

HELPING YOU WITH THE AMERICAN DREAM

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HOUSING MARKET NEWS

First time home buyer \$8,000 tax credit is set to expire Nov. 30th, 2009. Must close escrow by 11/30/09. Homeowners, this is a great time to capture buyers.

More help for first time home buyers. California association of realtors offers mortgage protection program to first time home buyers which will pay the mortgage in the event of job loss, disability or death, up to \$1,500 per month up to six months.

Foreclosures Total number of available foreclosures in Anaheim Hills: 6

Home sales rise 12% in July! It's a great time to sell.

Entry level housing is more affordable than ever. Houseing affordability index at 67%.



Melinda Johnson: Attorney, Broker, Realtor
Dan Brough: Realtor, Marketing, IT

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September 2009

Special points of interest:

- * Free Online Home Search:
freedomfirstproperties.com/mlssearchforhomes
- * Free Home Warranty When You List With Us
- * Bootcampforyou.com fitness tip inside

MARKET CONDITIONS

Anaheim Hills Housing Market

Median Price	Aug	Total Available Properties	193
1 to 2 bedrooms	\$285k	Homes In Escrow	16
3 bedrooms	\$507.5k	New Listings	56
4 or more	\$617k	Average Days On Market	58
		Homes Sold	44

Freedom First Properties

United We Stand

Freedom First Properties
101 Summertree
Anaheim Hills, CA 92807

Have a question? We have
answers, send us an email.

danandmellsell@gmail.com

Visit us on the web:

FreedomFirstProperties.com

(your real estate connection)

AHomeInTheHills.com

(your local info)

AnaheimHillsPics.com

(Anaheim & OC in pictures)

MyYellowBike.com

(your local Mt bike info)

Poll Of The Month

What is your favorite type of music?

- Alternative
- POP
- Jazz
- Metal
- Country
- Rock

Vote online at:

[http://ahomeinthehills.com/
polls/music/](http://ahomeinthehills.com/polls/music/)

Community Corner

Canyon Hills Library
714-974-7630

Anaheim Hills
Park & Rec. Admin
714-765-5191

East Anaheim
Community
Center
714-765-9510

Utilities (water & electricity)
Admin
714-765-5137

DEALS! DEALS! DEALS!

Gas Prices

Union 76 @ Weir Canyon	\$3.03/gal
Shell @ Anaheim Hills Rd	\$3.13/gal
Chevron @ Riverdale	\$3.06/gal

Movie Prices

Edwards Anaheim Hills

Matinee \$8.50

Seniors \$5.00

Cinema City

Matinee \$5.00

Seniors \$5.00

Money Saving Tip of the Month

Unplug any appliances not in use. They still use electricity when they are turned "off".

Easy Recipe * Chile Con Queso

1 lb. pkg. Mexican or plain process cheese spread, 1-1/2 cups salsa, 4 oz. can chopped green chilies or minced jalapenos, 1/4 tsp. pepper, 1/8 teaspoon cayenne pepper

Combine all ingredients in crockpot. Cover and cook on low for 2 hours or until cheese is melted. Remove the lid from and cook on high for 1 hour. 8-10 servings

LOCAL SPORTS

Anaheim Ducks season is starting next month. Home opener is Saturday, October 3rd at 7:00 pm vs. San Jose Sharks.

The Angels regular season is coming to a close, the last home game of the season is Thursday October 1st at 3:05 vs Tex.

Did you know Anaheim Hills has it's own golf course? For rates & fees go to:

www.playanaheimgolf.com

BUYING AND SELLING TIPS

A home warranty can be added for little cost and make buyers more confident when they go to purchase a new home.

Tip: you can even buy a home warranty for the home you are living in now, give us a call.

Preparing your home for sale.

Clear the clutter
Remove personal photos
Add flowers & pull weeds
Open the curtains & turn on all lights
Use air freshener
Complete all minor repairs
Clean out closets, cupboards and drawers
Remove items from kitchen counter
Deep clean

Tip: Know your home's value, under/over pricing can lead to frustration

Loan modifications can be a way for you to stay in your current home if your financial situation has changed since you purchased your home. For information on Federal programs visit:

[FreedomfirstProperties.com/
avoidingforeclosure.](http://FreedomfirstProperties.com/avoidingforeclosure)

Do you need to look at a **short sale**? We have a team specialist that has valuable experience in working with home owners in difficult situations.

Tip: You should never have to pay to have someone list your short-sale home.

Did you know? We have an on-staff **appraiser, attorney, and short-sale specialist**. Put our team to work for you!

Fitness Tip: Jog for bone health. Joggers have higher bone density than non-joggers. So get out there!

CURRENT LISTINGS

20241 E. Frank Lane, Orange Park Acres, 3 bed 2 bath, 1,600 sq/ft, \$599,000 - \$649,000

341 S. Coyote Lane, Anaheim Hills, 3 bed 2 bath, 2,500 sq/ft, \$749,000

4 Downing St, Ladera Ranch, 4 bed 3 bath, 2,577 sq/ft, \$599,000—\$629,000

PHOTO CONTEST

September photo contest: Send us a picture of your pet and enter to win a \$10 gift card to your local Petsmart. One entry per household. All photos will put on our blog. One winner to be picked by random.

QUOTE OF THE MONTH

“All life is an experiment. The more experiments you make the better.”

Ralph Waldo Emerson

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