

# 2,500 Featured Carlsbad Real Estate Listings for Sale on 1CaliforniaHomes.com

*A new website portal is showcasing thousands of Carlsbad area real estate listings for sale including single family homes, townhomes, condos, short sales, investment property and foreclosures.*

1CaliforniaHomes.com is a new Carlsbad real estate listing website that provides full MLS access to all inventory for sale in Carlsbad, Shadow Ridge, Vista, Oceanside and Encinitas. The website allows user free real estate search access and also provides additional services and features including an auto email listing service which send users new home listings as soon as they hit the market and a free home value appraisal service.

The Carlsbad real estate market in 2008 included 10% drop in the median cost for single family homes at \$705,000. In total there were 798 home units sold compared to 891 the year before. A large number of short sales and foreclosures in the market place seems to be keeping home prices lower in 2009 making this an ideal time for buyers to either invest or move into the area.

The City of Carlsbad is a unique coastal community located 35 miles north of the City of San Diego surrounded by mountains, lagoons and the Pacific Ocean. Although the "village" dates back more than 100 years, the City was incorporated July 16, 1952. As of January 1, 1998, the population of Carlsbad was 73, 688 and the City encompasses approximately 42 square miles. There will be no foreseeable growth in the land size of Carlsbad because all County islands have been annexed. At build out, sometime beyond the year 2010, there will be at most 54,599 residential units in Carlsbad, housing approximately 135,000 residents. The dwelling unit cap was ratified by the voters of Carlsbad in the November 1986 election and can only be increased by a majority vote of the people.

1CaliforniaHomes.com is owned by Western Realty Associates, a real estate and mortgage brokerage, located at 701 Palomar Airport Rd., Suite 300 Carlsbad, CA 92011.

If you are looking for real estate listings for sale or need help buying or selling a home visit their Carlsbad real estate website at <http://carlsbad.1californiahomes.com> or call them at (888) 930-4223 for more information.

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