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Your

Third Quarter 2007 Southwest Area Newsletter

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Mike Madieros

- Proud Southwest property owner and resident
- 28 years of real estate experience
- Southwest community advisor and activist
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### Real Estate News

The last 3 months in our Southwest Area neighborhood have produced a total of 44 sales and 7 pending sales. Being the total of Closed Sales in the last 90 days, that is a sale every other day. The average Days on the Market was 105 days and the average sales price has dropped to \$479,003. Compare that with the Contingent Sales of which there are 18 currently with an average list price of \$463,415 and Days on the Market of 115. Of all the sales the prices all started out too high and when the list price was reduced to about 90% of the original list price the sales occurred. The recent statistics indicate that of the homes that sold most within 3% of the adjusted list price. The sales occurred within 98% of the list price. But the list prices are 20% under the previous market high.

Call me for answers to your real estate questions. I am still offering a free market evaluation of your home or property.

Thank you for inviting me into your home, Jim Paschal

List with Jim Paschal!



### Roseland Cleanup Was Another Community Success.

Neighbors from all around the Roseland area helped out by delivering and dumping trash and all manner of unwanted items. The City of Santa Rosa and the trash companies have become acutely aware of liabilities surrounding handling of contamination and toxic materials and dumping these substances in the local landfill. The City provided personnel to inspect containers for undesirable items and the trash company expanded their list of items that they will no longer take in a dumpster. Another sign of the times. The picnic at South Davis Park afterwards was a great time to relax after all the hard work.

And in the same neighborhood, The Corby/Olive Neighborhood Association hosted the annual Youth Campout in South Davis Park on August 11. Jim Telesmanic, Handyman Jim, and Mike Madieros head up the neighborhood effort to give local kids a taste of the outdoor life close to home by organizing, chaperoning, cooking for neighborhood kids of any age. Jim and Mike take up collections for money and new items that a kid might like, buy all the food, play upon the sympathies of the local business community to buy these things at a deep discount, then give everything away to the kids who show up.

### Interesting factoid:

I learned recently of the concern City and County agencies have regarding the reduction in property values during this Real Estate slump and the commensurate reduction in property taxes that these reductions reflect. In every budget discussion there is the recognition that

property tax income will decline in the foreseeable future and budgets will need to be adjusted accordingly. For every 1% reduction in property tax values that reduction translates into a 1.5 million dollar loss of tax revenue.

### Bayer Farm

Bayer Farm is our newly christened community garden/park in the SW area. Landpaths, a non-profit designed to orchestrate the acquisition of urban land to plant community gardens in a park atmosphere, jumped into the stalled negotiations with the property owners and the City Recreation and Parks to complete the purchase of the 6 plus acre site on West Avenue across from the Sheppard School. This is a much needed piece in the complex urban landscape of our developing SW area. Programs there are underway with a "Garden Unveiling and Picnic Dinner" **Sunday Oct 14. October 28 the Bayer Farm will host a "Día de los Muertos" festival.** The Bayer Farm will host the community garden for children and their families to plant, harvest and eat the food grown there. Be a part of the community and get involved. **Call Magdalena Ridley at 318 1537.**

### Wright School District

The Wright School District is purchasing the Santa Rosa Christian School. It is the best move they could make to acquire new campus site and not have to build a new school on environmentally sensitive habitat. Because there are existing buildings on site, the Wright District may be able to schedule classes there next year.

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Call me for your free property evaluation 707 579 8882 [paschal@sonic.net](mailto:paschal@sonic.net). See my listings at [www.jimpaschal.net](http://www.jimpaschal.net)