



## Welcome to The Carole Downing Group December Newsletter!

Get into the festive spirit this holiday season with our Family Fun Christmas Checklist! From decorating the tree to baking cookies, this checklist is filled with joyful activities to make your December unforgettable. Whether you're singing carols, writing to Santa, or helping those in need, there's something for everyone to enjoy. Let's make the most of this magical time with your loved ones, start checking off those boxes today!

**FAMILY FUN**  
*Christmas Checklist*

<input type="checkbox"/> go on a twinkle tour	<input type="checkbox"/> decorate the Christmas tree	<input type="checkbox"/> bake cookies
<input type="checkbox"/> make a gingerbread house	<input type="checkbox"/> hang the stockings	<input type="checkbox"/> mail the holiday cards
<input type="checkbox"/> listen to Christmas music	<input type="checkbox"/> see Santa	<input type="checkbox"/> eat a candy cane
<input type="checkbox"/> wrap gifts	<input type="checkbox"/> sing a Christmas carol	<input type="checkbox"/> decorate the house
<input type="checkbox"/> read a Christmas book or 2	<input type="checkbox"/> build a snowman	<input type="checkbox"/> write to Santa
<input type="checkbox"/> watch a Christmas movie	<input type="checkbox"/> plan your holiday menu	<input type="checkbox"/> give a gift
<input type="checkbox"/> make a gift or craft	<input type="checkbox"/> help those in need	<input type="checkbox"/> take a family photo

## Current Market Snapshot

- Active Listings:** Currently, there are 4,090 homes on the market, a decrease from October's 4,677. The holiday season traditionally sees fewer new listings.
- Pending Sales:** Pending sales have decreased to 2,050 from 2,242, which reflects the typical end-of-year market slowdown.
- Recently Sold:** The number of properties sold has also decreased to 1,486, down from 1,638.

## San Diego MARKET UPDATE

### ACTIVE LISTINGS 4,090

### PENDING LISTINGS 2,050

### SOLD LISTINGS 1,486

[www.thecaroledowninggroup.com](http://www.thecaroledowninggroup.com)

## Market Insights:

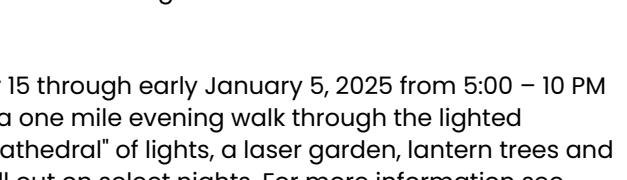
Just like at a garage sale, the right pricing strategy in real estate can significantly affect how quickly a home sells and at a fair sale price. Our latest analysis in real estate shows that homes priced correctly from the start attract more buyers and tend to sell faster and for a better price. Here's what to consider:

### For Sellers:

- Market Presence:** Your property could gain more visibility now as there are generally fewer listings. Ensuring your home is well-prepared and presented attractively can help draw attention during this quieter period.
- Preparation for Upcoming Activity:** Use this time to prepare your home with market expectations, ensuring it appeals to those who are actively searching during the holidays.

### For Buyers:

- Considered Decisions:** With typically fewer transactions happening, you might find yourself with more time to consider each property. This can lead to more informed decision-making without the pressure of a highly competitive market.
- Market Opportunities:** While the market may be quieter, it remains active. Keeping an eye on available listings during this time might reveal opportunities that fit your needs.

As the season lights up San Diego, the city transforms into a wonderland of dazzling displays and festive cheer. From waterfront parades to charming neighborhood traditions, these Top 5 Must-Visit Light Displays in San Diego promise unforgettable experiences that capture the magic of this special time of year.

## Hotel Del Coronado

Bringing the magic of the season with cherished holiday experiences, including skating by the sea, the Frostbite Lounge, special holiday dining in the elegantly restored Crown Room, the dazzling "All That Jazz" Lightshow Spectacular, cozy Beachside Igloos, and more.

## December Nights in Balboa Park

The largest free holiday festival in San Diego. Celebrate the spirit of the holiday and enjoy the amazing family zone with performances, free photos with Santa, lights displays, musical performances, and attractions, delicious food, and more!

## San Diego Bay Parade of Lights

The San Diego Bay Parade of Lights, a cherished holiday tradition from the boating community, returns for its 54th year to dazzle bayfront crowds on December 8 and 15, 2024. Each year, over 100,000 residents and visitors gather to watch around 80 beautifully decorated boats in one of San Diego's most iconic events.

