

# LONG BEACH Real Estate CORNER



DECEMBER 2023

## *What to do now if you want to buy or sell in 2024*

If you're considering buying or selling property in 2024, this guide is your roadmap to success. From understanding the market trends to finding the right real estate agent, we will equip you with the knowledge and strategies necessary to make your transaction a success, whether you're buying, selling, or both.

### For Buyers

- 1. Analyze Your Finances:** Begin by evaluating your financial situation, including your credit score and savings. This will help you determine your budget and the type of mortgage you can secure.
- 2. Research Neighborhoods:** Explore the diverse neighborhoods of Long Beach, from the trendy Downtown area to the quieter suburbs. Consider your lifestyle preferences, proximity to amenities, and future development plans when selecting a neighborhood.
- 3. Engage an Experienced Agent:** Partner with a local real estate agent who has in-depth knowledge of the Long Beach market. They will help you identify suitable properties, negotiate offers, and guide you through the buying process.

### For Sellers

- 1. Prepare Your Home:** Before listing your property, focus on enhancing its appeal. Consider repairs, decluttering, and staging to make a positive impression on potential buyers.
- 2. Determine the Right Price:** Research recent sales and consult with your agent to set a competitive listing price. Pricing your home strategically can attract more buyers and potentially result in multiple offers.
- 3. Market Effectively:** Leverage online platforms, professional photography, and virtual tours to



showcase your property effectively. Your agent will craft compelling listing descriptions to capture buyers' attention.

### If You're Buying and Selling

- 1. Plan Your Timeline:** Coordinate the timelines of your buying and selling transactions to ensure a smooth transition. Consult with your agent to determine the optimal order of selling your current property and buying a new one.
- 2. Secure Financing:** Work with a lender to understand your financing options, including bridge loans or contingent offers. Having a pre-approval in place will make your offers more competitive in this dynamic market.
- 3. Leverage Your Agent's Expertise:** Rely on your real estate agent's expertise to help you negotiate offers, manage contingencies, and navigate the intricacies of buying and selling simultaneously.

Long Beach offers a dynamic real estate market with opportunities for buyers and sellers in 2024. By following these tips, you'll be well-equipped to make informed decisions, secure the best deals, and achieve your real estate goals next year!

## Quick fixes

### Ignite Your Creativity with Faucet Swaps, Illuminating Light Updates, and Vibrant Paint Transformations

Are you craving a quick and easy way to infuse creativity into your living space? Look no further! By replacing faucets and other hardware in kitchens and bathrooms, updating light fixtures, and painting, you can unleash your inner artist and breathe new life into your home. Let's dive into these exciting projects that will ignite your imagination.

#### Faucet Swaps: Tap into Stylish Innovation



Your kitchen and bathroom deserve a touch of elegance and sophistication. Say goodbye to outdated faucets and hello to cutting-edge designs. With a myriad of options available, you can exude your personal style through sleek lines, contemporary finishes, and innovative functionality. Embrace the beauty of simplicity or dare to make a bold statement – the choice is yours. You'll not only elevate the aesthetics of your space but also enhance its efficiency and eco-friendliness.

#### Illuminating Light Updates: Light Up Your World

Unlock the power of interior illumination as you embark on the journey of updating your light fixtures. Wave goodbye to dull, uninspiring lighting and say hello to transformative brilliance.

From elegant pendant lights to captivating chandeliers, invite creativity and charm into your rooms. Think outside the box and explore unique styles that reflect your personality, creating a captivating ambiance that transcends ordinary lighting. Let your imagination shine as you redefine the art of illumination!

#### Vibrant Paint Transformations: Revitalize Your Canvas

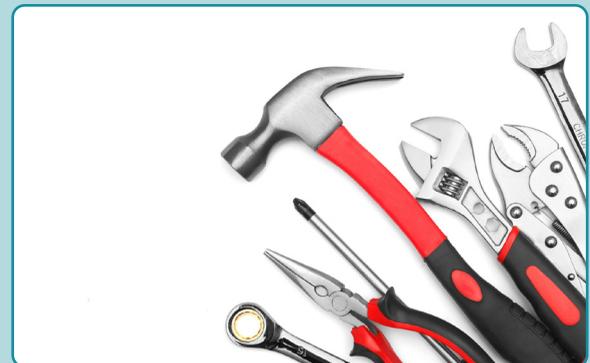


It's time to unleash your inner artist and transform your living space into a vibrant masterpiece. Painting is a versatile and powerful tool that can breathe new life into any room. Embrace the energy of bold hues or embrace the tranquility of soft pastels. Subtly change the mood with a fresh coat of paint and witness the stunning transformation of your walls. Immerse yourself in a world of captivating color, where each stroke of the brush infuses your space with your unique style and creative vision.

With these projects, you have the power to turn ordinary rooms into extraordinary expressions of your personal style and artistic flair. Embrace the opportunity to unleash your creativity and watch as your home becomes a canvas for self-expression. Get ready to embark on a journey of endless possibilities as you embrace these exciting quick fixes!

