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WHAT DOES YOUR DOLLAR BUY IN SAN LUIS OBISPO COUNTY?

Every once in awhile it's interesting to stop and look at just what your real estate dollar will buy you in our county. Prices vary dramatically throughout the central coast, with some of the most expensive

properties being in the City of San Luis Obispo and some of the beach communities.

The most affordable areas include Atascadero, Paso Robles, Nipomo, and Oceano.

Although we are still seeing prices continue to decrease, the decline is at a much slower pace this year. For the most part average values today are equal to those in 2003 and 2004. In some parts of the county however we are seeing values equal to those in 2002. While this may sound like a disappointing concept, keep in mind that in most cases there are great investment opportunities that offset the disadvantages of selling in this market.

For those of you who read this column frequently, you know I've said this before: There is evidence that we may soon reach the "bottom" of this downward trend. Our county-wide inventory of homes for sale is continuing to decline, and is currently lower than any other July in the last five years. Interest rates remain low, and prices are affordable to more people. So as our supply decreases, and demand remains strong, there is great pressure on prices to stabilize.

For now, let's take a look at the single family homes currently on the market:

\$300,000

Arroyo Grande: 3 bdrm, 2 bath; 1,439 sq. ft.; built in 1983

Morro Bay: 3 bdrm, 1 bath; 1,000 sq. ft.; built in 1960

Nipomo: 4 bdrm, 2 bath; 1,311 sq. ft.; built in 2000

Paso Robles: 3 bdrm, 2 bath; 1,640 sq. ft.; built in 1989

Los Osos: 3 bdrm, 2 bath; 1,760 sq. ft.; built in 1980

Atascadero: 3 bdrm, 2 bath; 1,383 sq. ft.; built in 2005

\$400,000

San Luis Obispo: 3 bdrm, 2 bath; 1,116 sq. ft.; built in 1963

Grover Beach: 4 bdrm, 2 and 1/2 bath; 1,750 sq. ft.; built in 2001

Morro Bay: 3 bdrm, 1 and 3/4 bath; 1,716 sq. ft.; built in 1955

Templeton: 4 bdrm, 2 and 1/2 bath; 1,750 sq. ft.; brand new

Shell Beach: 3 bdrm, 1 and 3/4 bath; 1,050 sq. ft.; built in 1959

Paso Robles: 3 bdrm, 2 bath; 1,867 sq. ft.; built in 2005

\$500,000

Creston: 2 bdrm, 2 bath; 1,200 sq. ft.; on 80 acres.

Cayucos: 3 bdrm, 1 3/4 bath; 1,437 sq. ft.; built in 1953

Los Osos: 3 bdrm, 3 bath; 1,560 sq. ft.; built in 1963, on 1.2 acres

San Luis Obispo: 3 bdrm, 2 1/2 bath; 1,793 sq. ft.; built in 1989

Paso Robles: 3 bdrm, 1 1/2 bath; 1,762 sq. ft.; built in 1995, on 10 acres

Atascadero: 3 bdrm, 2 1/2 bath; 2,014 sq. ft.; built in 1987, on 1.5 acres

With a wide variety of homes for sale, in a wide variety of price ranges; combined with great weather, pleasant people, terrific scenery, and abundant recreation opportunities, there's all the more reason to love living on the Central Coast!



Cindy's Corner

First off, a huge thank you to those who purchased enchiladas or simply donated to help my friend Colleen! The fundraiser turned out bigger than we'd ever expected and the monies and other fundraiser ideas from local businesses are still coming. She was very touched!

How nice it is to see the sunshine!!! I don't know about you but, as much as I love what the rain has done for my home garden, I was going through withdrawals from not enough sunny days. My husband, little lady and I love to work in our yard on the weekends and have not only wildflowers growing but also vegetables as well. One of our fruit trees is producing lemons at a rapid rate. I often wondered what to do with all these lemons (besides give them out), but I did find a few helpful tips that I wanted to share.

