



Glenn Fry



"Your Family Real Estate Consultant For Life"

Phone: 518-3131 • Fax: 894-5720 • Glennfry@Glennfry.com • www.GlennFryRealEstate.com
1350 E. Lassen Ave. Suite 1 Chico, CA 95973

January 2009

Representing Buyers & Sellers in Butte, Glenn and Tehama Counties

New Year's Resolutions For Success

Ralph Waldo Emerson (1803-1882), philosopher, poet and public speaker, wrote this a long time ago, but his thoughts are still timely for today, especially when we think about making New Year's resolutions:

To laugh often and love much; to win the respect of intelligent persons and the affection of children.

To earn the approbation of honest citizens and endure the betrayal of false friends; to appreciate beauty; to find the best in others.



To give one's self; to leave the world a bit better, whether by a healthy child, a garden patch, or a redeemed social condition.

To have played and laughed with enthusiasm and sung with exultation; to know that even one life has breathed easier because you have lived...

This is to have succeeded.

Wishing you success in 2009!

New Year = New Laws!

Come January 1, 2009, text-messaging while driving will be illegal in California. It follows a similar law requiring hands-free cell phone use while behind the wheel.

Here is a partial list of other new laws going into effect in California in 2009:

- Any person who is on probation for a DUI conviction cannot drive with a blood alcohol level of .01 percent.
- Gold Star Family special interest license plates will be available to family members who have had family killed in the line of duty while serving in the Armed Forces during wartime/military operations.
- Wages for employees of temporary services employers shall be paid weekly or daily if the work less than 90 days.
- Families who have members who are active in the military are eligible up to 12 weeks of leave if they meet certain "qualifying exigencies" such as: short notice deployment, attendance at official military events or activities, arranging or providing childcare, attending school or daycare meetings, handling financial and legal matters, and rest and recuperation visits when the soldier is on leave.
- Counterfeit Clean Air Stickers - It will be a crime to forge Clean Air Stickers, which are issued to low-emission vehicles and allow the vehicles with these stickers to be driven in carpool lanes.

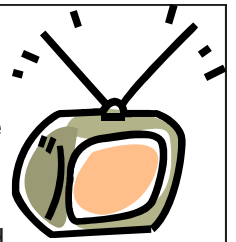
WHO DO YOU KNOW... ?

Please take a moment to think about anyone you know that might be thinking about buying a home. Interest rates are low and the inventory of available homes is high. These conditions are **favorable to buyers** and make this the perfect time for a first time buyer or investor to get a great deal. **Who do you know** that could benefit from my **17+ years of full-time experience** as a Realtor?

I am committed to providing world-class service to anyone you refer to me!

Good Bye Analog, Hello Digital TV:

The U.S. is transitioning to digital television, and by law, the last day of analog broadcasting in the United States is February 17, 2009. After that date, stations will broadcast only digital signals. Some stations have already discontinued their analog broadcasts and are now broadcasting only a digital signal.



What's that all mean? Analog technology has been in use for the past 50 years to transmit conventional TV signals to consumers, and most current television transmissions are received through analog television sets. Digital television (DTV) enables broadcasters to offer television with movie-quality picture/sound. It also offers multiple programming choices (multicasting), and interactive capabilities.

Why are we going digital? According to www.dtv.gov, Converting to DTV will free up parts of the scarce and valuable broadcast airwaves because DTV allows the same number of stations to broadcast using fewer total channels. Those portions of the airwaves can then be used for other important services such as public and safety services (police and fire departments, emergency rescue), and advanced wireless services.

The DTV transition date is around the corner. U.S. households are eligible to request up to two coupons, worth \$40 each, to be used toward the purchase of digital-to-analog converter boxes though not everyone will need a converter box. Televisions with a digital tuner (common in televisions built since 2006) or subscribers to cable or satellite TV should not need a converter box. Learn more at www.dtv.gov.

