

Whelan Ranch Newsletter

Volume 7, Issue 22 Fall Quarter 2025

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Happy Holidays!

As we wrap up the year, the 92057 real estate market has remained steady, with well-priced, well-maintained homes continuing to attract motivated buyers. While national headlines and earlier rate increases created hesitation for some, our neighborhood continues to shine as a highly desirable place to call home. Inventory remains somewhat limited, helping to support property values and reinforcing the long-term strength of our local community.

Across North San Diego County, we've seen a similar pattern of resilience. Coastal and inland communities alike continue to draw interest thanks to our lifestyle, strong schools, job centers, and proximity to the ocean. Buyers are being more intentional and value-driven, yet demand remains consistent for homes that show pride of ownership and are competitively priced.

Here in the City of Oceanside, ongoing revitalization, new businesses, improved infrastructure, and a vibrant coastal culture continue to enhance our quality of life and strengthen our real estate market. Oceanside remains one of the most sought-after places to live in Southern California, offering a unique blend of beach living, history, and a growing arts and dining scene.

As your neighbor and local real estate resource, I want to wish you a joyful and peaceful holiday season filled with warmth, laughter, and meaningful moments with those you love. It is truly an honor to serve such an incredible community. If you ever have questions about your home's value or future plans, I am always here for you.

Happy Holidays and a bright New Year to you and yours!

*Best Regards,
Tammy Taunt*

Whelan Ranch & Surrounding Area Market Activity September - November 2025*

*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.**

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	181
4569 Calle Del Palo	3/2	1,440	ACTIVE	\$800,000	TBD	TBD	15
4596 Coronado Drive	3/3	2,123	ACTIVE	\$899,000	TBD	TBD	43
853 Dana Point Way	3/2	1,193	ACTIVE	\$595,000	TBD	TBD	137
233 Festival Drive	3/2	1,222	ACTIVE	\$625,000	TBD	TBD	17
4418 Jill	4/2	1,300	ACTIVE	\$799,999	TBD	TBD	46
4556 Mariners Bay	3/3	1,731	ACTIVE	\$949,000	TBD	TBD	58
361 Point Windemere Place	4/3	2,149	ACTIVE	\$1,069,900	TBD	TBD	167
4273 Rockport Bay Way	2/2	1,104	ACTIVE	\$505,000	TBD	TBD	131
4499 Pebble Beach Drive	4/3	2,002	Active Under Contract	\$929,000	TBD	TBD	33
4512 Glenview	4/3	2,002	PENDING	\$949,000	TBD	11/6/2025	7
4466 Saint Andrews Pl	4/2	1,741	PENDING	\$865,000	TBD	9/30/2025	6
4529 Arcata Bay Way	2/2	1,104	SOLD	\$499,900	\$509,500	10/14/2025	6
194 Avenida Descanso -Unit H	2/2	912	SOLD	\$449,000	\$449,000	11/26/2025	34
4560 Calle Del Palo	4/2	1,300	SOLD	\$699,900	\$618,888	10/23/2025	7
213 Festival Drive	2/2	1,021	SOLD	\$534,900	\$540,000	11/7/2025	7
268 Festival Drive	3/2	1,160	SOLD	\$599,900 - \$624,900	\$605,000	9/19/2025	31
800 Foxwood Drive	3/3	1,624	SOLD	\$819,000	\$840,000	9/4/2025	14
780 Gregory Lane	3/2	1,360	SOLD	\$810,000	\$820,000	8/29/2025	8
218 Holiday Way	2/1	837	SOLD	\$399,000	\$460,000	8/29/2025	35
253 Holiday Way	2/1	1,007	SOLD	\$639,000	\$630,000	10/2/2025	55
4468 Inverness Drive	4/3	2,127	SOLD	\$950,000	\$932,500	10/8/2025	4
4576 Mariners Bay	4/3	2,031	SOLD	\$989,000	\$980,000	9/2/2025	36
395 Pismo Bay Court	4/2	2,576	SOLD	\$1,169,000	\$1,075,000	9/22/2025	55
783 Timber Cove Way	3/2	1,193	SOLD	\$569,000	\$558,000	10/27/2025	23
306 Trunks Bay	3/2	1,270	SOLD	\$849,000	\$830,000	11/7/2025	58
836 Yankee Point Way	3/2	1,174	SOLD	\$549,000 - \$589,000	\$569,000	9/30/2025	35
4801 Cardiff Bay	5/3	2,428	Canceled	\$999,000	N/A	10/16/2025	79
854 Dana Point Way	2/2	1,104	Withdrawn	\$499,000	N/A	10/24/2025	4

DOM = Days on Market

San Diego County real estate is very interesting right now. By the end of October 2025, it was an even market where the number of Sellers and Buyers were about the same. Overall North San Diego County sales were up 9.5% when compared to October 2024. When comparing October 2025 to the prior year, listings were down 0.4%. The overall median sales price decreased 2.2% to \$1,125,000. Sellers received an average of 95.9% of their original list price, which is 1% lower than a year ago. Specifically, in 92057, closed sales for October 2025 are 10.5% higher, for a total of 42, than the same period of 2024. Days on Market (DOM) increased to 36 days, which is a 56.5% increase in comparison to 2024. The median sales price increased 2.7% to \$879,500. Do you have questions? I have answers!

Call me, YOUR actual neighbor for over 27 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.

