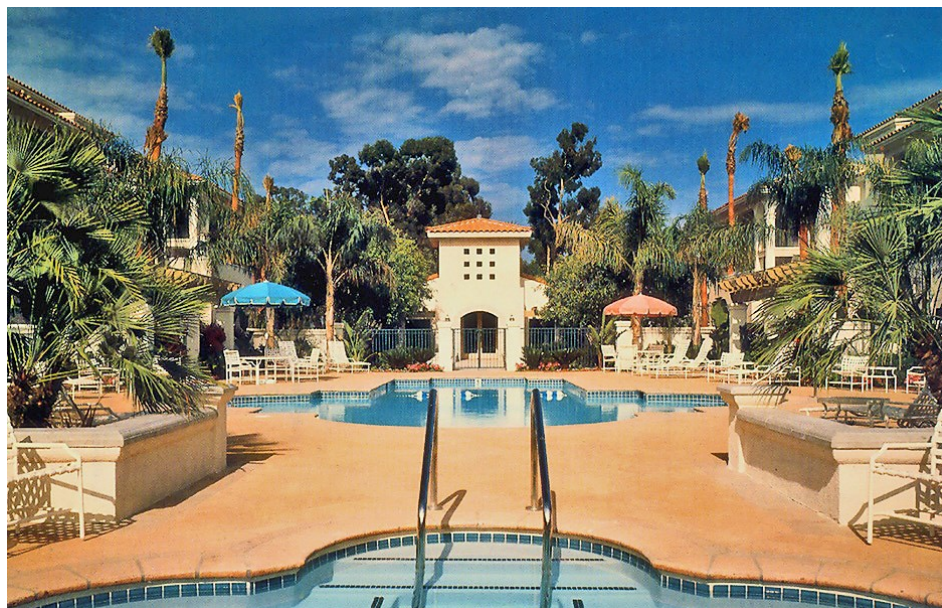


El Escorial Villas at East Beach

October 2018

Bob & Karin's Real Estate Newsletter



This is the 24th publication of our newsletter, focusing on the Santa Barbara area real estate condo market and, specifically, as it relates to El Escorial. This issue presents Santa Barbara real estate statistics focusing on the first nine months of 2018. Total sales were healthy and prices continued to increase. El Escorial sales to date for this year are equal to the total sales for 2017. We have included an article discussing another Santa Barbara Zoo unique exhibit, Condor Country. We continue to welcome your feedback and any suggestions of topics that we could focus on in our future publications. We also invite you to view our website at www.SBBeachHome.com. We would be pleased to expand our distribution to include any friends, family or acquaintances who you think would enjoy receiving this newsletter. Just let us know and we will be happy to add their names to our address book.

Bob Oliver & Karin Holloway

The El Escorial Experts



Santa Barbara Zoo's Condor Country

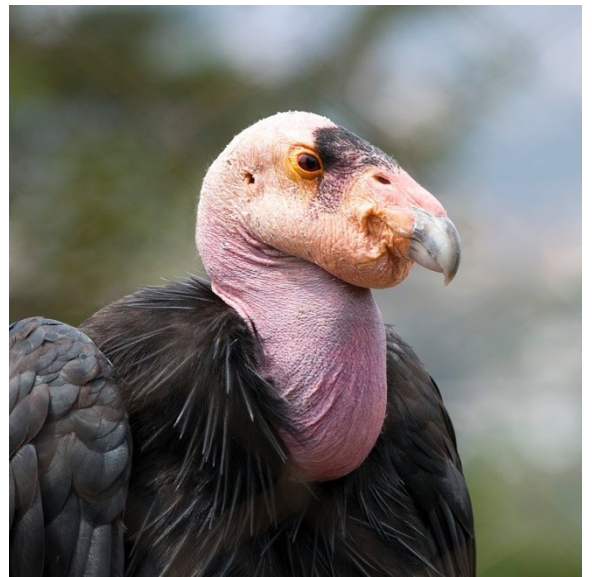
In our past newsletters, we have included articles about our neighbor, the Santa Barbara Zoo, featuring discussions of the zoo history and a few of the more prominent inhabitants that have gained national exposure because of their unique circumstances. These include Gemina, the crooked necked giraffe; Conrad, the noisy sea lion and Lucky, the penguin with an impaired foot. Another unique exhibit at our zoo is the California condor exhibit, called *Condor Country*, consisting of five birds. This is one of only four zoos in the world to display the endangered California condor, including the San Diego Wild Animal Park, the San Diego Zoo, and the Mexico City Zoo.