## Coastal Christmas Holiday Light Spectacular

Welcome to Coastal Christmas, where the holiday spirit meets the coast! Step into a festive journey as this iconic venue transforms into a winter wonderland by the sea. Filled with sparkling lights, holiday cheer, and delicious snacks and drinks, Coastal Christmas is sure to become a beloved family holiday tradition.

## Jungle Bells at San Diego Zoo

Visitors can experience the magic and spirit of the holiday season at the world-famous San Diego Zoo. This year's Jungle Bells returns, lighting up the night until 8 p.m. with incredible entertainment and festive experiences. Families are invited to enjoy the warmth of the holidays at this beloved annual celebration.

## Instructions:

- Preheat the oven to 350 degrees F (175 degrees C). If using a glass dish, preheat the oven to 325 degrees F (165 degrees C). Coat a 9x13-inch baking dish with cooking spray.
- Mix graham cracker crumbs and butter in a bowl until well combined. Transfer the mixture to the prepared baking dish and press onto the bottom.
- Pour sweetened condensed milk on graham cracker crust. Sprinkle with an even layer of chocolate chips, coconut, and nuts. Press toppings down firmly with the back of a fork.
- Bake in the preheated oven until lightly browned, about 25 minutes. Cool completely, then cut into 36 bars or diamonds.

**Balboa Park December Nights** - Friday and Saturday December 6 and 7, 2024 at Balboa Park. Enjoy the lights, food, and fun. Don't miss out on one of the best San Diego events.

**Jolla Christmas Parade Christmas and Holiday Festival** - Sunday Dec. 8, 2024 with parade starting at 1:30 pm. Crafts, games, food and fun in downtown Jolla at Kline & Gerard. After the parade, the tree lighting begins at 5:30 pm. One of the traditional San Diego events December. For details see [www.jlaparade.com](http://www.jlaparade.com)

**Botanic Garden Light Scope Exhibit** - November 15 through January 5, 2025 from 5:00 - 10 PM more. Reservations required and tickets may sell out on select nights. For details see [www.sdbg.org](http://www.sdbg.org).

## Recipe of the Month

### Magic Cookie Bars

#### Ingredients:

- 1 1/2 cups graham cracker crumbs
- 1/2 cup butter, melted

1 (14 ounce) can Eagle Brand Sweetened Condensed Milk

- 1 cup of chocolate chips and 1 cup butterscotch chips

1 1/2 cups flaked coconut

- 1 cup chopped nuts

Total Time: 40 mins

Servings: 36 bars

## December Events

Fun Events for Everyone

**Gaslamp Pet Parade & Pups in the Pub Party** - December 14, 2024 from 10 AM to 4 PM. Dress up your pet (and you!) in a holiday costume and join the parade, then stay for the Hilton Gas Lamp Pups in the Pub Party. See Gaslamp Holiday Pet Parade details at [gaslamp.org](http://gaslamp.org)

**Encinitas Holiday Parade** - December 7, 2024 on Coast Highway 101 between D street to J street in downtown Encinitas. Holiday parade and tree lighting ceremony. The Parade begins at 5:30, heading south along Coast Highway 101 from D Street to J Street.

**Holiday Half Marathon** - Saturday December 14, 2024. Stay in shape before the holidays on this annual half-marathon starting from Carmel Mountain Road, along the route 56 bike path and ending at Torrey Pines State Beach. [www.sandiegholidayhalf.com](http://www.sandiegholidayhalf.com)

**Weekend Beach Walks** - Saturday and Sunday December 14 and 15, and 28 and 29, 2024 from 1:30 to 4:45 PM will be a nice time to walk some of the local beaches at low tide. Stay for the sunset around 4:45 PM and enjoy the views. [Best San Diego Beaches for Walking](http://Best San Diego Beaches for Walking)

**Explore Tidepools** - December 1 to 3, 12 to 17 and 28 to 31, 2024, at various times at low minus tides. Fall and winter are the best times to explore the San Diego tide pools. It's free and a great weekend kids activity. Here is a list of best times to visit and more information about the [San Diego Tide Pools](http://San Diego Tide Pools).

