. The latest trend is that sellers are not getting away with overpricing; instead, they are sitting on the market with no offers. Consequently, the inventory is rising and 10% of the active inventory is decreasing their asking price each and every week.
- **The expected market is rising.** The expected market time takes into consideration the total inventory and current demand. A rise in inventory pulls the expected market time up. Stronger demand pushes the expected market time down. Demand peaked back in May and has since dropped by 10%. The inventory has been rising. As a matter of fact, its biggest increase came in the past two weeks. With demand dropping and inventory rising, the expected market time has been on the rise as well. The expected market time was at less than two months during the spring. When it is below two months, it is a deep seller's

market with dramatic appreciation. But, it has been climbing substantially over the past month and is now at 2.5 months. At that level it is a seller's market with only slight appreciation. From here, the expected market time will continue to rise and will surpass the three month mark by the end of summer, a balanced market where it does not favor sellers or buyers. It will be balanced for the rest of the year.

- **The luxury market is back.** Home sales above \$1 million are up 21% compared to last year. There have been 2,114 closed sales versus 1,747 last year. Actually, the last time luxury sales have been this good was back in 2005 when there were 2,291 closed sales. Luxury sellers should not get too excited though. While there have been 2,114 closed sales for the first half of 2015, there are 2,333 active listings priced above \$1 million today. The current expected market time based on today's demand is a staggering 7.86 months. Last year at this time the expected market time was 5.72 months, 27% less. While the luxury end may have started the year strong, it has since cooled off substantially and this trend could continue as we move into the slower months of the year for real estate.
- **Interest rates are flat.** The Federal Reserve announced that they were considering raising the Federal Funds Rate sometime this year, but after reading the tea leaves, they have made no move thus far. Based upon international economic turmoil between the Greek crisis and China's stock market crash, it doesn't appear as if the Federal Reserve wants to rock the U.S. economic boat, so will most likely leave rates alone. They may make a small token move at the end of the year, more of a gesture than any significant change. So, it looks as if the government gift of unbelievably, historical low interest rate levels is here to stay for the remainder of the year.

Active Inventory: The inventory increased by 4% in the last couple of weeks.

The active inventory increased by 288 homes in the past two weeks and now totals 6,935. Last year at this time the inventory totaled 7,826 homes, 891 more than today, with an expected market time of 3.13 months, or 94 days.

Demand: Demand decreased by 5% in the last couple of weeks.

Demand, the number of new pending sales over the prior month, decreased by 159 homes in the past two weeks and now totals 2,810 homes, its lowest level since the beginning of March. This is part of typical summer market where demand drops with all of the distractions of summer.

Steven Thomas
Quantitative Economics and Decision Sciences

DIY & REPAIR CENTER



Helpful Household Tips...

- **Bananas:** To ripen bananas quickly, put them in a brown paper bag with an apple or two.
- **Garbage Disposals:** Keep the blades sharp the easy way. Simply toss several ice cubes into your garbage disposal, then process as usual.
- **Easy Peel Eggs:** Here's a neat egg trick. Hard-boiled eggs will peel more easily if you boil them in salted water.
- **Beautiful Crystal & Glassware:** To clean a glass vase or crystal, simply fill it with water and drop in one extra-strength denture cleaner tablet. Let the vase soak for a few hours and then rinse out with water. Voila! Beautiful crystal.
- **Stuff a mini-marshmallow in the bottom of a sugar cone to prevent ice cream drips...**
- **Use a meat baster to squeeze your pancake batter onto a hot griddle and you'll get perfectly shaped cakes every time...**
- **To keep potatoes from budding, place an apple in the bag where the potatoes are stored...**
- **To prevent eggs from cracking, add a pinch of salt to the water before hard-boiling...**
- **To get more juice out of fresh lemons, bring them to room temperature and roll them under your palm against the kitchen counter before squeezing.**
- **To clean and polish aluminum pots and pans, simply fill them with water, add two tablespoons cream of tartar. Boil for five or ten minutes, then wash and dry as usual. You won't believe your eyes!**
- **Spray shirts prone to sweat stains with lemon juice before washing. The natural acid dissolves alkaline sweat residue that could cause yellow discoloration.**

TRIVIA CENTER!

In 1971, Congress declared August 26th Women's Equality Day.