The Santa Barbara Zoo, in 2002, became a member of the California Condor Recovery Program, a multi-entity effort led by the U.S. Fish and Wildlife Service, to recover the endangered California condor and save it from extinction. Partners in this program include the U.S. Forest Service, National Park Service, Bureau of Land Management, Arizona Game and Fish Department, California Department of Fish and Wildlife, Utah Department of Fish and Wildlife, the federal government of Mexico, the Yurok Tribe, the San Diego Zoo, the Los Angeles Zoo, the Oregon Zoo, the Santa Barbara Zoo, the Chapultepec Zoo, the Peregrine Fund, the Ventana Wildlife Society, and a host of other governmental and non-governmental organizations.

In 1967 the California condor was placed on the endangered species list by the federal government and by 1982, only 23 condors survived world-wide. By 1987, all the remaining condors had been captured and placed into a highly controversial, captive breeding program. This intensive recovery program was created as a last resort to save the California condor from extinction. In 1992, the U.S. Fish and Wildlife Service (USFWS) began reintroducing captive-bred condors back into the wild. In 2008, the program achieved an important milestone, with more California condors flying free in the wild than in captivity. At the end of 2017 the total world population was 463 birds, with 290 in the wild (170 in California, 82 in Utah/Arizona and 38 in Baja, Mexico) and 173 in captivity.

The California condor **is** the largest land bird in North America with a wingspan of 9.5 feet, and a weight of up to 25 pounds. Their lifespan is 45 to 80 years with an average of 60 years. In the 1800's, they ranged from California to Florida and Western Canada to Northern Mexico, but by the mid-20th century, condor populations had dropped dramatically. Their demise was mainly due to human influence, including hunting, egg collecting, poisoning by cyanide traps set for coyotes, power line collisions, general habitat degradation, and especially lead poisoning. Poisoning from lead ammunition in the animal carcasses that they feed on continues to be their greatest threat.



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Condor Country (Continued)

Males and females are similar in appearance with a mostly bald head and neck. The skin of the head and neck is colored in shades of pink, red, orange, yellow, and light blue and feathers are mostly black except for white underwing linings. The condors have a long, sharp, and powerful beak that can pierce tough animal hides. They use their beaks to tear the flesh from carcasses, and to touch, feel, and explore their surroundings. California condors reach sexual maturity when they are 5 to 7 years of age. Condor pairs mate for life, but if a partner is lost, a new partner will be sought. The male and female share the nesting duties equally.

California condors require large areas of remote country for foraging, roosting, and nesting. Condors roost on large trees or snags or on isolated rocky outcrops and cliffs. Nests are located in shallow caves and rock crevices on cliffs where there is minimal disturbance. Foraging habitat includes open grasslands and oak savanna foothills that support populations of large mammals such as deer and cattle. Condors are known to fly 150 miles a day in search of food. Today condors are being reintroduced into the mountains of southern California north of the Los Angeles basin, into the Big Sur vicinity of the central California coast, near the Grand Canyon in Arizona and in the mountains of Baja California.