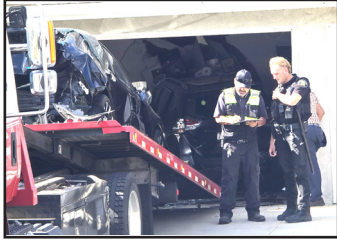
**Curious what your home is worth?
Contact me today! (619) 857-6233 or tammytaunt@gmail.com**

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Speeding in Our Neighborhood Has Reached a Dangerous Level

Speeding has been an ongoing issue in our neighborhood for years, but recently it has escalated to an alarming and dangerous level. While Reynolds School is now closed, reckless driving on streets like Holiday and Marblehead Bay continues, putting residents, children, and pets at serious risk every single day.

On Halloween, October 31st, a frightening incident occurred when a young woman, apparently shaken after being rear-ended twice by her ex-boyfriend on Marblehead Bay, panicked and accidentally pressed the gas instead of the brake. Her car sped into an unsuspecting homeowner's driveway and slammed straight into the garage. One vehicle was pushed completely through the garage, into a bathroom, and into a bedroom. Fortunately, no one inside the home was injured — but the damage to the house and both vehicles was extensive. The homeowner is now relying on insurance to cover the repairs.



Nearly a month later, on Sunday, November 21st, another serious accident occurred when an unknown driver sped around the corner from Anne Sladon onto Holiday Way and flipped their vehicle. The damage was severe, and at least one other car was impacted. It is shocking to imagine the speed required to cause such destruction on a residential street.

This is no longer just frustrating — it's dangerous.

The homeowner whose property was damaged has contacted the City of Oceanside's traffic control department for help, and I have done the same. If you are also concerned about safety in our neighborhood, I encourage you to make your voice heard by emailing the Oceanside Traffic Department at: traffic@oceansideca.org.

In the meantime, the most important thing we can all do is slow down and stay aware. **This is a neighborhood, not a speedway.** Families, children, and pets live here — let's treat it that way.



Tammy's Ocean Currents

Great Decision: Full International Protection for Manta and Devil Rays



USFWS photo: Ryan Hagerarty courtesy of Wikimedia
Manta Ray at Palmyra Atoll.

In an extraordinary show of International solidarity, member nations of the Convention on International Trade in Endangered Species (CITES) have voted to list all ten species of manta and devil rays, known as gentle giants of the sea, to **Appendix I**, which is CITES strongest possible safeguard. This decision effectively shuts down all International commercial trade in manta and devil ray products including their meat.

For more than a decade, the primary threat to these gentle giants has been the trade in their gill plates, which are sold in parts of Asia as unproven "health tonics," despite a complete lack of scientific evidence supporting any medicinal benefit. Although this practice has drawn widespread concern, demand still persists and illegal online trading has only intensified the problem. Compounding the crisis is the often-overlooked trade in manta and devil ray meat. For these reasons and more, some populations have declined by 80-90% in certain regions.

Manta and devil rays are close relatives to sharks. They have the largest brains of all fish. They are a curious species who roam the tropical and sub-tropical pelagic waters and are filter feeders. Much like sharks, they can never stop moving. Movement is what keeps water flowing over their gills to respire. They are famous for their sweeping wingspans and acrobatics. Their specialized gill plates sieve zooplankton and small fish out of the water column, which separates them from all other rays. Devil rays are the smaller and more elusive version of the giant manta ray.

These rays are particularly vulnerable because they mature slowly, with males reaching adulthood around nine years of age and females around fifteen. Females give birth to just a single pup every two to seven years, and the animals can live for fifty years or more.

Leftover Rainstorm Water or Water Leak?

After the first major rainstorm in late September, my husband noticed a puddle forming in the street near our home. Instead of shrinking and drying up, it continued to grow as more water appeared. I became concerned, especially since there is a fire hydrant in our yard not far from the puddle, and I worried it could be a sign of a hidden water leak.



I contacted City of Oceanside Water Utilities department on a Saturday, fully expecting to hear back on Monday. To my surprise, a supervisor returned my call within a few hours and sent an inspector to assess the situation. The inspector confirmed there was indeed a leak, but assured me it did not pose an immediate danger. By Monday, a crew arrived, located the source of the problem, and scheduled repairs for Wednesday. The work was completed in less than three hours! I was very impressed.

This experience reinforced how important it is to report any signs of water intrusion. Even small leaks can lead to serious issues, including corrosion, reduced water pressure, and soil erosion. In the worst cases, ongoing water damage can undermine structural stability, even resulting in sinkholes.

City of Oceanside Water Utilities
(760) 435-3900 or customer@oceansideca.org

With average wingspans reaching 22 feet and weights up to 4,000 pounds, their impressive size sadly also makes them targets for illegal fishing.

This is a momentous day for manta and devil rays, and the international decision to protect them is being applauded worldwide.



Photo by Steve B. courtesy of Wikimedia
Mobula also known as "Devil" ray, Mexico

**Whelan Ranch and
The Crest Community**

**Spring
Community
Garage
Sale!!**

Sponsored by Kristine and Jose on
Marblehead Bay

START GETTING YOUR FABULOUS FINDS AND EXTRA FLUFF
IN YOUR HOUSE READY FOR A FANTASTIC COMMUNITY
GARAGE SALE! IT WILL BE HELD IN APRIL 2026. MY NEXT
NEWSLETTER IN FEBRUARY WILL HAVE SPECIFIC DETAILS.
ALL WHELAN RANCH AND THE CREST COMMUNITY
MEMBERS ARE WELCOME!

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

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