## 15 Tools Every Homeowner Should Have

1. Step stool
2. Tape measure
3. A utility knife
4. A stud finder
5. Power drill plus drill bits
6. Adjustable wrench
7. A 20 ounce claw hammer
8. A mallet
9. A level
10. Screw driver - all sizes
11. Wood touch up markers
12. A magnetic parts dish
13. A file
14. Pliers
15. Flash light



## Local Spotlight / Whale Watching

# Witness the Magnificent Whale Migration

Every year, nature puts on a breathtaking show off the coast of Long Beach, as majestic whales embark on their annual migration. This prime season presents a unique opportunity for locals and tourists alike to witness these magnificent creatures up close. So grab your binoculars and dress warmly, and get ready for an unforgettable experience as we explore the best places to watch the whale migration in Long Beach.

**1. Harbor Breeze Cruises:** One of the top-rated whale-watching cruise providers in the area, Harbor Breeze Cruises offers expeditions that take you to the heart of the action. Their knowledgeable guides provide fascinating insights into the behavior and biology of the migrating whales, making the journey both educational and exciting.

**2. Spirit Cruises:** With its spacious decks and comfortable seating, Spirit Cruises ensures a cozy and enjoyable whale-watching experience. Their skilled crew members are adept at spotting the telltale signs of whale activity, guaranteeing a front-row seat to witness these awe-inspiring giants of the sea.

**3. Long Beach Waterfront:** If you prefer to stay on land while enjoying the whale migration, the Long Beach waterfront offers several prime viewing spots. Rainbow Harbor and Shoreline Aquatic Park are excellent options, providing panoramic vistas and the chance to see the whales from the shore. Grab a picnic blanket, a pair of binoculars, and enjoy the show from the comfort of terra firma.

**4. Whale Watch Park:** Located near the Aquarium of the Pacific, Whale Watch Park is another fantastic venue to witness the annual migration. This elevated



park provides unobstructed views of the Pacific Ocean, allowing you to glimpse the majestic creatures as they make their way along the coast.

**5. Alamitos Bay Marina:** For those seeking a more intimate and relaxed setting, head to Alamitos Bay Marina. Rent a kayak or paddleboard, and paddle out into the calm waters to get closer to the migrating whales. This unique perspective offers a thrilling sense of connection with these incredible marine animals.

As you embark on your whale-watching adventure, it's important to consider diverse perspectives. While these massive beings are a sight to behold, it is crucial to approach their habitat with respect and care. Keep a safe distance, follow all guidelines and regulations, and prioritize the well-being of the whales and their natural environment.

Long Beach's prime season for whale migration is an exciting time for both locals and visitors. The opportunity to witness nature at its finest is a privilege that shouldn't be missed. So, hop on a boat cruise, find a comfortable spot along the waterfront, or venture out onto the water yourself, and prepare to be mesmerized by the grandeur of these magnificent creatures.

## Our Home Buyer & Seller Guides are Here!



SCAN ME  
BUYER GUIDE

It's never too early to start gathering information for your future home sale or purchase! Our Home Buyer and Seller Guides provide helpful information about the real estate market and expert insights along with tips for buying or selling a home. Scan the QR codes to check out our freshly updated buyer and seller guides!



SCAN ME  
SELLER GUIDE





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### Heater Safety

As temperatures drop and you turn on your heater to stay warm, be aware of potential risks. Tips to keep in mind before you turn on your heating sources.



- Check all smoke detectors and carbon monoxide detectors. Make certain they are working properly. If they are battery operated, change the batteries. There should be one of each detector on every floor of your house.
- Have a professional inspect your gas furnace at least once a year for leaks or cracks.
- If you use a fireplace, have a professional inspect and clean it every year to avoid fires. Also make sure any flammable materials are away from the open flame area. Never burn trash, cardboard boxes or items that may contain chemicals that can poison your home.
- If you use a wood burning stove, have a professional inspect and clean the chimney each year. Make sure you have a safe perimeter around it, because it can radiate excessive heat. Place on a flame-resistant carpet, use a screen to prevent sparks, and hot coals from coming out of the stove. Use safe woods, such as oak, hickory and ash — avoid pine and cedar.
- Never use a range (electric or gas) or oven as a heating source. It's not only a dangerous fire hazard; it can release dangerous fumes, such as carbon monoxide.
- If you use an electric space heater, keep a safe perimeter around it. Make sure it is away from water or anything flammable like curtains, paper, blankets, or furniture. Check for any faulty wiring that can cause electric shock or fire. Supervise children and pets around space heaters and turn them off before leaving the room or going to sleep.

### Reindeer Cookies

#### Ingredients:

- 1 cup butter, softened
- 1 cup white sugar
- 1 cup smooth peanut butter
- 2 eggs
- 1 teaspoon vanilla extract
- ½ teaspoon salt
- 3 cups all-purpose flour
- 2 teaspoons baking soda



- 72 small pretzel twists
- ½ cup chocolate chips or M&M candies

#### Directions:

- Preheat oven to 375 degrees F (190 degrees C).
- Beat butter, sugar, peanut butter, eggs, vanilla extract, and salt together in a bowl until smooth and creamy. Stir flour and baking soda into creamed butter mixture until well incorporated.
- Roll dough into 36 balls. Flatten each ball and shape into an upside-down triangle. Press two pretzels into the two top corners of each triangle for the antlers. Press two chocolate chips into the center of each triangle for the eyes, and one chocolate chip or M&M on the bottom of the triangle for the nose. Arrange cookies on baking sheets.
- Bake in the preheated oven until cookies are golden brown, 10 to 15 minutes.
- **TIP:** You can also use chocolate-covered pretzels, just put the antlers, eyes and noses on immediately after cookies come out of oven.