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**Oceanside/Oceana 55+ Community (92057)**  
2 Master Suites, 2 Baths, Den, 2-car garage, 1600 sf.  
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Judy Goldberg

### Judy's Corner

#### Naturally November

We live in gratitude every day, yet do we stop to look to the left and right of us.

To notice how lucky we are to have our home, health, friends, family, the roof over our head and the cash in our pocket.

Some days it doesn't feel like enough, but it got you through, so far.

As we move along, winding up the year, do you have a dream? We are never too old to have a dream and drive our thoughts, between the busy moments, to think about that dream. We used to call them day dreams.

Living in the moment, breathing deeply and making a wish, is not just for birthdays. So, just for today, make a wish, a day dream and consider the possibility of it all coming true.

#### Happy Thanksgiving!

Til next month,



## 2019 California Housing Market Forecast

Source: CAR, October 11, 2018

A combination of high home prices and eroding affordability is expected to cut into housing demand and contribute to a weaker housing market in 2019, and 2018 home sales will register lower for the first time in four years, according to a housing and economic forecast by the California Association of REALTORS® (CAR).

CAR's "2019 California Housing Market Forecast" sees a modest decline in existing single-family home sales of 3.3% next year to reach 396,800 units, down from the projected 2018 sales figure of 410,460. The 2018 figure is 3.2% lower compared with the 424,100 pace of homes sold in 2017.

"While home prices are predicted to temper next year, interest rates will likely rise and compound housing affordability issues," said CAR President Steve White. "Would-be buyers who are concerned that home prices may have peaked will wait on the sidelines until they have more clarity on where the housing market is headed. This could hold back housing demand and hamper home sales in 2019."

CAR's forecast projects growth in the U.S. Gross Domestic Product of 2.4% in 2019, after a projected gain of 3% in 2018. With California's nonfarm job growth at 1.4%, down from a projected 2% percent in 2018, the state's unemployment rate will remain at 4.3% in 2019, unchanged from 2018's figure but down from and 4.8% in 2017.

The average for 30-year, fixed mortgage interest rates will rise to 5.2% in 2019, up from 4.7% in 2018 and 4% in 2017, but will still remain low by historical standards.

The California median home price is forecast to increase 3.1% to \$593,450 in 2019, following a projected 7% increase in 2018 to \$575,800.

"The surge in home prices over the past few years due to the housing supply shortage has finally taken a toll on the market," said CAR Senior Vice President and Chief Economist Leslie

### 2019 CALIFORNIA HOUSING FORECAST

	2013	2014	2015	2016	2017	2018p	2019f
SFH Resales (000s)	414.9	382.7	409.4	417.7	424.1	410.5	396.8
% Change	-5.90%	-7.80%	7.00%	2.00%	1.50%	-3.20%	-3.30%
Median Price (\$000s)	\$407.20	\$446.90	\$476.30	\$502.30	\$538.00	\$575.80	\$593.40
% Change	27.50%	9.80%	6.60%	5.40%	7.20%	7.00%	3.10%
Housing Affordability Index*	36%	30%	31%	31%	29%	28%	25%
30-Yr FRM	4.00%	4.20%	3.90%	3.60%	4.00%	4.70%	5.20%

p = projected f = forecast  
\* = % of households who can afford median-priced home

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## Market At A Glance

-Aug. 2018 -



CAR closely monitors and analyzes trends in the residential real estate industry. The above information contains the latest reported existing home sales series, median home prices, unsold inventory index, median time on market, price per square feet, sales to list ratio, quarterly housing affordability index, and the latest mortgage rates.

SOURCES: CALIFORNIA ASSOCIATION OF REALTORS®, \*\* Federal Home Loan Mortgage Corp.



www.car.org/marketdata

Appleton-Young. "Despite an improvement in supply conditions, there is a high level of uncertainty about the direction of the market that is affecting homebuying decisions. This psychological effect is creating a mismatch in price expectations between buyers and sellers and will limit price growth in the upcoming year."

Outmigration, which is a result of the state's housing affordability issue, will also be a primary concern for the California housing market in 2019 as interest rates are expected to rise further next year. The high housing cost is driving Californians to leave their current county or even the state.

According to CAR's 2018 State of the Housing Market/ Study of Housing: Insight, Forecast, Trends (SHIFT) report, 28% of homebuyers moved out of the county in which they previously resided, up from 21% in 2017.

The outmigration trend was worst in the Bay Area, where housing was the least affordable, with 35% of homebuyers moving out because of affordability constraints, as well as Southern California where 35% of homebuyers also moved out of their county for the same reason, a significant jump from 21% in 2017.

The substantial surge in homebuyers fleeing the state is reflected by the home sales decline in Southern California, which was down on a year-over-year basis for the first eight months of 2018. Outmigration will not abate as long as home prices are out of reach and interest rates rise in the upcoming year.