**Holidays at Bates Nut Farm** - December 13&14, 2024. Celebrate Christmas in the Valley. Christmas and holiday festivities at Bates Nut Farm in Valley Center. Candy, Christmas crafts, rides and more. See the Bates Nut Farm website for details. [www.batesnutfarm.biz](http://www.batesnutfarm.biz)

**Dr. Seuss' How the Grinch Stole Christmas!** - early November to December 31, 2024 at the Old Globe Theater in San Diego Balboa Park. A favorite holiday event tradition with the Grinch. What better way to spend a Christmas in San Diego than with the Grinch. Show time varies. Buy Grinch Tickets at [www.theoldglobe.org](http://www.theoldglobe.org)

**The Nutcracker** - various dates at local venues. No Christmas season would be complete without the Nutcracker ballet.

**Port of San Diego Holiday Bowl Parade** - December 27, 2024 in downtown San Diego CA. The Port of San Diego brings this exciting family event full of marching bands, magnificent floats, drill teams and enormous balloons. Family Festival activities afterwards at the Broadway Pier. For more information see [www.holidaybowl.com](http://www.holidaybowl.com)

**San Diego Bay Parade of Lights** - Sunday December 8 and 15, 2024 from 5:30 PM. The parade of decorated boats starts at southwest end of Shelter Island, and travels past Harbor Island, the Embarcadero, Seaport Village, Coronado Ferry Landing Marketplace before ending at the navy carrier turning basin. For details on the San Diego Bay Parade of Lights see [www.sdparadeofflights.org](http://www.sdparadeofflights.org).

**Smokehouse Rockin' New Year's Eve at The Del** - Ring in the new year at a San Diego New Years party, The Del's Smokehouse Rockin' New Year's Eve party. Open bar and bands. For more information see [www.hoteldel.com](http://www.hoteldel.com).

**Big Night San Diego** - Dec. 31, 2024 9 PM - 2:30 AM - Get your tickets for the Big Night San Diego, the hottest New Year's Eve party in Southern California to bring in the new year, located at the new Hilton San Diego Bayfront hotel. Twelve themed party areas, six dance floors, hot bands and DJ's, fireworks and more. For details on the Big Night San Diego event see [www.bignightsandiego.com](http://www.bignightsandiego.com).

**Grinchmas Universal Studios** - November 17, 2024 - January 1, 2025. Grinchmas happens every winter at Universal Studios, where there are celebrations throughout Universal Studios Hollywood, including Christmas in The Wizarding World of Harry Potter, fun in the new Super Nintendo World, and of course the Grinch. Check out the [Best Rides at Universal Studios](http://Best Rides at Universal Studios) and plan your visit.

**Christmas at Disneyland** - November 15, 2024 to early January 2025. Spend the winter holidays at California Disneyland Resort. Disneyland celebrates Christmas and New Years with special fireworks, decorations, holiday parade with Santa and more for your [Christmas at Disneyland](http://Christmas at Disneyland).



### Celebrating Christmas in San Diego: A Warm and Festive Guide to Coastal Holiday Cheer

When people think of San Diego, they typically envision bright beaches and ideal weather. But this Southern California city also understands how to spread Christmas cheer, combining festive traditions with its distinct coastal beauty. If you're spending Christmas in San Diego, expect a holiday season filled with colorful light displays, coastal parties, and warm-weather twists on traditional Christmas events. Here's how to make the most of your holiday in San Diego!

#### Celebrate Christmas at the Beach

Christmas celebrations by the water are one of the benefits of living in San Diego. When planning your vacation, think about including a few beach activities:

- **Surfing Santa at Seaport Village:** Santa Claus himself can be seen surfing the waves at Seaport Village's annual Surfing Santa! Holiday shopping in the village's boutique stores and festive photo chances are part of this special occasion.
- **Christmas Day Beach Picnic:** Bring a spectacular lunch and visit one of San Diego's stunning beaches, such as Coronado or La Jolla Shores, for a laid-back celebration. With sand beneath your toes and the sound of waves playing in the background, savor your Christmas lunch.

#### Holiday Ice Skating with a View

Yes, ice skating is possible in San Diego, and some rinks even have views of the ocean! Here are some locations to visit:

- **Skating by the Sea at Hotel del Coronado:** Skating while taking in views of the Pacific Ocean is the epitome of a "holiday in San Diego." Every year, a stunning seaside ice skating rink is set up by the historic Hotel del Coronado, providing a mystical experience with holiday lights and seasonal fare.
- **Rady Children's Ice Rink at Liberty Station:** A popular winter attraction, this outdoor rink donates to the Rady Children's Hospital, which is a worthy cause. Because of its exquisite décor, Liberty Station is a joyous spot to skate and buy for holiday presents.

#### Visit Christmas Markets and Craft Fairs

Visit one of San Diego's holiday markets to find homemade crafts, seasonal foods, and unusual gifts:

- **Old Town Holiday Market:** The historic splendor of Old Town San Diego is enhanced with winter lights, festive décor, and a holiday market. Experience the historical sites that are decorated for the season, shop for unique things, and take in live entertainment.

