

PATRISS PROPERTIES

THE PACIFIC RHYTHM



WHAT'S IN THIS ISSUE



LOCAL EVENTS

Vista Independence Day Celebration



Neighborhood:

North Inland
Brenge Terrace Park
1200 Vale Terrace Drive
Vista, CA 92084

Date & Time

Jul 4, 2023
5:00 PM - 10:00 PM
Fireworks at 9:00PM

ARTS DISTRICT Summer Music Series

Neighborhood:

Point Loma Peninsula
ARTS DISTRICT Liberty Station
2640 Historic Decatur Road
San Diego, CA 92106

Date & Time

Jul 9, 2023
4:00 PM - 7:00 PM
2nd Sunday in July (9th)
and August (13th)



Comic-Con International: San Diego



Neighborhood:

Downtown
San Diego Convention Center
111 W. Harbor Drive
San Diego, CA 92101

Date & Time

Jul 20 - Jul 23, 2023

RESTAURANT SPOTLIGHT

VIAVAI *cucina italiana*



Located in the vibrant city of Carlsbad, California! At Via Vai Cucina Italiana, we take immense pride in bringing the essence of Italy to our discerning guests. Every dish is a masterpiece crafted with utmost care, showcasing the traditional recipes and techniques passed down through generations. Our talented team of chefs, hailing from various regions of Italy, infuse their culinary expertise and passion into each plate, ensuring an unparalleled gastronomic journey for our patrons.

Address:

2907 State St, Carlsbad,
CA 92008, United States

Hours:

Open: 4:30 Closes: 9 PM
Open Weekends: 11:30 Closes: 9 OM

Phone:

760-720-9998



VIAVAICARLSBAD.COM

Service Provider of the Month

THE GLARE PHOTOGRAPHY

We are thrilled to announce that Alberto Bernal from Glare Photography has been selected as our Service Provider of the Month! We take immense pride in having Glare Photography as one of our trusted partners.



ALBERTO BERNAL

Alberto Bernal, the owner and photographer of The Glare Photography in San Diego, CA, is a versatile professional who excels in various types of photography. While specializing in weddings, Alberto's expertise extends to professional headshots and other photo shoots. With his artistic eye and technical skills, he consistently delivers exceptional results across different genres.

Whether you're looking for stunning wedding memories, polished business headshots, or captivating event photography, Alberto is dedicated to providing high-quality images that exceed expectations. His passion for art, design, and business shines through in every project, ensuring that clients receive outstanding service and beautiful photographs.

I'm honored to have Alberto Bernal and The Glare Photography as a Trusted Partner that will provide anyone with an exceptional photography experience, no matter the occasion.