## November HomeWork



- When setting clocks back, change batteries in smoke and carbon monoxide detectors.
- Inspect and lubricate automatic garage door opener. Make sure bolts and screws are properly tightened and secured.
- Check for leaks around washing machine. Replace water supply hoses if necessary.

- Clean dishwasher, trash compactor and countertop appliances.
- Clean all faucet aerators and shower heads to maintain good water pressure.
- Rake and compost yard waste.
- Check to make sure your sump pump works properly by pouring water into the pump silo to raise the float and activate the motor.
- Check the attic to see if insulation needs to be added or replaced.
- Check vents for nests or other blockages.
- Check insulation in interior walls, crawl spaces and along foundation walls.
- Check windows and doors for air leaks. Install storm windows; putty, caulk or add weather-stripping as needed.
- Look for and repair minor deteriorating finishes.

Source: [www.weather.com](http://www.weather.com)

## Go Purple With A Purpose November is Alzheimer's Disease Awareness & Caregivers Month



Designated by President Ronald Reagan in 1983, at the time fewer than 2 million Americans had Alzheimer's; today, the number of people with the disease has soared to nearly 5.4 million. Get involved, help raise awareness; visit [alz.org](http://alz.org) to learn more.

## November Observances...



**November 2nd is All Souls Day or *Día de los Muertos* (Day of the Dead)**, a remembrance for those who have passed. The day is often marked with parades and festivals within Latin American communities and may be combined with the **All Saints Day celebration on November 1st**.

**Daylight Savings Time ends November 4th**, which means we'll "fall back" and regain the hour we lost when Daylight Savings Time began in the Spring. What will you do with your "extra" hour?



**Veteran's Day is November 11th**, a holiday which honors and thanks veterans for their service to the United States. Many government offices, banks and businesses will close for the holiday. Be sure to check your local area for closures.

**November 22nd is Thanksgiving Day**, a day for people to get together to give thanks for what they have.



Happy Thanksgiving



**November 23rd is American Indian Heritage Day or Native American Heritage Day**, a recognition of the rich cultural heritage and history of American Indians.

**November 23rd is also known as "Black Friday,"** marking one of the busiest shopping days and start of the Holiday Shopping Season.



- Can you use an online degree program or vocational classes through a community college to earn a degree or upgrade your skills?

## 10 Golden Rules of Retiring Rich

Maryalene LaPonsie for MSN Money 9/12/2018



Think retiring rich is out of reach for most people? Think again! With a little planning and self-discipline, you could be rich before you know it. Follow these golden rules and watch your nest egg grow (continued from last month):

**Rule 6: Take a little risk** - You could put all your money in bonds and sleep well at night knowing you'll probably never lose any of your money. But with that approach, you're not going to retire a millionaire. Stocks and real estate are where the money is to be made, but they come with the risk of a housing bubble bursting or the stock market crashing. Take heart, though, in knowing that stocks and real estate have historically appreciated over the long run.

**Rule 7: Stay informed about your investments** - Don't mistake taking a risk with being dumb. A smart risk may be investing in an emerging market fund. A dumb move may be pouring your life savings into a speculative currency. How do you know the difference? You find out by researching available investments, weighing your options and selecting the amount of risk that works for your unique situation. For example, those nearing retirement age may want to minimize their level of risk, while recent college grads can be more daring because time is on their side. For more help with investing, discover Stacy's advice on how to open a mutual fund and how to select a good investment adviser.

**Rule 8: Break free from the herd** - When the stock market crashed a decade ago, too many people freaked out and sold their investments. You know what? Those people took a bad situation and made it even worse. Many sold their investments right when the market was bottoming out. They subsequently missed out on one of the greatest bull markets in stock market history. The people who are going to retire rich are those who snatched up stocks at bargain-basement prices in 2009. Same thing goes with the housing market. When the bubble burst, the smart people were the ones who were buying houses, not selling. It's easy — and tempting — to follow the herd. But if you want to be rich, keep a cool head and make rational money decisions even during a crisis.

**Rule 9: Work longer** - While you can file for Social Security benefits as early as age 62, you'll get a lot more money if you wait until you're 70. Once you hit what's considered your full retirement age, you can get a big bump in your benefits for every year you wait to start receiving payments — but only up to age 70. You may be worried you'll have one foot in the grave at age 70, but don't fret. According to Social Security actuarial data, at age 70, you should still have an average of 14 to 16 years left of life to enjoy.

**Rule 10: Maximize your income potential** - Finally, if you want to retire rich, maximize your earnings. That means no more settling for a dead-end job that pays pennies. Look for ways to increase your income so you can boost the amount of money you save for retirement. Consider these options:

- Does your current field offer some form of credentialing that could increase your opportunities for a raise or a transfer to a higher-paying position?
- Is there someone in your workplace who could serve as a mentor and help advance your career?
- Are you eligible for one of the government-funded workforce development training programs?
- Did you start a college program and never finish it? Will those credits transfer?

Source: [www.msn.com](http://www.msn.com)