

January, 2009

We trust your holidays were wonderful and your new year of 2009 will be successful and prosperous. Our son, Marc, brought his special girlfriend Rebecca down from the Bay area over Christmas to meet "Mom and Dad". She's a beautiful woman and we would be tickled pink if she became a part of our family! Don's not a night owl, but one night over that Christmas weekend we stayed up talking and laughing till 3 am!

The big news for Don and me business wise is the total re-design of our "new" website at www.DonNelsonTeam.com and the process that got us there.

Don's always pushing to learn new "stuff" and so we started 2008 by taking a one semester course at Oxnard College learning a specific software program for web design called Dreamweaver. From that, Don created a basic web site, and then a blog.

Those were just interim steps, but from those starting points, Don committed his "spare" 4th quarter time (nights and weekends) getting "down and dirty" learning php code and other esoteric computer stuff. Frequently he'd be up at 4 or 5 a.m. to get 2 or 3 hours of work in before going to his real "work".

Our goal is to have a highly inter-active site with meaningful and up to date content. Don calls this new site "version 1.0" and is looking forward to building on this platform during 2009. But working on the Tiger Moth (his airplane building project) really suffered last fall!

Looking back on 2008 (good riddance it's over!) has been a challenging time for many. We have family and friends who have been severely impacted by the economy and the stock market upheaval last fall. However, Don and I like to think of ourselves as not looking at the glass as half empty but as being half full. We aren't "pollyanna-ish" but we try to filter the doom and gloom that is in so much of our media.

One of the great things happening now is the LOW interest rates - hovering around 5%! We are working with a number of first time buyers who are taking advantage of this market and achieving the American dream of home ownership. Sales are (and have been all through 2008) exceptionally strong in Ventura County, as distressed sales have opened the opportunity for new buyers.

Thanks so much to all of you who pass on our name to your friends, family and co-workers who may be thinking of buying or selling.

We do not take your referrals for granted! We strive hard to work with integrity, providing wise counsel from our years of experience in real estate.

Again, Happy New Year and may 2009 bring rich blessings to you and your loved ones!

A handwritten signature in blue ink that reads "Leslie Nelson". The signature is written in a cursive, flowing style.

P.S. - See the new look of our website on the back side!



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Welcome! Here's focused news and comments affecting the Ventura, Oxnard and Camarillo real estate markets. Track monthly market statistics, tour active MLS listings, then leave us your comments and opinions!

Pending sales for December
January 20, 2009

Here are the pending sales for December. Pending sales are homes that have gone into escrow and are a leading indicator of market activity. Oxnard is still the sales leader with sales over 3 times the volume of last year. The majority of those sales are distressed sales - foreclosures and short sales.

Filed under article topic: 2008 Pendings
Comments (0)

Sold statistics for December
January 20, 2009

Here are the **December sold statistics**.

Filed under article topic: 2008 Solds
Comments (0)

Tiger Moth project update
January 7, 2009

I was able to spend some "quality time" on the Tiger Moth over the Christmas holiday season. Work on the airplane generally comes in spurts, in increments of an hour or two - as you'll see why. **[Read the rest of this article »](#)**

Use our truck!



When you buy or sell with the Don Nelson Team, you get to use our truck for your local move. It's a professional moving truck with a hydraulic lift, heavy duty moving pads, dollies and straps.

Stretch your move over several days, a little at a time, and **don't stress** over the costs of renting a truck and rushing your move!

Newsletters

[2008 newsletters](#)

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- [The Fed & Housing policy](#)
- [Tiger Moth](#)

Market statistics

[Pending home sales](#)

Question: With the relentless doom and gloom in the media about the real estate crisis, how does one know if this is a good time to buy or not?

Answer: This is an issue we address head on in our first time homebuyer workshops. Consider these points:

1. You have a strong desire to be a homeowner.
2. You are financially prepared and can afford the costs of a home.
3. You feel reasonably confident in your job and your company, and
4. You are ready to stay put for several years.

If you meet these basic criteria, we believe this climate offers unparalleled buying opportunities.