



UPCOMING MEETING DATES *Contingent Upon COVID-19 Restrictions*

*All Meetings will be held at 7:00 pm in the WHCP Meeting Room
516 Race Street, Cambridge, MD 21613*

All CAN Board meetings are open to the public. Everyone interested in CAN is invited to attend.

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CURRENT LINKS:

- CAN Board of Directors and Executive Committee Meeting Minutes
 - <https://cambridgecan.org/category/news/meetings/2020-meeting-minutes/>
 - Commissioners' Corner –
 - Messages from City Council Commissioners
<https://cambridgecan.org/category/news/commissioner-posts/>
- Note: CAN invites messages from all City Council Commissioners for its Newsletter and Website.*
- CAN Planning & Zoning Notes – <https://cambridgecan.org/category/news/p-and-z/>
 - CAN's Website – <https://cambridgecan.org>
 - CAN on FaceBook – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
 - Contact CAN – CambridgeCAN@yahoo.com



PRESIDENT'S MESSAGE – What Is the Purpose of CAN ?

“What is the purpose of CAN (Cambridge Association of Neighborhoods) was an easier question to answer before the pandemic hit the Eastern Shore. We felt our main mission was to get neighbors together for a project or just to have fun. We have sponsored clean up events, neighborhood get togethers, our big “CAN Jam” as well as keeping people informed about what the City or Council was proposing. Now things have changed for everyone and so has CAN. We are no longer sponsoring group events but are focused on providing information to our members through a variety of sources.

Our newest effort is participating in **Cambridge Community Conversations (C3)** which is a joint effort with WHCP, the Chamber of Commerce, the Dorchester Banner, the Dorchester Star, and (of course) CAN. We have two members out of 7 on the Executive Committee for C3. So far this year we have had 16 C3's with the Mayor, City Manager, Dorchester Health officials, Dorchester Education officials, and candidates running for the City Council, Mayor and Dorchester County Board of Education. We feel this effort is particularly important because it is definitely harder in the pandemic to get good local information. So if you are interested in this activity, we need volunteers to help put on the shows, and we also need ideas of what you would like to see on future shows.

An on-going effort for CAN is our **newsletter** produced by Tom Puglisi. We hope to provide you with regular articles on home sales, City Zoning Changes, issues coming up with the City Council that affect members and the activities of other non-profits in the area. We also have special articles on the Mill St. School property, landlord compliance and Sailwinds development. If you are interested in this activity, we publish every two months and are always looking for articles or ideas for articles. Let us know.

A third effort for CAN is watching out for the **neighborhoods**. We keep a close eye on Zoning proposals and the Historic Perseveration Commission (HPC) actions. One of our members, Greg Boss has developed a landlord tracking system so that we know who owns what house. This comes in handy when the landlord does not follow code regulations or tries to convert a vacant single family home into a multiple rental unit. We always need volunteers in this area to follow up with the City on citizens' complaints. And finally, we provide special assistance to our elderly neighbors who need a helping hand. These are usually one day events that happen sporadically.

So as of now, this is CAN's focus. **However, the CAN Board is meeting in late November via Zoom to discuss new efforts for 2021. If you would like to join the meeting, let me (Raqttime31@gmail.com) or Tom Puglisi (tom.puglisi@comcast.net) know and we will send a link to the meeting.**

We would also like to solicit any ideas you may have in advance of the meeting on things you would like to see CAN get involved with in the future. We are looking for new ways to connect with the neighborhoods.

Chuck McFadden, President, Cambridge Association of Neighborhoods (CAN)
Raqttime31@gmail.com

CAN's Website – <https://cambridgecan.org>

CAMBRIDGE REAL ESTATE TRENDS

By Fred and Martha Phillips-Patrick

Market Update: According to Realtor.com, the median list price of homes in Cambridge was \$194.5K in September 2020, trending down -9.5% year-over-year. However, homes in Cambridge sold for approximately the asking price on average in September 2020. Also, on average, homes in Cambridge sell after just 69 days on the market. The trend for median days on market has gone down since last month, and down since last year.

Sales: Currently, according to Realtor.com, there are 122 homes for sale (111 single family homes and 11 condos and townhomes) in the Cambridge area, compared with 84 in June. The median sold price in our last issue was \$215K; it's \$235K in October (as of October 23rd). Thus, we have seen more homes for sale in October, and the sold price was higher than in previous months.

