

# Whelan Ranch Newsletter

Volume 8, Issue 2 Spring Quarter 2026

DRE: 02074489

Greetings!

Wow! What a fantastic community event! *Thank you* to all who participated and supported our first ever Whelan Ranch Community Garage sale. It was amazing! We had twelve officially "sign up" (which was just so we could help each other out) but there were at least 25 homes participating! We officially started at 8am. I started putting signs out at 6am and went to get donuts for everyone. By the time I got to Kristine and Jose's at just after 7am I couldn't find a parking place! It was incredible! The energy kept up and lasted until well after noon. I even had a friend call me from south Carlsbad who came to shop and then realized where she was! Great job everyone getting the word out! I have had many requests to do this once again next year! What do you think? Let me know if you want to do it again in April 2027!



The real estate market is a bit different now. We are settling into what used to be "the norm." There are no longer twenty offers in the first day of a listing and there's only a few listings that go quickly. Days on Market is expanding towards the 60 day mark. As we move into spring, expect more buyers to step back in and activity to pick up. Well-priced, well-prepared homes are still going to shine. We're not in a frenzy—but we are in a smart, steady market, which is honestly a really healthy place to be.

I hope your spring season is fantastic! It looks like the only normal season so far this year is "May Gray" that arrived right on time! I look forward to seeing you when I am out on my walks!

Best Regards,  
Tammy Taunt

## Whelan Ranch & Surrounding Area Market Activity February 2026 – Mid-May 2026\*

\*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
4467 Anne Sladon	3/2	1,160	ACTIVE	\$ 599,000	TBD	TBD	119
4468 Anne Sladon	3/2	1,081	ACTIVE	\$ 699,000	TBD	TBD	22
4621 Avery Street	3/2	1,300	ACTIVE	\$ 790,000	TBD	TBD	43
245 Festival Drive	5/3	1,896	ACTIVE	\$ 799,000	TBD	TBD	15
774 Foxwood Drive	4/3	2,002	ACTIVE	\$925K - \$950,000	TBD	TBD	14
811 Pillar Way	2/2	1,104	ACTIVE	\$ 495,000	TBD	TBD	70
4422 Point Degada	4/3	2,200	ACTIVE	\$1,125,000	TBD	TBD	87
4413 Point Degada	4/2	1,634	ACTIVE	\$ 939,000	TBD	TBD	292
361 Point Windemere Place	4/3	2,149	ACTIVE	\$1,059,900	TBD	TBD	324
<b>4901 Tropea Street</b>	<b>3/2</b>	<b>2,069</b>	<b>ACTIVE</b>	<b>\$ 939,999</b>	<b>TBD</b>	<b>TBD</b>	<b>1</b>
801 Yankee Point Way	2/2	1,107	ACTIVE	\$ 485,000	TBD	TBD	8
816 Sunningdale Drive	3/2	1,699	Active Under Contract	\$ 889,000	TBD	TBD	46
4721 Point Malaga Place	4/3	2,591	PENDING	\$ 975,000	TBD	05/12/2026	4
4499 Pebble Beach Drive	4/3	2,002	PENDING	\$ 929,000	TBD	02/20/2026	166
390 Pismo Bay Court	4/2	2,031	PENDING	\$ 889,000	TBD	04/26/2026	4
4475 Saint Andrews Place	4/3	2,127	PENDING	\$ 959,000	TBD	04/30/2026	137
4560 Calle Del Palo	4/2	1,300	SOLD	\$ 859,999	\$ 865,000	03/26/2026	39
517 Calle Montecito #91	2/1	806	SOLD	\$ 414,900	\$ 412,000	03/26/2026	149
4655 Caneel Bay Court	4/3	2,309	SOLD	\$ 989,000	\$ 989,000	05/04/2026	4
318 Festival Drive	3/2	1,140	SOLD	\$ 800,000	\$ 790,000	03/11/2026	9
354 Lustrosos Street	4/3	2,622	SOLD	\$1,249,000	\$1,168,000	04/10/2026	48
853 Dana Point Way	3/2	1,193	SOLD	\$ 499,000	\$ 560,000	02/13/2026	3
4745 Marblehead Bay Drive	4/3	2,396	SOLD	\$1,149,000	\$1,075,000	04/28/2026	82
4863 Marblehead Bay Drive	4/3	2,396	SOLD	\$1,150,000	\$1,150,000	04/17/2026	7
397 Moonstone Bay Drive	4/2	2,428	SOLD	\$ 968,000	\$ 970,000	05/04/2026	7
4588 Vinyard Street	4/3	1,666	SOLD	\$ 899,000	\$ 900,000	04/09/2026	47
850 Cypress Point Way	3/2	1,193	Withdrawn	\$ 574,899	TBD	TBD	56