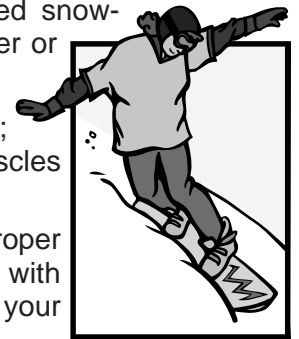
The "State" of Real Estate:

Though the media continues to focus on the negative, there are many positive signs. We now have 30 year, fixed mortgage rates around 5%; something we haven't seen in decades. The Northern California First-time Buyer Affordability Index (% of households that can afford to purchase an entry-level home) is at 52% compared to just 38% a year ago. There are some AMAZING opportunities for home buyers right now.

Of course, home sellers are facing difficulties, but there is some good news locally. Across all of California, the median home price has fallen approximately 48% (Nov 2006 - Nov 2008) while Chico has experienced a much smaller (10 to 20%) fall in prices during the same period. See the "Real Estate Facts & Figures" on page 3 of this newsletter for details.

Snowboard Safety:

Snowboarding is great fun, great exercise – and the greatest cause of outdoor-activity injuries, accounting for a quarter of outdoor-activity emergency room visits. Beginning snowboarders sustain the most injuries, with 25 percent of injuries occurring during a snowboarder's first experience and almost half during the first season of snowboarding. But even the most experienced snowboarder is susceptible to fatigue, a fall, or a collision with a tree or another snowboarder or skier, so here are some snowboard safety tips:



Get in shape before the season starts. Don't try to snowboard yourself into shape; you'll enjoy the sport more if you're physically fit. Once you're on site, warm up your muscles prior to snowboarding, and again after stops for rest or lunch.

Obtain proper equipment, including a snowboard suited to your size and skill level, proper boots and bindings, and a safety device to help prevent runaway equipment. Consult with the staff at a reputable snowboard shop – they're trained to match your equipment to your needs.

Wear proper clothing, which means *protective* clothing: padded pants, helmet, goggles or sunglasses, gloves or mittens, and wrist guards. Your clothing should be windproof and waterproof, brightly colored for maximum visibility, and multi-layered so layers can be added or taken off as conditions or your exertion levels change. And don't forget the sun block.

Beginning snowboarders should take lessons from a qualified instructor; experienced snowboarders should take a refresher course. Choose slopes that are appropriate for your ability, and don't snowboard alone.

Understand the snow conditions and study a map of where you'll be snowboarding. Observe all posted signs and warnings. Keep off closed trails and out of closed areas.

When snowboarding downhill, remember that people below you have the right of way; you can see them, but they can't see you.

Take a break if you're tired, or call it a day and save your energy for next time.



Comfy Cul-de-sac location!

16 Blanqueta Ct This 3 bed, 2 bath home is located in Chico Creek Estates off Bruce Road. Over 1,700 SqFt with an open floor plan, vaulted ceilings, formal living and dining rooms and large master suite. Freshly painted and ready for you!

\$328,000



Prestigious Downtown Chico!

555 Main #400 Security and elegance all in one! Slate floors throughout, wet bar with built-in dishwasher & wine refrigerator. Gourmet kitchen with granite counters, stainless appliances, and large pantry. "Smart House" wiring. Two balconies for great views!

\$1,200,000

Central Location



3 Bedroom, 2 bath home just blocks **10 Capshaw Ct.** from CSU, Chico and Enloe hospital. Located at the end of a quiet cul-de-sac. Newer roof, high ceilings, fireplace and ceiling fans throughout. This is a great value and is move in ready!

\$299,000



Investment Opportunity!

623 W 6th Ave. Twelve two bedroom, one bath units in this well maintained complex. Good rental history and great location in close proximity to Chico State as well as Enloe Hospital. Two buildings with common laundry area and large parking lot.

REDUCED to \$845,000

You can see for Miles!!!

Magnificent 20 acre view lot just 20 minutes from town. Several building sites and the WELL is in place. Power nearby and the roads are ready.... to take you home! Bring your horses, motorbikes, ATV's, this lot is ready for you to build your future.