The Santa Barbara Zoo condor exhibit covers 6,000 square feet, but more importantly, has 174,000 cubic feet of “glide space”. There are redwoods and oaks, wooden “snags” and a stream that fills two pools (studies show that condors bathe and spend hours smoothing and drying their feathers). A rockwork “cave” has three small jagged-framed windows that the public can use to view birds close-up, if they are inside or near the entrance. The rest of the exhibit is viewed through mesh, from an upper viewing area with two different levels, and from the boardwalk below, looking up the hillside. The exterior stainless steel mesh was hand “sewn” in place by workers. The structure supporting the mesh is exterior to the exhibit, making all the walls “elastic like”.

The Santa Barbara Zoo is not equipped to be part of the breeding program. The local exhibit is for young birds who have not reached the breeding age and when they do reach maturity, they are traded out for younger birds. Condor breeding facilities are at the Los Angeles Zoo, San Diego Wild Animal Park, Oregon Zoo and the World Center for Birds of Prey in Boise.

The reproduction cycle of the California condor is very long which makes the recovery process very slow. Typically, in the wild, a breeding pair will produce one chick every two years. The female produces a single egg every year or two and the fertilized egg has an incubation



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Condor Country (Continued)

period of 54 to 58 days. Incubation is shared equally by the breeding pair. If an egg is lost (due to breakage or predators) the female may produce a second egg. In captivity, this phenomenon is used to increase the quantity of eggs by removing the first egg, which is subsequently incubated by the zoo staff. The chicks that are produced by this artificial incubation are then raised by the zoo staff, using a puppet that resembles a condor head to prevent the chick from having human contact.

The Recovery Program is now into its final phase, with a goal of creating a self-sustaining population. Emphasis has been placed upon the reintroduction of California condors into the wild and then, the monitoring and management of the wild population. These efforts combine trying to reduce the threat of lead with actively managing nesting in the wild to increase the number of wild fledged chicks. The ultimate goal of the California Condor Recovery Plan is to establish multiple, geographically distinct self-sustaining populations, each with 150 birds in the wild and with at least 15 breeding pairs, while maintaining another population of condors in captivity that continue to breed. As the Recovery Program has advanced toward this goal, the number of release sites has grown. There are currently five active release sites, three in California, one in Arizona and one in Baja, Mexico.

The Santa Barbara Zoo's involvement in the recovery program is not limited to just the support activity of the local Condor Country exhibit. The zoo also plays a major role in supporting the USFWS Nest Monitoring Program. The zoo recruits volunteers and conducts training of individuals for nest guarding to monitor condor nests in the wild and to insure the successful fledging of wild condor chicks, focusing on the free flying population of California condors in Southern California.



Applicants track this population throughout its range using radio telemetry and GPS transmitter data, observing condor behavior at nests, roosts and feeding sites. Field work involves working independently or as a team, sometimes camping in remote areas during inclement weather or harsh environmental conditions. Travel to observation sites may be via ATV, 4WD vehicle, or by foot in steep mountainous terrain. Volunteers may be required to carry 50lb carcasses to feeding sites (in lieu of the birds feeding off of, potentially, lead poisoned carcasses). The volunteers keep detailed field notes, following data collection protocols for the collection and entry of accurate and consistent data. The Nest Monitoring Program has resulted in a fantastic growth in the success rate

The recovery program reached a major milestone last year when for the first time two “wild born” condors mated and produced their own offspring. The previous year was the first time since the program began that more birds were born in the wild, than died in the wild. These are key milestones to accomplishing the goal of a self-sustaining population of California condors.

