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# Newbury Park Real Estate News

REAL ESTATE NEWS & HOMEOWNER TIPS

AUGUST 2015



from the desk of...  
**Peter & Diane Mars**

Hello Friends and Neighbors!

Summer is winding down and while it's not such good news for kids who are heading back to school, it is great news for homeowners! In case you haven't heard, home prices are up over 9% and selling at 98% of their list price! The summer selling season is almost over, but there are still many buyers who haven't found a home yet!

Is it time to cash in on your investment? Now would be a good time for us to sit down and discuss if it might be a good time for you to make a move. There is, of course, no obligation to you. You may be surprised how much your home is worth in today's market!

## Outdoor Home Staging Tips To Bring In Buyers

As one of the busier times of year for real estate activity, summertime is ideal for sellers hoping to unload their homes for top dollar. Stand out from the pack with these outdoor staging tips.

- 1. Invite Buyers In:** It's no secret curb appeal matters to buyers. To roll out the welcome for buyers, replace your worn welcome mat with a summery alternative and install large house numbers in a prominent location that can be viewed from the street.
- 2. Shine Up Windows:** Cleaning windows inside and out can be taxing, but it makes a noticeable difference. For the exterior sides of the windows, scrub off any accumulated film from tree pollen and polish until glistening. Buyers will be pleased to see not only a sparkling home outside, but a light-filled interior as well.
- 3. Showcase Small-Scale Color:** In lieu of a costly exterior paint job, choose special areas outside to add pops of color. Window boxes bursting with blooms are often well received by buyers, as well as container plantings. If the exterior could use refreshing, consider re-painting the front door before recruiting a professional to do the entire home.
- 4. Maintain the Landscape:** A well-kept home speaks volumes to buyers and the exterior is no exception. Whether you hire a professional landscaper or DIY, trim the lawn and any hedges - the latter can be a trip hazard if left untouched.
- 5. Deck Out the Deck:** Whether your home features a deck, patio, porch or other outdoor living area, take time to power wash the surface to remove any debris. If your outdoor furniture is lacking, consider purchasing a fresh set, complete with all-weather cushions and pillows in vibrant colors.

## The Speedy Gourmet: Great Recipes for Busy People



### Scrambled Eggs in Hash Brown Nests

Pre-heat oven to 350 degrees. Heat small skillet on medium-high temperature. Place bacon in skillet and cook 5-7 minutes or until just crispy, set aside. Using cupcake baking pan, spray four cupcake holes with non-stick spray. Line each greased cupcake hole with enough hash browns to coat all sides. Sprinkle scallion and bacon evenly into cupcake hole. Pour egg mixture into each, filling the rest of the hash brown basket. Sprinkle the cheese on top & bake for 15-18 Minutes until cheese is slightly browned and just bubbling. Serve & Enjoy!

#### Ingredients:

- 4 eggs, lightly beaten
- 4 tablespoons scallions, sliced
- 4 sliced bacon, diced
- 1 cup Simply Potatoes® shredded
- Hash browns (defrosted)



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## Median Sales Prices

Here are the median sales prices recorded in June for single-family homes, condos, and new construction

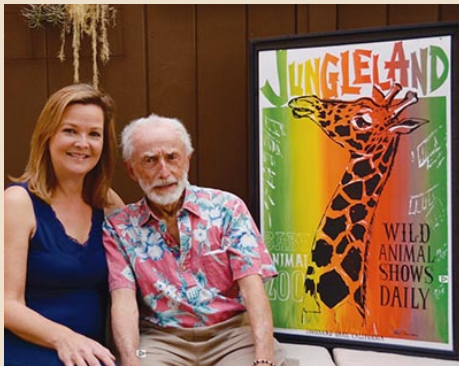
PRICE	COMMUNITY	#SOLD
\$650,000	Agoura Hills	52
\$1,312,500	Calabasas	41
\$538,000	Camarillo	123
\$365,000	Fillmore	16
\$591,000	Moorpark	71
\$672,500	Newbury Park	75
\$759,000	Oak Park	26
\$405,000	Oxnard	159
\$327,000	Port Hueneme	35
\$482,000	Simi Valley	204
\$634,000	Thousand Oaks	122
\$482,000	Ventura	116
\$899,000	Westlake Village	58

## Recent Home Sales in Newbury Park

ADDRESS	SALE PRICE	BD/BA	SQ. FT.	LOT SIZE	DOM
3823 San Marcos Ct	\$468,000	3/2	1324	5008	42
4016 Santa Tomas Pl	\$535,000	3/2	1605	6176	50
3896 San Nicolas Ct	\$552,000	3/2	1324	5077	65
3933 Coronado Cir	\$552,500	4/2	1641	6641	36
3958 Coronado Cir	\$555,000	4/2	1641	8130	91
3996 Monterey Ct	\$580,000	3/2	1605	8084	27
4021 Colonett Pl	\$590,000	3/2	1605	6940	29
3844 Calle Alta Vista	\$602,000	4/3	2967	6127	18
4009 Colonett Pl	\$605,000	3/2	1605	5999	28
564 Martinique Pl	\$620,000	5/3	1996	4680	43
3815 Coronado Cir	\$620,000	4/3	1935	7050	35
3812 Calle Posadas	\$632,000	4/3	2200	6304	57
3811 Calle Posadas	\$660,000	4/3	2200	6159	36
836 Cayo Grande Ct	\$755,000	5/3	2967	6757	95
3844 Calle Alta Vista	\$780,000	4/3	2967	6127	18

## Next Door Neighbors!™ Community News, Events and Bulletin Board

**JUNGLELAND - Thousand Oaks, CA**  
Local resident Leslie Pruitt has located Earl Newman, the artist that created the original Jungleland posters for the famous Thousand Oaks wild animal park in 1963. Mr. Newman has agreed to reproduce his iconic silk-screened



posters in a signed & numbered, limited edition run. For info about pricing and availability, please email Leslie Pruitt: [westerntreefarm@yahoo.com](mailto:westerntreefarm@yahoo.com)

### CHANGING LAWN TO HABITATS

**Event:** Monday August 24th 7pm to 8pm  
Thousand Oaks Library, 1401 E. Janss Rd.  
As water becomes scarce, we need the tools to change from lawns to ecologically sound, beautiful lawns. Using California native plants, Conejo Valley Audubon will offer step-by-step instructions to help you change your lawn to habitat for birds, butterflies and other creatures.

### MANDATORY WATERING DAYS:

**ODD** address: Sunday & Thursday  
**EVEN** address: Saturday & Wednesday



### EXPLORING THE GREAT OUTDOORS

We love to take our grandchildren on morning walks after a pancake breakfast during weekends spent with us. We are so fortunate to live in such a uniquely beautiful place. Go exploring with your children or grandchildren... it's something they'll remember forever!

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