DOM = Days on Market

First quarter home sales in 92057 started 2026 slightly below both last quarter's pace and last year's levels, as buyers continued to navigate mortgage rate fluctuations. When comparing April 2026 to the previous year, listings remained steady while closed sales were up 12.6%, reflecting continued buyer activity despite shifting conditions. While overall activity remains measured, home values have held relatively steady due to limited inventory and consistent demand throughout North Oceanside. The average price for detached homes is holding in the high-\$800Ks, while the median sales price increased slightly by 1.9% to \$866,500, indicating a modest and healthy market adjustment.

Sellers continue to perform well, receiving an average of 97% of their list price, at the same time, market pace has shifted with Days on Market (DOM) increasing 36%, averaging 49 days. Buyers are taking more time and negotiating more strategically. Overall, 92057 is continuing to move toward a more balanced and steady market in 2026, where thoughtful pricing and strong presentation remain key to success.

Source: California Association of Realtors® [www.car.org](http://www.car.org) • North County Association of Realtors® [nsdcrealtors.com](http://nsdcrealtors.com) • [Keeping Current Matters.com](http://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?  
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# Whelan Ranch Neighbor Requests Help from the Community

Safety starts at home—and carries onto every street we share. In our beautiful neighborhood, we're fortunate to have several ways in and out, but some are more challenging than others. The intersection at Cardiff Bay and Douglas is one many of us approach with extra caution. The curve limits visibility, traffic moves quickly, and conditions have only intensified over time.



Northbound Douglas at Cardiff Bay Drive.

Late at night, it can feel even more concerning, with reports of street racing along Douglas, Vandegrift, and North River. Many neighbors have made calls, hoping to see improvements.

*"The unregulated intersection at Cardiff Bay Drive and Douglas Drive has long been the scene of many collisions, near-misses and long waits! During our last ordered fire evacuation, it took over 1.5 hours to get through the intersection. New housing being completed in the area will only make it worse. Please consider contacting the Oceanside City Council. Representatives have said that if approved, it would still take as much as two years to effect change. We need many voices to be heard!"* Bob McClendon, a long-time Whelan Ranch resident on Marblehead Bay Drive is requesting help from Whelan Ranch neighbors.



Southbound Douglas at Cardiff Bay Drive.

If this resonates with you, consider reaching out to Oceanside Public Works. Clear, collective input helps move solutions forward. Our voices truly matter.

To help make Whelan Ranch or any local roads safer, and to support your neighbors, please submit suggestions, reports and complaints regarding our roadways to:

**City of Oceanside Public Works:**  
**Phone: (760) 435-5097**  
**Email: [customercare@oceanside.org](mailto:customercare@oceanside.org)**

*Suggested Request:*  
 "I'd like to request a traffic engineering study."

## Protecting What You've Built



Real estate is about more than buying and selling, it's about creating a life and protecting it.

One of the most overlooked ways to do that is by planning ahead to avoid probate.

Here in California, probate can be a long and often difficult process, typically 18 to 24 months or more. During that time, the estate is tied up in court, becomes part of the public record, and incurs fees that often reach 4% to 7% of the estate's total value. For many families, that's time, stress, and money they would rather not spend.

It's also important to understand what happens during that waiting period. Even while the estate is in probate, ongoing expenses don't stop. Mortgage payments, utilities, insurance, and maintenance costs still need to be paid. At the same time, estate funds are often not easily accessible. Unless beneficiaries have the financial ability to cover these costs out of pocket, penalties and financial strain can quickly

build. All debts and liens are settled through probate, and in some cases, there may be little remaining for heirs at the end.

