

Inside The Colony



719 N. Zeyn

Classic Craftsman bungalow in the heart of Anaheim, 2 bedrooms, approx. 1137 sq. ft., Douglas fir wainscoting, and large bright kitchen with dishwasher.

\$429,900



912 W. Alberta

Impeccably kept 3 bedroom, 1 3/4 bath home offers approx 1900 sq. ft., Pecan wood flooring, huge family room, 2 car attached garage, and lush landscaping.

\$499,900



415 W. Alberta

4 bedroom, U-shaped Ranch style home, enormous windows with views of park-like backyard, approx. 2100 sq. ft., fireplace, and formal dining room with wainscoting.

\$629,900



2273 Canonita

Turnkey country retreat on nearly 1/2 acre, new designer kitchen, newer windows, tile and hardwood floors throughout, 3 covered patios, area is horse friendly.

\$729,000



413 N. Janss

Rare 4 bedroom, 2 full bath home is approx. 2000 sq. ft., features adorable front porch, French doors, hardwood floors, bright kitchen, many upgrades!

\$529,900



830 W. Ken Way

This home has it all, location, aggressive price, and fabulous condition! Front porch, large living room, bright kitchen, 3 bedrooms, hardwood floors, and more!

\$494,900

Available Soon!

Fantastic California Craftsman, 305 E. Adele Over 2,100 Sq. Ft., 3 Bedrooms, hardwood floors, wainscoting, built-in buffet, large bedrooms, and expansive porch.
\$549,900

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What Does the Future Hold for Real Estate in the Colony



Here are a few other points I found very interesting and relevant to what to expect in 2005:

- Personal incomes are 30% above forecasts nationally.
- 69% Of the population now owns a home.
- Southern California ranks #1 in manufacturing employment.
- Government jobs account for 1 out of every 6 in the state.
- The Inland Empire is creating the most jobs in the state.
- 600,000 new residents move to California yearly.
- 1,000 cars a day are added to our freeways.
- In Orange County, visitor income exceeds \$6 billion yearly.
- Hospitality and leisure industry is up 30% from 1998 lows in Orange County.
- Orange County's median household income of \$54,000 ranks 5th in the nation.

You may recall prior newsletters with quotes and information provided to me by a economic forecaster by the name of Gary Watt. Ever since the tragic events of September 11th my company, Century 21 Superstars, has sponsored Gary speaking to the Realtors of the company every few months because we did not know what to expect after that event. I have been following the advice of Gary since 2001 and so far so good!

Gary has been forecasting the economy in Orange County for over 30 years and he has an incredibly accurate track record. In the most recent meeting Gary explained in simple economics why the market has come to the point that it has (hot, hot, hot in the spring and summer, cold in the winter). In May the total number of homes on the market in Orange County was 2,231. By September the total number of homes on the market was 11,426! That explains a lot!

The more homes for sale, the more buyers have to choose from and seller's lose their leverage. However, this jump is typical for the seasons (maybe not to this extreme).

Overall, Gary predicts the housing market will still hold strong in 2005 with value increases averaging about 15%. We'll see if Gary is right!

"Every House in the Colony is different. Some houses are worth more than others because of their rarity, curb appeal

or restoration work"

The average home in "back up" position in Anaheim (92805) has been on the market for 136 days, averages 1,435 square feet, and averages a price of \$465,833 and has three bedrooms. The average home in "pending" position in Anaheim (92805) has been on the market for 48 days, averages 1,343 square feet and averages price of \$457,738 and has three bedrooms.



707 S. Philadelphia St.



546 S. Lemon St.

Neighborhood Update *amazing!*

312 S Clementine St.	\$ 295,000	737 N Clementine St	\$ 574,500
316 S Clementine St	\$ 265,000	574 E Center St 18	\$ 370,000
630 S Harbor Blvd	\$ 310,000	837 N Lemon St	\$ 405,000
520 N Rose St	\$ 389,900	623 S Janss St	\$ 399,900
720 N Zeyn St	\$ 395,000	1446 W Lory Ave	\$ 478,000
1212 E Flower St	\$ 410,000	723 N Pine St	\$ 500,000
870 S Clementine St	\$ 525,000	1212 W Westmont Dr	\$ 575,000
506 N Resh Pl	\$ 560,000		



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



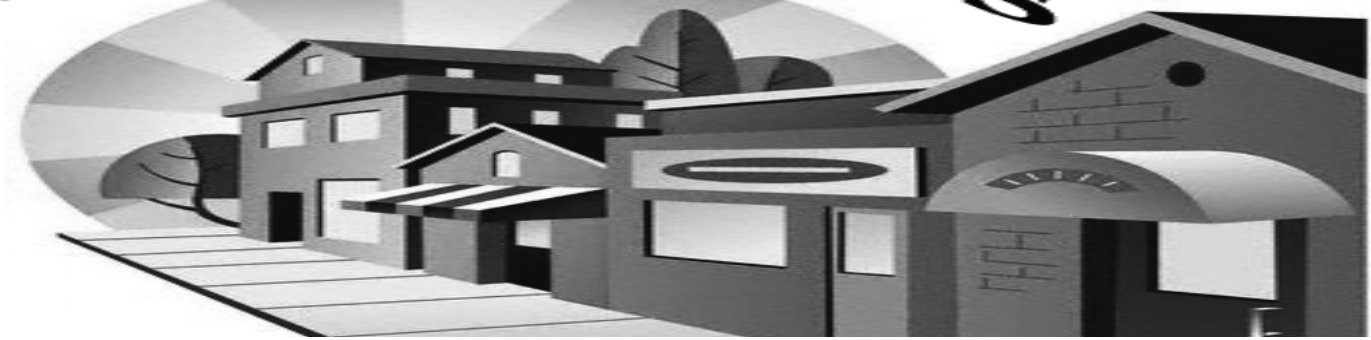
Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

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, assess what your dollar can buy, if it looks as though you have choices you like, then 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!

Community News Bites



Anaheim Colony Cares!

We collected over 20 bags of food to donate to local homeless shelters in November! Thank you so much! Century 21 Superstars and myself are holding a toy drive for the Orange County chapter of the Make-A-Wish foundation for Holiday toys for children (<http://www.wishocie.org/>) Here is what they're about from the website:



"As a chapter of the national foundation, Make-A-Wish Foundation® of Orange County and the Inland Empire fulfills wishes for children between the ages of 2 1/2 and 18 who confront life-threatening medical conditions.



Granting wishes helps these children find the hope they need to transform their life-threatening illnesses into life-affirming triumphs. Formed in 1983, the chapter has fulfilled the wishes of more than 2,500 children."

Please call me and I will be happy to pick up your donation of a new toy for children ages 0-18 years. Here are some great gift ideas:

Barney toys, musical toys, Bob the Builder, books, trucks, Barbie dolls, hot wheels, board games, electronic games, craft kits, science kits, bead kits, legos, sports gifts, walkman, kids camera, journal sets and anything else you can think of!

Century 21 Superstars is Now The Largest Century 21 in the World!!



Century 21 offices are franchises. That is why you will see a "sur" name after th Centry 21 brand name. The company I work with, Century 21 Superstars recently announced a merger with Century 21 Award (in San Diego area) which now makes us the largest Century 21 in the world! We now have 20 offices in Orange, San Diego and Riverside Counties with over 1,300 active real estate agents! The home office of Century 21 Superstars is my office right here at Lincoln and Harbor Blvd.

Why would trust your largest asset to anyone else?



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