

Whelan Ranch Newsletter

Volume 7, Issue 3 Summer Quarter 2025

DRE: 02074489

Warmest Greetings,

I hope this message finds you and your family well! I’m writing on what feels like the hottest day of the year so far—this summer’s weather has been full of surprises. We have new nicknames for our strange weather: *No Sky July* and *Fogust*. I’m looking forward to September and hoping we will be treated to our usual famous warm skies and coastal sunshine.

The real estate market has been just as unpredictable. We started 2025 stronger than 2024, both solidly a Seller’s market. But around late June things shifted—homes under a million have been moving quickly, while higher-end properties are staying on the market a bit longer. It will be interesting to see how things play out this fall. There is still a possibility of several interest rate cuts before the end of the year.



My goal has always been to lead with heart, and my refreshed brand reflects that commitment. Helping people find a home they truly love is still at the heart of everything I do.

I’d love to see you around the neighborhood soon! And if you or someone you know is thinking about buying, selling, or simply exploring their options, I’d be happy to help.

Best Regards,
Tammy Taunt

Whelan Ranch & Surrounding Area Market Activity June through August*

**Please Note: These numbers are as of the time of the writing of this newsletter taken from the MLS representing multiple brokerages.
SELLER represented by Tammy Taunt, Tammy Taunt Real Estate, Inc. dba Select California Homes.
BUYER represented by Tammy Taunt, Tammy Taunt Real Estate, Inc. dba Select California Homes.*

Address	Bed/Bath	Sq Ft	Status	Asking Price	Sales Price	Date Pending/Closed	DOM
4425 Arbor Cove Circle	4/3	2,247	ACTIVE	\$ 999,000	TBD	TBD	85
4801 Cardiff Bay Drive	5/3	2,428	ACTIVE	\$ 999,000	TBD	TBD	31
853 Dana Point Way	5/3	2,428	ACTIVE	\$ 999,000	TBD	TBD	47
213 Festival Drive	2/2	1,160	ACTIVE	\$ 549,900	TBD	TBD	11
268 Festival Drive	3/2	1,160	ACTIVE	\$ 624,900	TBD	TBD	80
253 Holiday Way	2/1	1,007	ACTIVE	\$ 639,000	TBD	TBD	41
4468 Inverness Drive	4/3	2,127	ACTIVE	\$ 999,000	TBD	TBD	80
4429 Pebble Beach Drive	4/3	2,002	ACTIVE	\$ 990,000	TBD	TBD	120
395 Pismo Bay Court	4/2	2,576	ACTIVE UNDER CONTRACT	\$1,200,000	TBD	TBD	55
4413 Point Degada	4/2	1,634	ACTIVE	\$ 874,900	TBD	TBD	123
361 Point Windemere Place	4/3	2,149	ACTIVE	\$1,200,000	TBD	TBD	69
4273 Rockport Bay Way	2/2	1,104	ACTIVE	\$ 515,000	TBD	TBD	34
306 Trunks Bay	3/2	1,270	ACTIVE	\$ 849,000	TBD	TBD	35
4529 Arcata Bay Way	2/2	1,104	PENDING	\$ 499,999	TBD	08/21/2025	6
218 Holiday Way	2/1	837	PENDING	\$ 399,999	TBD	07/23/2025	35
4576 Mariners Bay	4/3	2,031	PENDING	\$ 989,000	TBD	08/18/2025	36
836 Yankee Point Way	3/2	1,174	PENDING	\$ 589,000	TBD	08/16/2025	35
471 Ballantyne #56; El Cajon	2/2	925	SOLD	\$ 375,000	04/21/2025	05/29/2025	11
4517 Big Sur Street	4/3	1,810	SOLD	\$1,000,000	\$ 930,000	08/01/2025	30
4568 Coronado Drive	4/3	2,522	SOLD	\$ 895,000	\$ 915,000	07/03/2025	25
264 Festival Drive	3/2	1,222	SOLD	\$ 600,000	\$ 600,000	06/04/2025	17
257 Holiday Way	1/1	820	SOLD	\$ 625,000	\$ 620,000	07/15/2025	12
4556 Mariners Bay	3/3	1,731	SOLD	\$ 799,000	\$ 740,000	07/16/2025	21
322 Moonstone Bay Drive	4/3	2,622	SOLD	\$1,050,000	\$1,000,000	06/22/2025	176
4508 Morrow Bay	3/3	1,645	SOLD	\$ 849,000	\$ 849,000	06/30/2025	20
751 Pyramid Point Way	3/2	1,174	SOLD	\$ 559,000	\$ 585,000	06/03/2025	6
813 Sunningdale Drive	3/2	1,699	SOLD	\$ 890,000	\$ 920,000	07/07/2025	5
819 Shelter Cover Way	2/2	1,104	Canceled	\$ 525,000	\$0	08/10/2025	94
800 Stillwater Cove Way	3/2	1,193	Expired	\$ 615,900	\$0	8/05/2024	54