Because of this, many homeowners choose to plan ahead.

A living trust is one of the most effective tools available. It allows assets, especially your home, to pass directly to your loved ones privately and more efficiently, without court involvement. However, there's an important detail that is often overlooked: a trust is not a "set it and forget it" document.

To truly avoid probate, assets must be properly aligned with the trust. That includes your home, bank accounts, investment accounts, and even vehicles. If any asset remains in an individual's name, it may still be subject to probate—potentially delaying the entire process.

The goal is simple: make things as easy as possible for the people you love.

If you've been meaning to review your plan, or simply want to better understand how everything works, taking a little time now can create a great deal of clarity and peace of mind for the future.

## Tammy's Ocean Currents

### Caring for Our Coastal Critters



Courtesy of SeaWorld San Diego Rescue

Right here in San Diego County, something truly meaningful is happening behind the scenes. SeaWorld San Diego operates one of the region's most active animal rescue programs, helping injured, sick, and stranded marine animals;

from sea lions and dolphins to seabirds and more find a second chance.

Their dedicated rescue team responds year-round, providing medical care, rehabilitation, and, whenever possible, a safe return to the ocean. It's a quiet but powerful reminder of how much care and responsibility it takes to protect the beautiful coastline we all share.

I witnessed Sea World Rescue San Diego come to the aid of a baby sea lion at Oceanside Harbor a few weeks ago. If you ever come across a marine animal in distress, you can help by reporting it to SeaWorld's Rescue Team. Calling their 24-hour hotline ensures trained professionals can respond quickly and appropriately.

It's one small way we can all look out for the place we call home and the wildlife that makes it so special.

The 24-hour animal rescue hotline for SeaWorld Rescue San Diego is:  
**(800)541-7325 (800-541-SEAL)**  
**[SWC.Rescue@seaworld.com](mailto:SWC.Rescue@seaworld.com)**



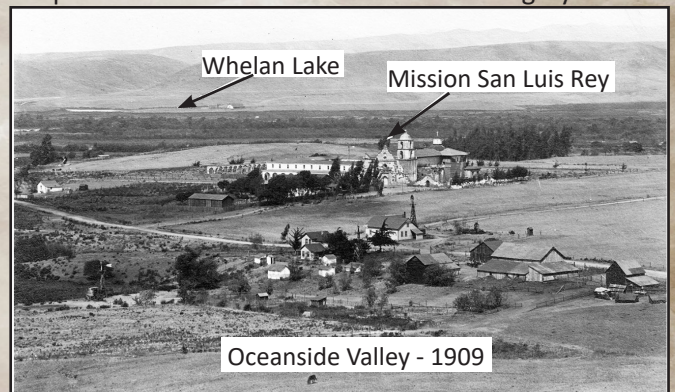
## A Bit of Whelan Ranch History

*From time to time, I'll highlight small pieces of the history behind our neighborhood.*

If you are new to this area, you may not realize that where your home sits in Whelan Ranch, whether it be on the east or west side of Douglas, part of the condos or The Crest, it all used to be ranch land, a dairy and a wilderness area complete with a bird sanctuary.

In 1911, John Whelan, a native of Ireland, moved his family from San Jacinto and rented the 440-acre Rancho Pico to farm hay, grain and sugar beets. The roots of this land can be traced back to Pio Pico, the last Mexican governor of California.

In 1943, the Whelan family officially purchased the land after successfully farming it for over 20 years. They then transitioned the land to a thriving dairy operation. Sometime between 1950 and 1970, one of John Whelan's three sons, Douglas, expanded Whelan Ranch by erecting a dam, which created the nearly 40-acre Whelan Lake at the end of North River Road. Ellen Whelan took over management and dedicated her life to protecting over 90 species of birds including migrating Canada Geese and other local wildlife. We'll explore more about Ellen Whelan and her legacy next time.



Oceanside Valley - 1909

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