As of the 23rd of October, according to Realtor.com, 25 single family, townhouses, and condo sales were completed, varying in price from \$21,000 to \$726,000. They are:

- | | | |
|--------------------------------------|-------------------------------|-------------------------------|
| 105 Somerset Ave, \$250K | 4809 Canvasback Dr, \$345K | 4729 Bucktown Rd, \$185K |
| 5836 Hudson Wharf Rd, \$75K | 5055 Hayland Acres Rd, \$515K | 202 Wood Duck Dr, \$144K |
| 204 Tidewater Dr, \$185K | 104 Killarney Rd, \$205K | 5144 David Green Rd, \$726.5K |
| 207 Belvedere Ave, \$300K | 406 Glenburn Ave, \$189.5K | 5214 David Green Rd, \$340K |
| 2700 Willow Oak Dr. (412A), \$277.5K | 214 Choptank Ave, \$160K | 311 Mill St, \$235K |
| 301 Talbot Ave, \$210K | 512 Muir St, \$21K | 108 Riverside Dr, \$715K |
| 5903 Horns Point Rd, \$379K | 12 Bay Heights Ave, \$169K | 2343 Jenkins Creek Rd, \$280K |
| 213 Willis St, \$190K | 1111 Holland Ave, \$120K | 700 Willow Oak(104E), \$400K |
| 5846 Ross Neck Rd, \$499K | | |

On August 21, the home at 5559 Casson Neck Road sold for \$2,500,000!

Median Sales Price: Given the relatively small number of sales, median sales price can vary quite a bit from month to month. Since November, 2013, monthly median sales prices have been as high as \$222,000 in February of this year, and as low as \$104,250 in June of 2015, but the median was \$235,000 so far in October 2020.

Home Values: According to Long and Foster, the median home value in Cambridge, MD is now \$224,000. This is higher than the Dorchester county median home value of \$150,000. The national median home value is \$231,815. The median price of homes sold in Cambridge is \$224,000. Approximately 39.4% of Cambridge homes are owned, 60.6% rented, and 16% of the homes are currently vacant.

Conclusion: 25 houses, townhouses, and condos have sold so far this month; the median sales price has increased, and there are more homes for sale. The data indicate that there has been an increase in demand for homes in Cambridge, potentially a good sign for the value of homes located here. Zillow, for example, predicts home prices will increase by about 5% over the coming year.

Cambridge Fun Facts: Cambridge developed food processing industries in the late 19th century, canning oysters, tomatoes and sweet potatoes. Industrial growth in Cambridge was led by the Phillips Packing Company, which eventually grew to become the area's largest employer. The company won contracts with

the Department of Defense during the First and Second World wars that aided its growth. At its peak, it employed as many as 10,000 workers. During the Second World war, German prisoners of war were dispatched to so-called "branch camps" in rural areas, including Cambridge, to harvest crops wherever wartime labor was scarce. In 1945, the efforts of the German POWs were said to have saved the Eastern Shore tomato crop!

To our readers: If you know any interesting factoids about our fair city, please let us know so we can include them in future issues.

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

MIDSHORE MEALS TIL MONDAY

MidShore Meals 'til Monday sends food home over the weekends all year round for nearly 250 food-insecure children in Dorchester County. During summer months, they provide food to children attending summer school at all elementary schools, the Maces Lane STEM program, the Empowerment Center (Flagg Camp), the Judy Center, and New Beginnings, as well as children whose parents are counseled at Clearview Professional Center. During a "normal" month, *MidShore Meals 'til Monday* provides food assistance for about 500 students. *MidShore Meals 'til Monday* is providing extra food and meals to the children of Dorchester County during the school closures amid COVID-19. **Meals 'til Monday needs your support in order to keep providing essential nourishment to our children. Donations are fully tax deductible and can be made at <https://www.mscf.org/donate-online/>.** For more information about *MidShore Meals 'til Monday*, please call Leslie Bishop, Director, at 703-371-5191, or visit their Facebook page or website at www.midshoremealstilmonday.org/.



CAMBRIDGE EMPOWERMENT CENTER

The Empowerment Center mission is to work in partnership with the community to provide youth development through education, skills training, mentorship and other support services. Additionally, we strive to inspire confidence, self-esteem, a desire for lifelong learning, and to contribute to the health and well-being of the Dorchester County youth and community. Our youth enrichment programs provide kids with computer experience and other skills that help them succeed in school and life. Our computer literacy lab is utilized by many in our community to develop basic computer skills.



CAN's MISSION & MEMBERSHIP

The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to (a) enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance; and (b) protect and enhance the value of properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission. CAN welcomes members from **any and all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. Membership information is available on the CAN website at <https://cambridgecan.org/join-can/>.

CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES

The Housing Quality Committee monitors issues affecting the quality of housing and the maintenance of property values in the City, including code enforcement. Committee members attend Planning Commission meetings to monitor zoning-related issues and report the information to the Board and Membership. *Please contact* Chuck McFadden at Ragtime31@gmail.com to volunteer.

CAN NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'

"Neighborhoods" are organized by small groups willing to work together to address neighborhood issues through small social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes community-wide events. *Contact* Chuck McFadden at Ragtime31@gmail.com to volunteer.

CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED

CAN'S **Communications Committee desperately needs writers and photographers to develop articles** about CAN and its activities, get them published in local newspapers, and have them promoted by local media *Please contact Tom Puglisi at tom.puglisi@comcast.net to volunteer.*

POWER WASHER AVAILABLE

CAN has an electric power washer available to members. Contact Chuck McFadden at Ragtime31@gmail.com if you would like to borrow it for a project.