DOM = Days on Market

San Diego County real estate did a quick turn around! In the course of about two weeks, we switched from a medium Seller’s market to a light Buyer’s market. It really depends on the price point. As of the end of July 2025, overall North San Diego County sales were down 17.3% when compared to July 2024. When comparing July 2025 to the prior year, listings were up 5.1% The overall median sales price increased 8.2% to \$1,090,000 for detached homes and \$720,000 for attached homes. Sellers received an average of 98.7% of their original list price. Specifically, in 92057, closed sales for July 2025 were 8.3% lower than the same period of 2024. Average Days on Market (DOM) decreased to 61 days, which is a 42.9% increase in comparison to 2024. Questions? **Call me, YOUR actual neighbor for over 26 years, and your Whelan Ranch neighborhood expert, today!**

Source: California Association of Realtors® www.car.org • North County Association of Realtors® nsdcrealtors.com • Keeping Current Matters.com
The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.

Should I Do It Myself or Hire a Professional?

DIY projects can be a fun way to save money and make your home feel more personal. But some upgrades are trickier than they seem. Let’s look at five common projects and see which are worth tackling yourself—and which might be better left to the experts.

NEW FLOORS

Wood floors look amazing, but installing them yourself isn’t exactly a walk in the park. *HomeAdvisor* says pro installation costs between \$3 and \$8 per square foot, so you could save thousands doing it yourself—but it takes stamina and patience. Expect sore knees, a tired back, and a big sense of accomplishment when you’re done. Invest in good materials, quality tools, and take plenty of breaks.

NEW LIGHTING

Updating light fixtures can transform a room. Swapping out a chandelier or pendant is doable if you’re confident with basic wiring. If not, call a pro. Electricians typically charge \$40–100 an hour plus a service fee, which is well worth the peace of mind.

NEW PLUMBING FIXTURES

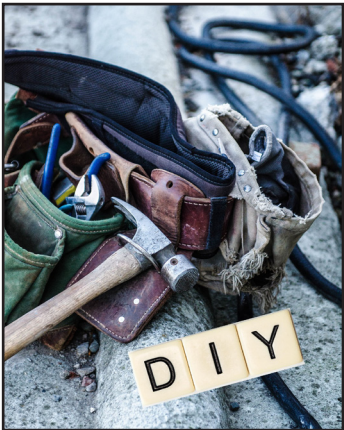
A shiny new faucet or shower head can completely freshen up a kitchen or bath. If you’re handy, you’ll save some cash—plumbers run \$175 to \$450 per job. If you’re not comfortable with plumbing, though, it’s probably best to let an expert handle it.

WINDOWS AND DOORS

This is one of those jobs that sounds simple but isn’t. Window replacement sounds simple but is surprisingly complex. Window installers do this every day, and for good reason. Labor can cost \$150 to \$800 per window, but that might be a worthwhile investment to avoid frustration (and drafts).