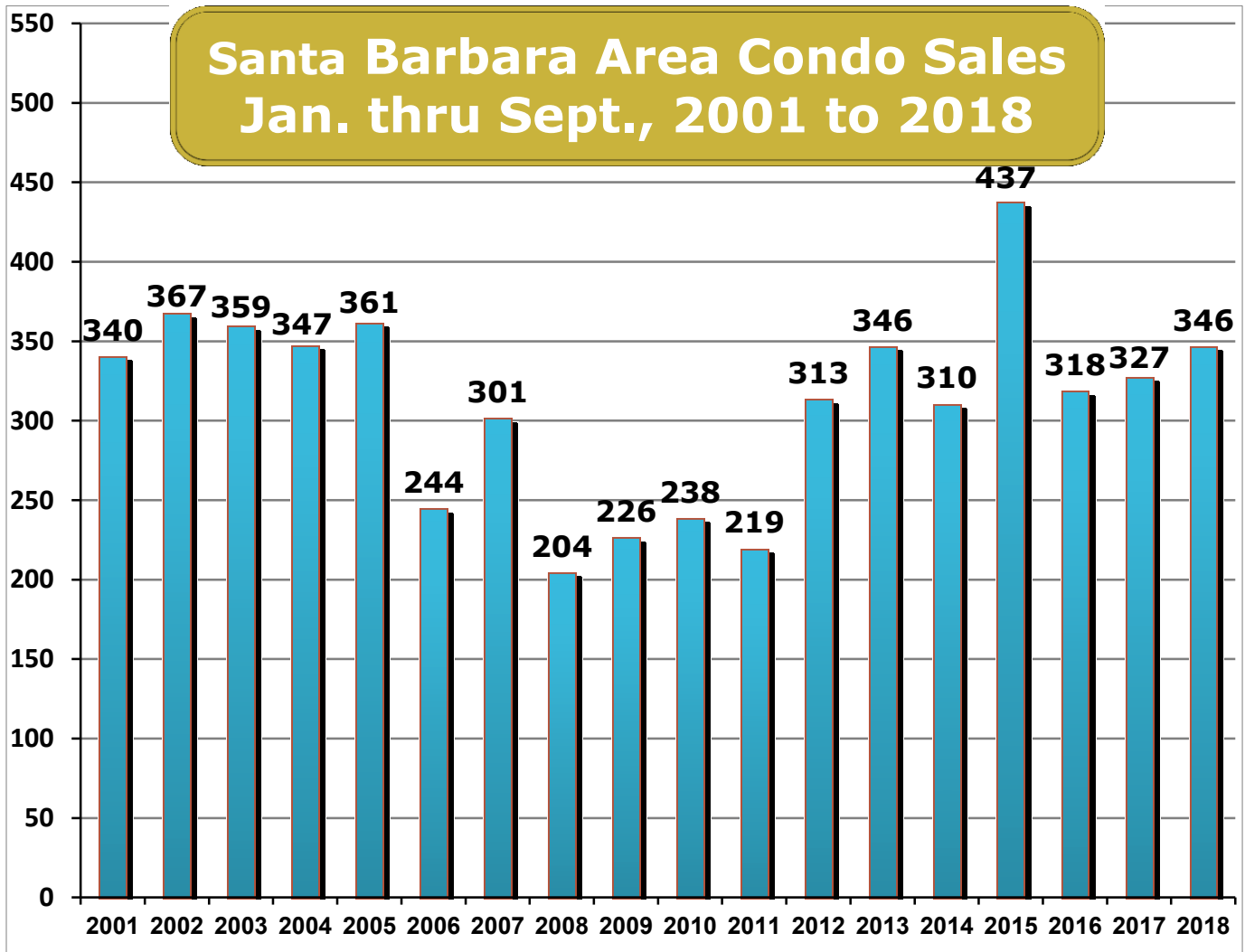
This is just one more example highlighting what an invaluable asset the Santa Barbara Zoo is to our community and again reflects so well on the amazingly dedicated staff at the zoo and the local support system of caring supporters and volunteers.

The El Escorial Experts



Santa Barbara Area Condo Sales Remain Healthy

The Santa Barbara area total condo sales (from Carpinteria through Goleta) for the first nine months of 2018 remained at a healthy level. The sales for the year to date are modestly above the sales over the same period for the last three years. Over the last thirteen years, there is only one year that had a greater number of sales, to date, than the current year. The current inventory of condos, actively on the market is 122 units which is up nearly 20% over the inventory this same time last year.