Batt Rd

\$195,000

Commercial Lot in the Path of Progress



E. Gridley Rd Excellent, high traffic opportunity in Gridley located 1/2 block off of Highway 99. This 0.42 acre lot has all city services/utilities available. Nearby businesses include banks, shopping and other services.

\$250,000

For more information /photos of these and other available properties go to:

GlennFryRealEstate.com

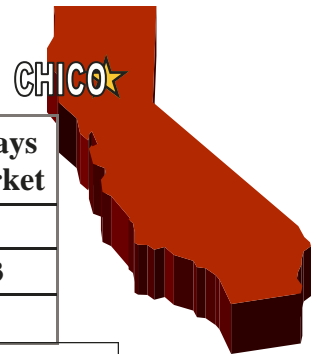
Real Estate Facts & Figures



California Median Home Price Trend:

Source: California Association of Realtors

Nov. 2008—\$285,680
Nov. 2007—\$488,640
Nov. 2006—\$555,290



Homes Sold (Chico)	Avg. (Median) Sales Price	Avg. (Mean) Sales Price	Average \$ Per SqFt	Avg. Days On Market
NOV. 2008 = 57	\$295,000	\$305,329	\$177.35	67.5
NOV. 2007 = 58	\$321,000	\$346,194	\$193.18	103.3
NOV. 2006 = 67	\$325,000	\$384,089	\$204.26	82.8

Number of Chico Single Family Homes currently listed for sale: 348

Price < \$200,000 = 28	\$400,000 - \$499,999 = 34	\$700,000 - \$799,999 = 13
\$200,000 - \$299,999 = 112	\$500,000 - \$599,999 = 28	\$800,000 - \$899,999 = 5
\$300,000 - \$399,999 = 82	\$600,000 - \$699,999 = 26	\$900,000 + = 20

Source: Chico Association of Realtors

This information is deemed reliable but not guaranteed. Neither the Chico Association Office nor the Listing Broker, nor their agents or subagents are responsible for the accuracy of this information. All data is as of December 18, 2008.