**Little Italy Mercato Holiday Market:** Handmade gifts, holiday sweets, and artisanal goods are all part of this year's Christmas edition of Little Italy's well-known farmers' market. It's the ideal place to support neighborhood merchants and find presents.

- **Del Mar Holiday Market:** This market offers shopping, live entertainment, and light displays in a joyous setting. With a variety of crafts, cuisine, and kid-friendly activities, it's a terrific place for a family outing.

#### Enjoy Festive Dining Options

Special Christmas Eve and Christmas Day lunches are available at several San Diego eateries. There are options to fit every taste, whether you're searching for a laid-back beachside breakfast or a fancy dining experience:

- **The Marine Room:** Situated just on the coast of La Jolla, The Marine Room provides a luxurious vacation dining experience with stunning views. Their holiday buffet is expertly prepared and suited for a little upscale Christmas celebration.
- **The Prado at Balboa Park:** During the holidays, this famous restaurant serves a seasonal menu. It's a handy place to visit if you're going to December Nights or looking at holiday light displays because of its position in Balboa Park.

#### Celebrate Christmas, San Diego Style!

With its sandy beaches and shimmering lights, San Diego's holiday season is a unique and spectacular experience. Whether you're a local or just visiting, everyone can enjoy the beachy fun and tradition that San Diego has to offer during Christmas. In this beautiful setting by the sea, savor the warm weather, take in the festive mood, and create cherished vacation memories.



Welcome to this stunning single-story home, offering the perfect balance of style and comfort on a private elevated lot with fully owned solar and gorgeous views of the golf course and mountains at Lake San Marcos. As you step through the double doors into the formal entry, Brazilian cherrywood floors lead you into a bright and inviting living space. The formal living room has vaulted ceilings and a fireplace framed by expansive windows showcasing beautiful mountains. The kitchen includes a center island, built-in Subzero refrigerator, Wolf 6-burner stove, double ovens, and soaring ceilings. The spacious daily dining area, featuring a chandelier and large windows overlooking the golf course, with electric sunscreens providing shade when needed. The family room, equipped with a second fireplace, custom wall unit with a wine fridge, wine rack, and two built-in refrigerator drawers, is just steps to the patio for effortless entertaining. The primary suite, with vaulted ceilings, features a sitting room with French doors that open to the back yard, a walk-in closet, and a walk-in shower. The secondary bedrooms are generously sized and connected by a jack-and-jill bathroom, with one bedroom offering a private entrance. A powder room and laundry room complete the floor plan. Outdoors offers lush landscaping with an array of fruit trees and a covered patio with an electric screen, built-in BBQ island, and built-in seating. Additional features include fresh paint, new carpet, solar tubes, AC, soft water unit, security system, and an oversized 3-car garage with ample storage. Located near golf courses, lake San Marcos, restaurants, and shopping, this home blends luxury and convenience in a peaceful setting.

- Beds: 3
- Baths: 2.5
- Size: 2,887 ft<sup>2</sup>
- Lot Size: 16,612 ft<sup>2</sup>

**1176 Lc Sombra Dr., San Marcos, CA 92078 | \$1,750,000**

Discover a rare opportunity to own one of the last remaining buildable lots in the prestigious St. Malo community, situated on the idyllic Pine Vista Lagoon, offering breathtaking unobstructed views that are simply unparalleled. This expansive 7,610 sq ft parcel includes modern architectural plans for a 4-story, two-story home with 4 bedrooms, 4.5 baths, a three-car garage, a sauna, and a cold plunge. As you pass through the exclusive guard-gated entrance of St. Malo, you are transported into a serene enclave of homes resembling a French village. Imagine, nearly a century ago, this 24-hour guard-gated community stands as a private beach area and sophistication with volleyball courts that set it apart. St. Malo offers residents a beach. A lifeguard on duty from Memorial Day through Labor Day ensures peace of mind during peak beach seasons. The community boasts an impressive array of amenities, including multiple courts for tennis, paddleball, and pickleball, as well as bocce ball. The prime location along Southern California's most sought-after coastline ensures that you are within walking distance of a variety of restaurants and shopping options, experiencing the distinct charm and history of this one-of-a-kind community, which has maintained its allure and exclusivity over the decades. This lot provides the perfect canvas to build your dream home, where you can create a unique and personalized space that reflects your taste and style.

- Lot Size: 0.17 Acre
- Beds: 4
- Baths: 4
- Size: 7,610 ft<sup>2</sup>

**74 Saint Malo Bch, Oceanside, CA 92054 | \$2,400,000**

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