WWW.THEGLAREPHOTOGRAPHY.COM

MEET THE AGENT



**THOMAS
PATRISS**

Real Estate Advisor

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FOLLOW ME



PATRISS PROPERTIES

UNLOCKING DOORS TO YOUR FUTURE

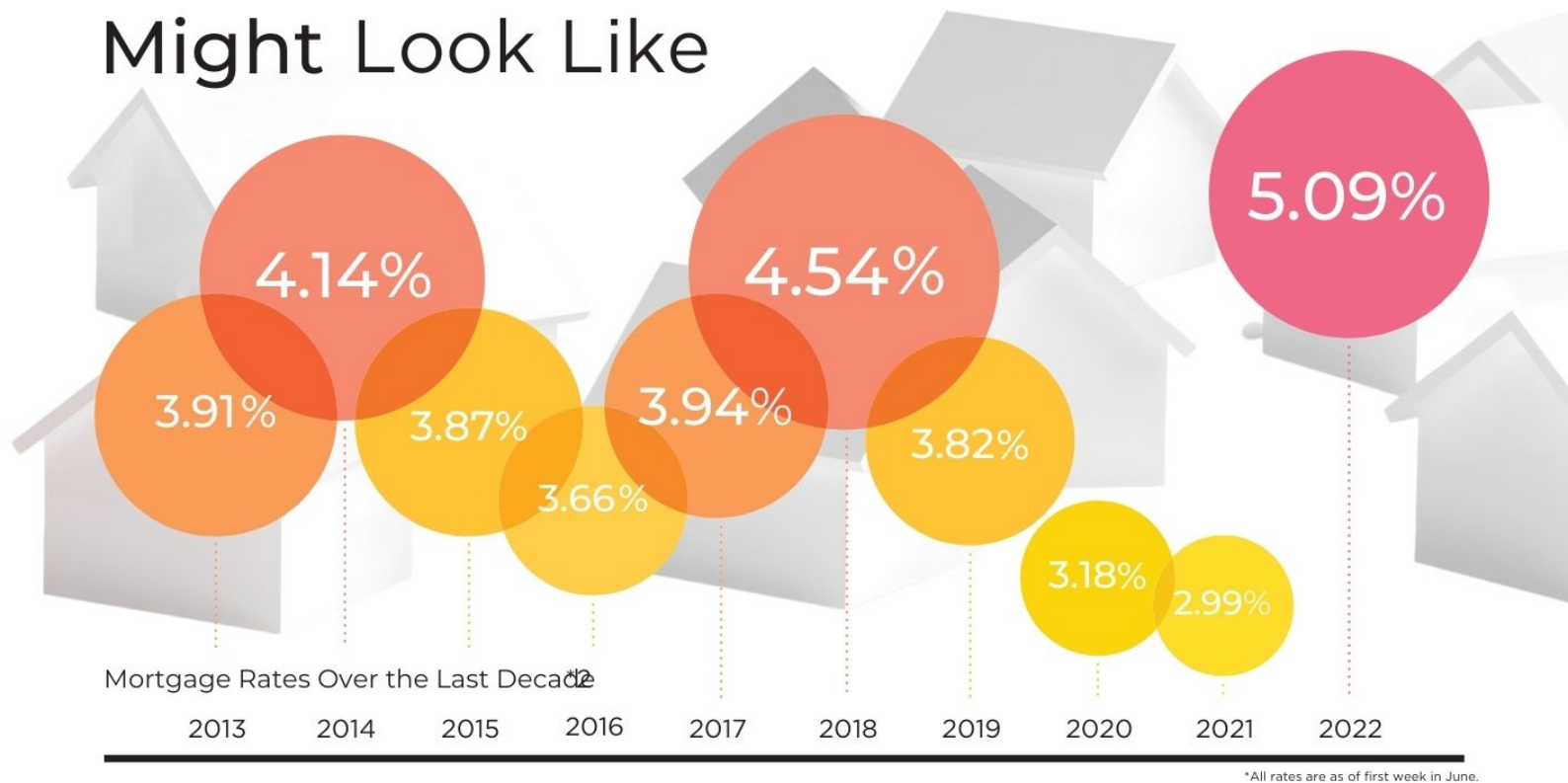
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What a Normal

Stable 30-Year Fixed-Rate

Many analysts believe that in a future normal market, 30-year fixed-rate mortgages will be around 5%-6%, slightly higher than in the past 10 years.¹

Might Look Like



The last few years have been anything but “normal” when it comes to real estate. A normal market is balanced between a buyer and seller — one side does not have much of an advantage over the other.

Buyers' Perspective

- More homes to consider
- Less urgency to act immediately
- Home inspections are not waived
- Can request concessions from sellers
- Fewer bidding wars
- Homes are not bought sight-unseen

Sellers' Perspective

- Homes priced right sell quickly
- Equity in home built over time
- Homes may stay on the market longer
- Offers received at or close to the asking price
- May need to make repairs and/or concessions

I know the market can be confusing, but I am here to offer clear, concise information you can trust. Feel free to contact me and I will answer any questions you may have.

Different Types of Housing Markets



Sellers' Market

Occurs when there are more buyers than properties available. There is more competition, especially for homes priced right. Buyers may waive home inspections and requests for repairs.



Buyers' Market

Occurs when there are more properties for sale than buyers. Homes may stay on the market longer and sellers may have to make concessions and/or price reductions.



Balanced Market

This is the transitional time, normally three to six months, between a buyers' market and a sellers' market. Residential property prices are stable. Homes are sold at or near the asking price.



Local Market

For the individual buyer or seller, real estate is hyperlocal. Home sales and prices may be influenced in some way by a community's regulations, economic conditions or other significant factors.



National Market

When referencing this type of market, data, such as days on the market and prices, often reflects a median (halfway between the low and high numbers). Metrics may also only reflect numbers for a specific region (e.g., the Northeast) or just a portion of a region (e.g., the city of Boston).