www.GlennFryRealEstate.com

Recent Chico Home Sales

40 Most Recent Sales Reported

Address	List Price	Sold Price	BD	BA	YrBlt	~Acres	~SqFt	\$SqFt	Days On Market	Closing Date	
1135 Oakdale St	\$137,900	\$112,000	2	1	1940	0.11	816	\$137.25	105	10-Dec	
1305 Chestnut St	\$169,900	\$140,000	3	1	1960	0.14	1579	\$88.66	49	12-Dec	
384 E 5th Avenue	\$157,900	\$157,900	2	1	1948	0.12	909	\$173.71	5	10-Dec	
1229 Oleander Ave	\$169,900	\$169,900	2	1	1937	0.23	1026	\$165.59	1	24-Dec	
2037 Palm Ave	\$219,000	\$190,000	2	1	1940	0	986	\$192.70	99	12-Dec	
2711 Grape Way	\$245,000	\$192,645	3	1	1945	0.5	1233	\$156.24	28	15-Dec	
18 Sir Andrew Ct	\$245,000	\$205,000	3	2	1995	0	1127	\$181.90	58	5-Dec	
31 Kimberlee Ln	\$265,000	\$215,000	3	2	1972	0.18	2000	\$107.50	116	19-Dec	
2324 Porter Way	\$229,000	\$225,000	3	2	1954	0.21	1700	\$132.35	15	5-Dec	
2685 Silver Oak Dr	\$244,900	\$225,000	3	2	1998	0.16	1431	\$157.23	35	19-Dec	
2220 Leinberger Lane	\$260,000	\$230,000	2	2.5	2007	0	1557	\$147.72	98	9-Dec	
2831 Ceanothus Ave	\$259,000	\$230,000	3	2	2006	0.1	1435	\$160.28	63	17-Dec	
3087 Helena Way	\$234,900	\$231,000	3	2	2001	0.1	1245	\$185.54	21	11-Dec	
4 Doris Way	\$219,900	\$235,000	3	2.5	1973	0.17	1525	\$154.10	22	19-Dec	
2660 Ceanothus Ave	\$279,000	\$240,000	3	3	2006	0	1728	\$138.89	152	4-Dec	
3291 Rockin M Drive	\$279,900	\$249,600	4	3	2007	0	1853	\$134.70	1	5-Dec	
1992 Modoc Dr	\$279,000	\$250,000	3	2	1979	0	1701	\$146.97	15	12-Dec	
623 Acacia Lane	\$255,000	\$255,000	3	2	1959	0	1215	\$209.88	9	4-Dec	
63 Pauletah Pl	\$279,000	\$255,000	3	2.5	2006	0	1914	\$133.23	76	24-Dec	
35 Burkeshire Ct	\$269,000	\$258,000	3	2	1985	0	1347	\$191.54	56	22-Dec	
1323 Yosemite Dr	\$279,900	\$265,000	3	2	2005	0	1600	\$165.63	42	15-Dec	
1256 Ravenshoe Way	\$274,900	\$270,000	3	2	1997	0	1532	\$176.24	45	19-Dec	
251 Pinyon Hills Dr	\$333,000	\$279,000	3	2	1990	0.17	1590	\$175.47	116	12-Dec	
1427 Manchester Rd	\$349,900	\$280,000	3	2.5	1963	0	1885	\$148.54	74	19-Dec	
4298 Keith Ln	\$285,000	\$285,000	3	2	1975	0.58	2232	\$127.69	7	19-Dec	
33 Quista Dr	\$325,000	\$285,000	4	2	1974	0.19	1792	\$159.04	80	19-Dec	
327 Legacy Ln	\$289,000	\$289,000	3	2	1999	0	1581	\$182.80	2	19-Dec	
3004 California Park Dr	\$349,995	\$290,000	3	2	1989	0.19	1748	\$165.90	113	19-Dec	
578 Cimarron Drive	\$329,000	\$300,000	3	2	1984	0.36	1652	\$181.60	28	3-Dec	
2035 Cecelia Ln	\$264,900	\$300,000	3	3.5	1984	0.38	2714	\$110.54	38	22-Dec	
2616 E 20th Street	\$325,000	\$320,000	3	2.5	2005	0.12	1720	\$186.05	19	2-Dec	
644 Burnt Ranch Road	\$399,000	\$350,000	5	3	2008	0	3113	\$112.43	4	5-Dec	
12 Glenview Ct	\$390,000	\$350,000	3	2	1996	0	1910	\$183.25	35	11-Dec	
49 Parliament Ct	\$394,000	\$350,000	4	2.75	2003	0.21	2038	\$171.74	97	19-Dec	
7 Dahlia Way	\$369,000	\$355,000	4	2	1989	0.22	1899	\$186.94	0	19-Dec	
5 Via Flora Ct	\$399,000	\$365,000	4	2.5	1990	0.23	2213	\$164.93	145	23-Dec	
1978 Potter Road	\$459,000	\$375,000	4	3	2008	0	1989	\$188.54	258	23-Dec	
3178 Wood Creek Dr	\$499,000	\$400,000	3	2	2000	0.22	2018	\$198.22	191	23-Dec	
259 Idyllwild Cir	\$505,000	\$480,000	4	3	1991	0	2604	\$184.33	120	24-Dec	
3900 Saint Lucia Court	\$729,000	\$640,000	4	3	2008	0.66	3119	\$205.19	118	12-Dec	
	\$306,170	\$277,351	< "MEAN" AVERAGE >				\$161.78	63.9			
	\$279,000	\$261,500	< "MEDIAN AVERAGE >				\$165.61	47.0			

This information is deemed reliable but not guaranteed. Neither the Chico Association Office nor the Listing Broker, nor their agents or subagents are responsible for the accuracy of this information. All data is as of December 29, 2008.

www.GlennFryRealEstate.com

Kids Corner

By Danielle Fry

Did you know.....