8 Things Women Couldn't Do In 1971...

- Get credit cards in their own names. The Equal Credit Opportunity Act of 1974 gave women that right. The law forced credit card companies to issue cards to women without a husband's signature.
- Legally get an abortion. The seminal Supreme Court decision on Roe v. Wade, which protected a woman's right to choose, didn't happen until 1973.
- Access the morning after pill. The FDA first approved emergency contraception in 1998, and the morning after pill became available over the counter in 2013.
- Be guaranteed they wouldn't be fired for getting pregnant. The Pregnancy Discrimination Act of 1978 added an amendment to the Civil Rights Act of 1964, specifying that employers could not discriminate "on the basis of pregnancy, childbirth, or related medical conditions."
- Marry another woman. Massachusetts became the first U.S. state to legalize same-sex marriage in 2004. Love is love is love.
- Fight on the front lines. Women were first admitted into military academies in 1976. And in 2013, the military ban on women in combat (tied to a Pentagon rule from 1994) was lifted by Defense Secretary Leon E. Panetta.
- Take legal action against workplace sexual harassment. According to The Week, the first time a court recognized office sexual harassment as grounds for legal action was in 1977.
- Decide not to have sex if their husbands wanted to. Spousal rape wasn't criminalized in all 50 states until 1993.

5 Things Women Still Can't Do In 2014...

1. Receive equal pay for equal work.
2. Name a female president.
3. Necessarily access an abortion.
4. Be guaranteed paid maternity leave.
5. Be sure their health insurance will cover contraception.

<http://www.huffingtonpost.com>



GARAGE SALE DAY, AUGUST 8TH WITH YOUR OWN YARD SALE!

Experts Say These Are the Top Sellers:

1. Clothes - especially children's clothes
2. Power Tools - saws, drills, sanders
3. Sporting equipment - golf clubs, workout equipment
4. Bicycles - especially ones ready to ride
5. Electronics - stereos, computers
6. Toys - not broken
7. Household Items - refrigerators, irons, dishes
8. Furniture - chairs, tables, beds
9. Books - especially children's books
10. Gardening equipment
11. Jewelry - watches, rings
12. Miscellaneous - wall hangings, quilts, bedding

Source: "This Way To The Garage Sale" by Don Long

7 MYTHS ABOUT FOOD AND HOW TO FIGHT DISEASE

Medical studies show that eating the right foods in the right amounts and exercising regularly reduce the risk of heart disease, cancer, and stroke. The trouble is there's so much conflicting information in the media and on the Internet that it's hard to know what to believe. Here are seven common myths - and the facts you should know - to help you make healthy-eating decisions and fight disease.

Eating sugary and refined-carbohydrate rich food such as white bread and doughnuts can raise your risk of problems like heart disease. But vegetables are carbs too! The closer the carb is to its original form, the better it is for you. Whole grain brown rice is good, while white rice that has been stripped of its bran and germ doesn't offer health benefits.

Myth #1:

All fats are bad. Truth: Your body needs fats to give it energy and support cell growth, but not all fats are equal. Knowing which fats raise LDL (bad) cholesterol and which ones don't is the first step in lowering your risk of heart disease. For example, you should reduce the amount of saturated and trans fats (which are solid at room temperature, like a stick of butter) in your diet and increase the amount of monounsaturated and polyunsaturated fats (which are more liquid, like vegetable oil.)



Myth #2:

A calorie is a calorie. Truth: Doctors say this myth is one reason why obesity is increasing. The calories you eat don't all have the same impact on your body. 100 calories of broccoli are not the same as 100 calories of cupcakes. It depends on whether you're eating healthy or unhealthy calories.

Myth #3:

Carbohydrates make you fat. Truth:

Myth #4:

Red meat is bad for your health. Truth: Red meat has more cholesterol and saturated fat than chicken, fish, or vegetable protein. However, you can eat it as long as you limit the amount (one portion = three ounces), choose leaner cuts ("round" or "sirloin"), trim the fat, and cook it by baking, broiling, or grilling.

Myth #5:

A gluten-free diet will help you lose weight. Truth: Whole grains are good for you, but those that contain gluten, a protein found in wheat, rye and barley, are harmful for people with celiac disease and gluten intolerance. Other people may lose weight by cutting out gluten, but it's because they are eliminating foods (like breads, pasta, pastries) that they were probably overeating.