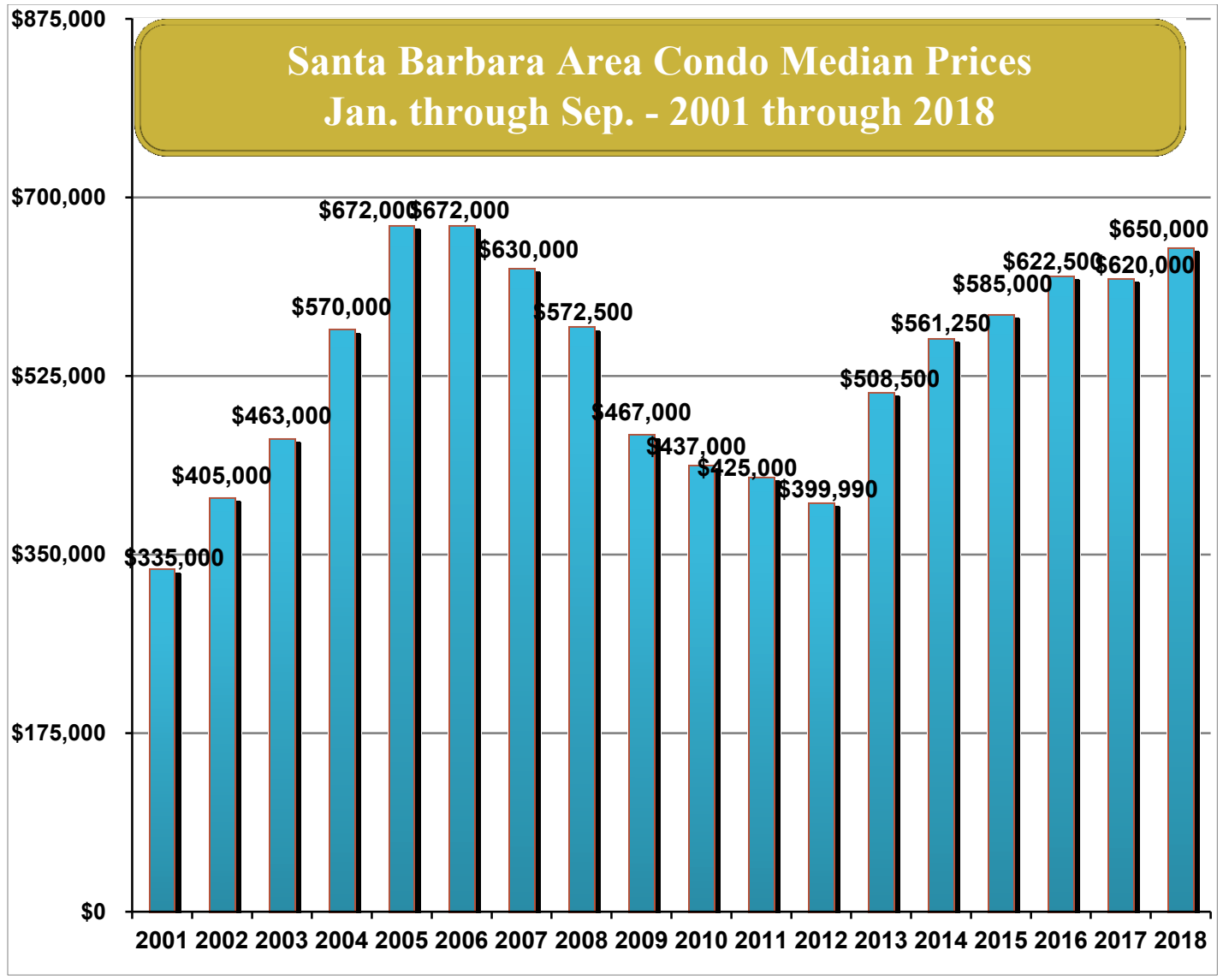


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Santa Barbara Condo Prices Show Gain

The prices of condos in the Santa Barbara area (Carpinteria through Goleta) for the initial nine months of 2018 show a nearly 5% increase over the same period last year. The median price for 2018 sales is \$650,000 compared to \$620,000 for the same period in 2017. The current year's median sale price represents a 62.5% growth from the low of \$399,990 in 2012, but is still below the 2005/2006 peak price of \$672,000.



