

July 9, 2008

Dear Friends,

Our two adult kids live in the Bay Area and we thought a special treat would be to see the 4th of July fireworks from a ferry boat on the San Francisco Bay. What a bust!! The fog rolled in and obscured the fireworks – but we had a great cruise going under the Golden Gate Bridge at twilight.



There were so many people down by the water to see the fireworks; we had to park blocks away. In this picture we're starting to walk our way down (and later up!) the famous curvy Lombard Street.

A little known secret we showed our kids is a fun “secret” stop which is the



old brick Fort Point right under the Golden Gate Bridge. Take a close look under the bridge and you'll see the fort. It was built in the early 1800s, is run by the National Park Service and it's free. It's adjacent to old Crissy Air Field where bi-planes during the 2 World Wars came and went. If you're in San Francisco for a tourist destination, I highly recommend putting these two places on your “must see” list!

On to real estate...



Our next home buyer workshop and **Ventura** REO “speed dating” caravan of bank owned homes is coming up next week. The workshop will be **Thursday evening, July 17th** from 6:30 – 8:30 p.m. in our office in Ventura. The caravan will be on **Saturday, July 19th** from 10:00 a.m. – Noon. For more info. go to, www.DonNelsonTeam.com. If you to family, friends or colleagues looking to buy or invest, please pass this on to them! This is our second Ventura speed dating caravan – we've already done caravans in Camarillo and Oxnard.

These folks are in a beautiful new home near St. John's Hospital in north Oxnard.

If you know anyone interested in buying or selling, we love referrals!

Leslie Nelson

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? This is an issue we address head on in our first time home buyer workshops. To answer that question, the following is a re-print of a recent blog post from our blog at VenturaRealEstateBlog.com.

[Buy a home - but only when ready.](#)

Yesterday's LA Times real estate section had a good Q&A question: As a first time home buyer, is this a good time to buy? Home values have plunged and home prices may fall further, so is this the best time to buy?

Columnist Liz Weston wrote some good thoughts. She said the best time to buy is when:

1. You have a strong desire to be a homeowner.
2. You are financially prepared and can afford the costs of a home, and
3. You are ready to stay put for several years.

She also gave wisdom - she said "those are the same conditions buyers should have been able to meet at the peak of the housing boom. The best time to buy a home is when you are ready, regardless of the market.

That said, if you buy now, you must be psychologically prepared for your home to lose value. You could wait until prices start to rebound - but you may lose out on low interest rates or some great deals."

Timeless, good advice for buying real estate!

[Current statistics for June from our blog...](#)

- 1) We track "Pendings" – homes that have just gone into escrow to see where the marketplace is going. On our blog, click on [June pendings - a strong leading indicator of real estate](#) to see what's happening! Hint: Oxnard is screaming (compared to June, 2007) and Ventura and Camarillo are way up.
- 2) To see the latest statistics on asking prices, selling prices, days on the market, etc, on our blog click on [June sold statistics for Ventura, Camarillo and Oxnard](#).

The blog website is www.VenturaRealEstateBlog.com!

Enjoy your summer!