- Cats have 20 muscles in each ear.
- Monkeys can go bald in old age.
- A light bulb in Texas has been on continuously for 98 years.
- There are over 64,000 people in the USA that are at least 100 years old.
- Some Frogs survive the winter by hibernating and freezing almost solid.
- Owls can't move their eyeballs.
- Someone is born in the United States about every 8 seconds.
- There are more plastic flamingos than real ones.
- New Zealand has more sheep than people.



Sports Shorts



After a fairly dismal first half of the season, both the Raider's and 49er's played well enough over the last few games of the NFL season to give us something to look forward to next year. With Singletary losing the "interim" coach label, the 49er's should bring that late enthusiasm into the 2009 season and should contend for a playoff spot.

Let's hope the Raider's do the same and make Tom Cable their coach for next year. This team has seen far too many changes at head coach over the last few years and could probably use a change at the owner level!

While one team did have a "perfect" record (Sorry Detroit, but 0 wins and 16 losses is perfectly horrible!) there wasn't any one team that looked invincible during the regular season. The lack of a clear favorite should make the playoffs interesting.

Of course, I do have a prediction for the Super Bowl (Feb. 1st). Barring an unforeseeable upset, I'm going with the Tennessee Titans beating the N.Y. Giants in a close, low scoring game.

JANUARY BIRTHDAYS

Sam Calhoun (6th)

Paige Bultema (15th)

Kristi Harrison (22nd)

Jim Goodwin (9th)



Arianna Wells (16th)

Kazim Senoglu (25th)

Luz Reynolds (9th)

Karissa Wells (16th)

David Ing (25th)

Jennifer Collins (10th)

John Turner (19th)



John Bishop (27th)

Joe Bell (14th)

Todd Willis (19th)

Brice Gibbs (30th)



Doug Garrison (15th)

Emily Ing (20th)

Dick Stein (30th)

Maxine Harrington (15th)

Ronda Mensching (20th)

Kiana Kinoshita (30th)

Have a birthday in January and don't see your name? Send me an e-mail with the details.....

www.GlennFryRealEstate.com



Glenn Fry

"Your Family Real Estate Consultant For Life"

Coldwell Banker DuFour Realty
1350 E. Lassen Ave.
Chico, CA 95973
www.GlennFryRealEstate.com

PRSR STD
US POSTAGE PAID
Permit No. 621
Chico, CA 95927

RETURN SERVICE REQUESTED

By Referral Only means....

Most Real Estate agents spend the majority of their workday searching for new business; by placing ads, telemarketing and making sales calls.

Instead, I devote my time helping you obtain your goals and dreams. I'm 100% committed to providing you with the highest level of service and pay strict attention to your needs. This will assure us a smooth and stress free experience.

My goal is to earn your heartfelt endorsement of my professional services and to help the people that you care about in your life. I believe in building strong, lasting, lifelong relationships... one at a time.

Free Newsletter Offer

If you want any friends, coworkers, relatives, or business acquaintances to receive a **FREE** subscription to this newsletter, please give me a call (530-518-3131) or e-mail (glennfry@glennfry.com). I'll send them the latest issue. I'll also send them a note telling them that you suggested they receive this newsletter, and to contact me if they would like to stop at any time. If you enjoy this newsletter, share it with people you know.

If you no longer wish to receive this newsletter, call me at (530) 518-3131 or send me an e-mail message at glennfry@glennfry.com. I will remove you from the Newsletter mailing list for any future issues.

This newsletter is intended for entertainment purposes only. Credit is given to the authors of various articles that are reprinted when the original author is known. Any omission of credit to an author is purely unintentional and should not be construed as plagiarism or literary theft.

Copyright 2003 Glenn Fry. This information is solely advisory, and should not be substituted for legal, financial or tax advice. Any and all financial decisions and actions must be done through the advice and counsel of a qualified attorney, financial advisor and/or CPA. We cannot be held responsible for actions you may take without proper financial, legal or tax advice.

2009-01

www.GlennFryRealEstate.com