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El Escorial Sales Continue at a Steady Pace

The following table provides the status of all current El Escorial listings and a summary of the sales for this year. The 2018 sales are proceeding at a healthy pace with a total of fourteen sales to date (equals the total sales for all of 2017) and two sales that are currently pending. The sales total consists of ten 1-bedroom Riviera floor plans, two 1-bedroom Miramar end-unit floor plans, a Rincon studio floor plan and a 2-bedroom San Miguel floor plan. Changes since our last newsletter include five new listings, six new closings, two new pending sales and one cancelled listing. The ten 1-bedroom Riviera sales for 2018 have closed between \$595,000 and \$679,000 with a median price of \$621,000, well above the \$588,000 1-bedroom median price for 2017. The current El Escorial inventory consists of four active listings.

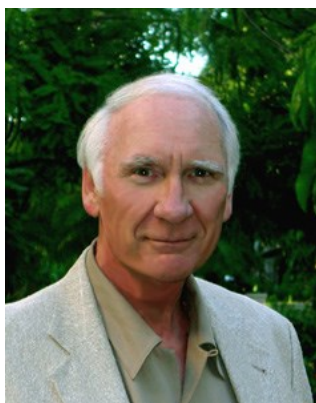
Comparable El Escorial Sales Activity

Address	Floor Plan	Bedrooms	Sq. Ft.	Price	\$'s/Sq. Ft.	Activity Date
<i>Active Listings</i>						
328 Por La Mar Circle	Miramar	1	680	\$599,000	\$925	8/29/2018
440 Por La Mar Circle	Biltmore	2	1100	\$875,000	\$817	6/8/2018
262 Por La Mar Circle	Santa Barbara	2	1780	\$1,700,000	\$1,011	4/22/2018
331 Por La Mar Circle	Riviera	1	680	\$607,000	\$893	2/21/2018
<i>Pending Listings</i>						
266 Por La Mar Circle	Biltmore	2	1100	\$939,000	\$854	10/12/2018
415 Por La Mar Circle	San Ysidro	2	1360	\$1,150,000	\$846	9/25/2018
<i>Sold Listings</i>						
428 Por La Mar Circle	Miramar	1	680	\$640,000	\$941	9/13/2018
316 Por La Mar Circle	Riviera	1	680	\$622,000	\$915	8/29/2018
404 Por La Mar Circle	Riviera	1	680	\$595,000	\$875	7/18/2018
211 Por La Mar Circle	Riviera	1	680	\$599,000	\$881	7/12/2018
247 Por La Mar Circle	San Miguel	2	950	\$820,000	\$863	7/3/2018
309 Por La Mar Circle	Riviera	1	680	\$635,000	\$934	5/31/2018
402 Por La Mar Circle	Riviera	1	680	\$643,000	\$946	5/21/2018
432 Por La Mar Circle	Riviera	1	680	\$630,000	\$926	5/18/2018
456 Por La Mar Circle	Riviera	1	680	\$679,900	\$1,000	5/16/2018
218 Por La Mar Circle	Riviera	1	680	\$615,000	\$904	5/8/2018
409 Por La Mar Circle	Riviera	1	680	\$620,000	\$912	3/13/2018
350 Por La Mar Circle	Miramar	1	680	\$680,000	\$1,000	2/21/2018
239 Por La Mar Circle	El Escorial	0	475	\$459,000	\$966	1/19/2018
146 Por La Mar Circle	Riviera	1	680	\$607,500	\$893	1/3/2018

The El Escorial Experts



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