Myth #6:

Eggs are bad for your heart. Truth: One egg contains 185 milligrams of cholesterol. For people with normal LDL cholesterol, the daily recommended cholesterol limit is 300 milligrams. The

cont. on page 4

cont. from page 3

American Heart Association says most people (except those with diabetes or a history of heart problems) can eat one egg per day - if they also watch how much cholesterol they consume from other sources, such as meats, poultry, and dairy products.

Myth #7:

You should drink 8 glasses of water each day. Truth: Water keeps your body hydrated (and you also consume it by eating some fruits and vegetables). But the amount you need varies daily, depending on your gender, size and activity level, as well as things like heat and humidity. To test it, check the color of your urine. Clear or light yellow means you're well hydrated; if it's a darker color, drink more water.

cont. from page 1

build up of sun-oils, algae, airborne pollution and other dirt is not left to build up. Having lots of swimmers at any given time will introduce more pollutants like body oils, perspiration, suntan lotion and so on, and you need to compensate by adding more chlorine. Encouraging pool users to shower first has merit, but welcome to the real world!

- Keep an eye out for metal parts on kids toys: if they remain in the pool, they may cause rust marks. If the plumber is working on guttering nearby, ensure that metal swarf isn't swept into the pool: rust marks are very difficult to remove!

FRESH HERB GRILLED CHICKEN



Ingredients

- 4 whole chicken breasts, skinned, halved, pierced with fork
- 1/3 cup lemon juice
- 1/4 cup oil
- 2 tsp. chopped fresh rosemary or 1/2 tsp. rosemary
- 1 1/2 tsp. chopped fresh thyme or 1/2 tsp thyme leaves
- 1 garlic clove, minced
- 1/8 tsp. pepper
- Salt, if desired

Microwave-to-grill directions:

In 12 x 8-inch (2 quart) microwave-safe baking dish, arrange chicken breasts with thickest portions to outside. In small bowl, combine remaining ingredients; pour over chicken. Cover with microwave-safe plastic wrap; refrigerate 6 to 8 hours.

Prepare charcoal fire for grilling. Just before grilling, remove chicken from refrigerator; do not uncover. Microwave chicken on HIGH for 5 to 7 minutes or until edges of chicken begin to cook. Drain; reserve marinade. Immediately place chicken on grill 4 to 6 inches from medium coals. Cook 20 to 25 minutes or until no longer pink, turning once and brushing frequently with marinade. Makes 8 servings.

Compliments of Cooks.com

MAINTENANCE QUICK FACTS:



- You can extend the life of your roof by approximately 10 years if you properly ventilate it.
- Manufacturers recommend changing furnace filters once a month during heating and cooling seasons to aid in efficiency.
- Regular maintenance on furnaces and water heaters can increase their life.
- Proper ventilation in a crawl space is necessary to prevent mold and moisture in a house.
- Sewer lines should be cleaned once every other year to prevent excess root blockage.

If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.

cont. from page 1

a gift from each parent or two friends without them having to pay a gift-tax, which brings it up to \$28,000.

For more information on this questions call me @ 949-929-8387 or visit my website at www.AnaDreamHomes.com

If You Enjoy This Newsletter, Why Not Share It With People You Know?

THANK YOU for reading my OC Housing personal newsletter. I wanted to produce a newsletter that has great content and is fun and valuable to you. Your constructive feedback is always welcome.

I love helping people, and I hope you enjoy reading my newsletter each month. If you'd like your friends, co-workers, relatives, business-acquaintances, etc. to receive a FREE subscription, just call or email me or fill out the information request form on my website and I'll make sure they receive a free subscription.

I'll also send them a note with their first issue letting them know that you were the thoughtful person who suggested they receive this newsletter. It's that easy!

Smita Ana Bhula

FirstTeam Realtor
BRE# 01390628



Direct: 949-929-8387
Fax: 949-837-3481
anabhula@msn.com

FirstTeam Real Estate
27451 Los Altos, Suite 100
Mission Viejo, CA 92691



SUDOKU

FOR SOLUTION GO TO MY WEBSITE @ ANADREAMHOMES.COM

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