



EQUITY  
UNION  
REAL ESTATE

REAL ESTATE UPDATE

DECEMBER



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MARKET INSIGHTS

December may be quieter for real estate, but serious buyers are still looking to finalize deals before year-end, often to secure tax benefits or lock in mortgage rates.

In our area, demand remains strong for homes with modern upgrades and energy-efficient features. Sellers can shine by showcasing move-in-ready properties, while buyers benefit from less competition and motivated sellers.

Looking ahead to 2025, the market is poised for steady growth. If a move is in your plans, now is the perfect time to prepare—contact us to get started!

*Happy Holidays!!!*

In this season of good cheer, it is important to take time to reflect on our many blessings. It's the personal relationships that we share with others that make life fulfilling. We are truly grateful that you have selected us to assist you with your real estate needs over the years.

Hope you find the enclosed 2025 recipe calendar helpful to mark your important dates and appointments throughout the upcoming year. Additionally, each month try a new recipe to enjoy! We look forward to providing you outstanding service by assisting you, and your much appreciated referrals, with any housing needs in the future.

Best wishes for Peace and Joy this Holiday Season, and may the New Year bring you Health, Happiness, and Prosperity!

*Linda & Bob*

*START THE NEW YEAR WITH  
PEACE OF MIND*

Every house and investment property needs a trust in order to avoid a long and costly court probate. If you do not have a trust or need to update your existing trust (this should be done every 5 years), we make this offer to encourage you to take action and make this a part of your New Year's Resolution.

If you book an appointment with Family Security Law Group to create or update a trust by **February 14, 2025**, you will receive a **15% discount** for the legal services. Call **805-496-4681** and get peace of mind!



FAMILY SECURITY LAW GROUP<sup>APC</sup>  
TRUSTS • ESTATES • PROBATE  
*We Deliver Peace of Mind*



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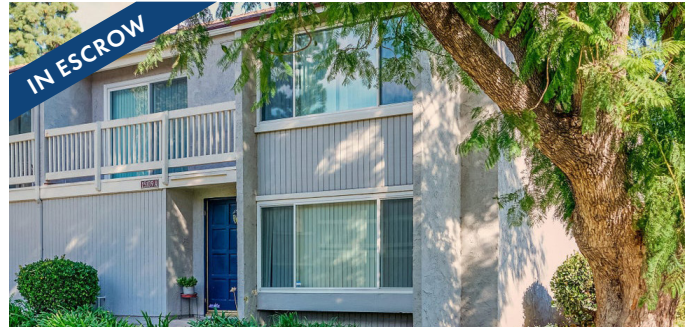
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Seniors, Real Estate & Luxury Specialist  
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# OUR FEATURED *PROPERTY*

**LISTED AND SOLD IN ONE DAY!**

**15109 Varsity Street A, Moorpark**  
3 BD | 2 BA | 1,295 SF | \$525,000



## Pear and Gorgonzola Salad

Indulging in a Pear Gorgonzola salad this holiday is the perfect blend of sweet and savory, making every bite a festive delight.

### Ingredients:

- 1/3 cup white wine vinegar
- 1 can (15 ounces) pear halves, drained
- 1/2 teaspoon salt
- 1/3 cup olive oil
- 6 cups torn mixed salad greens
- 2 medium pears, sliced
- 1 medium tomato, seeded and finely chopped
- 3/4 cup chopped walnuts
- 1/4 cup crumbled Gorgonzola cheese
- Coarsely ground pepper, optional



### Directions:

1. For dressing, in a blender, combine the vinegar, pear halves and salt; cover and process until smooth. While processing, gradually add oil in a steady stream.
2. In a salad bowl, combine the greens, sliced pears, tomato, walnuts and cheese. Drizzle with desired amount of dressing; toss to coat. Serve with pepper if desired.

## CONEJO VALLEY *RECENT SALES*

PROPERTY ADDRESS	BD	BA	SQFT*	YEAR BUILT	CITY	LIST PRICE	SALE PRICE
1452 Cheswick PL	4	4	2,835	1968	Westlake Village	\$2,700,000	\$2,700,000
32038 Watergate CT	4	3	2,512	1966	Westlake Village	\$1,580,000	\$1,580,000
1426 Oldbury PL	4	3	2,490	1968	Westlake Village	\$1,249,000	\$1,405,000
3046 Camino Del Zuro	3	2	1,770	1961	Thousand Oaks	\$950,000	\$950,000
3811 San Marcos CT	4	2	1,406	1977	Newbury Park	\$865,000	\$885,000
214 Maynard AVE	3	3	1,693	1970	Newbury Park	\$899,999	\$875,000
574 Nicole DR	3	3	1,812	1985	Newbury Park	\$900,000	\$840,000
1355 Calle Durazno	3	1	932	1960	Thousand Oaks	\$599,000	\$571,645

### \* Local Events \*

Conejo Valley



Ventura County



## What's Your Home Worth?

Find out the estimated value of your home.  
Scan the code or visit



<https://lindaarchie.equityunion.com/seller/valuation/>

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