1) Clean, disinfect and deodorize cutting boards. Run a wedge of lemon over the surface, then wash with hot water.

2) Decorate! Fill a bowl or vase with whole lemons for a simple but elegant centerpiece.

3) Whiten your whites. Add 1/2 cup of lemon juice to the wash cycle to keep laundry whites bright.

With summer just around the bend, remember to wear your sun screen while working out in your gardens. It's recommended to wear long sleeved shirts and wide-brimmed hats to protect your skin as well. Coming from someone who's had a nasty sunburn sneak up on her, I take these tips to heart.

(Reprinted compliments of Old Republic Home Protection)

Cindy Mayr

Del Oro General Manager



“Welcome” to our new Arroyo Grande Office Manager



My name is Dawnielle Kumparak and I am the newest addition to the RE/MAX Del Oro team.

I am the Office Manager in our Arroyo Grande office. I feel truly blessed to be part of the growing RE/MAX Del Oro team! I thoroughly enjoy working within the real estate community and specifically love the dedication to superior customer service here at RE/MAX Del Oro.

In my spare time, I enjoy gardening, practicing yoga and studying psychology. I love spending quality time with my family, my friends and my four legged babies. I have 4 cats and 1 dog and they all have my heart. My boyfriend Brendan and I believe in supporting animal rights and we are true animal lovers to the core. In the past I have fostered kittens in need of permanent homes. Being a foster parent to kittens/cats has been one of the most rewarding decisions of my life.

Having the ability to help animals in need, share my love and time with them, as well as see them off into loving homes is an experience unlike any other. I have often turned to Feline Network in the past as I find them knowledgeable, caring and one of a kind within the local rescue networks. They have always been willing to go the extra mile in any situation presented to them.

Feline Network is a group of unpaid volunteers which rescues cats and kittens who are lost or who have been abandoned by their owners in San Luis Obispo County.

Feline Network also has a Feral Cat program in which feral cats are humanely trapped in the San Luis Obispo community in order to decrease their population. I feel confident in working with Feline Network and donating to them, as 100% of their collected proceeds go toward the cat population within our community. All of the volunteers at Feline Network work strictly out of the kindness of their hearts and their love for animals.

If you are not familiar with Feline Network, I encourage you to take a moment to get to know a bit more about their cause. You can visit their website at www.felinenetwork.org. To donate, please visit:

www.felinenetwork.org/donate.html. Should you wish to open up your home as a foster, I also encourage you to contact Feline Network about such opportunity. We are in “Kitten Season” and there is an abundance of kittens and/or cats in need of loving foster homes.

I thank you for taking the time to read a bit about me and my life’s passion! I look forward to the opportunity of working with you in the future.

– Dawnielle Kumparak

RE/MAX TAX TIP Del Oro
Cell phones used for business are no longer listed property. This means that cell phones can be deducted or depreciated like other business property without onerous record-keeping requirements.



Del Oro

Our A.G. office is a mid-century building with great bones, decorated inside with contemporary/retro style. Sam Cotton, from the Mortgage House, parked his 1962 Ford police cruiser in front for this photo. The car was used in the movie “The World’s Fastest Indian”.



EXTRAORDINARY REAL ESTATE SERVICES
Del Oro DIRECT

Announcing Our New Arroyo Grande Office!
Please join us for our Grand Opening Celebration
Thursday, October 6, 2011

Our new office in the historic “City Hall” building in the Village of Arroyo Grande opened in April, and we are thrilled to have such a great location and building. The original structure was built in 1904 as a private residence. It was sold to the City of A.G. in 1911 and became the police station, the same year that the city was incorporated. The original jail cells remain in our basement! The building was extensively remodeled in the 1950’s, with an expansion in the 1960’s. We are the first private occupants of the building in 100 years and we feel privileged to be the new stewards of this grand building. Please stop in and say “hello” next time you’re in the village.