PAINTING KITCHEN CABINETS

This is a favorite makeover project for a reason—it can make your whole kitchen look new. But DIY-ing it? You must have patience. It’s a lot of sanding, priming, painting, and waiting for things to dry. If you’re patient, you’ll save thousands. If not, a pro might be the way to go.



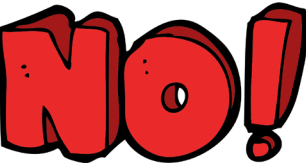
Check This Out!

Would you like to receive this newsletter digitally emailed to your INBOX? I am happy to email it to you! Please just email me at: tammytaunt@gmail.com. Or...for immediate viewing, every issue is now on my website! Follow this link and look under “Whelan Ranch News.” <https://tammytauntrealestate.com>

I also have newsletters about *Oceanside Harbor* on the same site! Enjoy!

Update on Reynolds Elementary Site: Don’t Believe Everything You See on the Web!

That guy on InstaGram is at it again! I don’t even know his name or have I spent much time watching his nonsense, instead I have been fielding questions with everything from his false claims that the Oceanside Harbor Village businesses are not able to renew their lease (a good friend of mine who owns the *Lighthouse Oyster Bar & Grill* in the Harbor Village, shared with me he just renewed his lease for the next 10 years!) to the false claim that the land where Reynolds Elementary was is going to be turned into housing.



I reached out to Donald Bendz, Director of Communications for the Oceanside Unified School District, and inquired about this situation once again. This is what he said “I received your message. I have no updates on the land where Reynolds used to be. The board has had no discussion and has made no decision on the future of the land. All we have been doing is mowing the lawn to be good neighbors. ” He went on to say “Once I know the board is going to discuss the site, I will reach out.” And of course, I will keep you updated!

Tammy’s Ocean Currents

Mola Mola: Ocean Sunfish Are Odd, Gentle Giants



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Oceanic Sunfish or Mola Mola

Next time you’re out on the open ocean and see a tiny fin lazily flopping at the surface, take a closer look—you might be spotting a mola mola, also known as the Oceanic Sunfish. At first glance, these odd-looking fish resemble floating blobs, but don’t be fooled—they are actually the largest bony fish in the world. Fully grown molas can reach an astonishing 14 feet tall (fin to fin) and 10 feet long, weighing close to 2.5 tons.

Instead of scales, these remarkable giants are covered in thick, rubbery skin that feels like wet leather and serves as a protective barrier. They spend much of their lives in the deep ocean, diving to incredible depths of up to 2,600 feet, though they are most commonly found between 160 and 650 feet. When they rise to the surface, it’s usually for two reasons: to bask in the warmth of the sun after chilly deep-sea dives or to allow seabirds to pick parasites from their skin—a natural cleaning service that helps keep them healthy.

Molas are often seen drifting in areas where jellyfish are abundant, as these soft-bodied creatures make up a large portion of their diet. While their size can be intimidating, they are gentle, shy, and completely harmless to humans. Their closest relatives are the pufferfish and triggerfish, but their body shape and swimming style make them one of the most distinctive fish in the ocean. Unlike most fish, they lack a true tail fin; instead, they propel themselves by flapping their large dorsal and anal fins like wings, gliding through the water with surprising grace.

Part of what makes the mola mola so captivating is the myth and folklore surrounding it. Many sailors have long believed that lost sea captains are reincarnated as molas, and harming one was considered bad luck. To this day, some mariners treat them with a special reverence, viewing them as guardians of the ocean and reminders of the sea’s enduring mysteries.



Courtesy of Makabera and Pixabay

Oceanic Sunfish or Mola Mola

Source: www.montereybayaquarium.org; oceansunfish.org; oceanconservancy.org; www.nationalgeographic.com;

This newsletter is not intended to solicit buyers or sellers currently under contract with a brokerage. All information is subject to change without notice.