15 Aug, 2021

Hello Kotturesh,

We are selling homes like yours at more than 110% of listing price!

We just repeated that success by selling another home in San Ramon for 112.03% above listed price!

It is a sellers market! Since interest rates are low, it is attracting many buyers to this red hot market. If you have a home, there is no better time than now to sell and realize capital gains.

Enclosed are details of market activity in July for San Ramon, and my newsletter. On page 4, discover how to avoid costly mistakes when you sell your home. On page 3, we also help you prepare to sell your home with a useful checklist for home sellers. Additionally, page 4 has a list of useful reports that you can request, for FREE.

Whether you're selling or buying a home, we're sure that you have lots of questions. We invite your questions and explain how to direct them to us, so they can be answered in one of the upcoming issues of MarketWatch. This month we've addressed another popular question that many homebuyers ask. "Don't Pay Another Cent in Rent to Your Landlord Before You Read this FREE Special Report".

Don't forget, you can call my office any time at 925-452-7483 for a FREE Quick Over-the-Phone Home Evaluation. As its name implies, this is a NO cost, NO obligation way of learning what your home can sell for in today's market.

Subscribe to instant updates on Best Buys by sending "START Kotturesh" to 925-452-483 on WhatsApp.

I look forward to hearing from you.

Sincerely,

Praveen Kumar
Broker & Owner, WebERealty
CA BRE Lic#: 01928307 / NMLS-ID: 2067059

P.S. One final point: Last year, homes listed with WeBeRealty sold on an average 112.03% more than real estate board average.

San Ramon: Detached Single-Family Homes — July 2021

Market Activity Summary:

- Inventory: 30 units were listed for sale as of the last day of July - approximately 0.4 months of inventory .
- Sales Activity: 85 single-family detached units were sold during July.
- Median Sales Price: $1,715,000 during July.
- Days-on-Market (DOM) year-to-date is approximately 11 days.
- Average sales price was 112.03% of the average list price during July.

BAYEAST ASSOCIATION OF REALTORS®

Monthly Market Activity

	Active	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Jul 20	42	77	99	0.7	$1,270,878	$1,240,000	$1,283,456	15	$501	$507	100.99%
Aug 20	29	62	75	0.4	$1,347,970	$1,265,000	$1,368,014	17	$499	$510	101.49%
Sep 20	31	58	72	0.4	$1,314,916	$1,316,200	$1,370,557	18	$519	$542	104.23%
Oct 20	25	68	64	0.4	$1,286,798	$1,312,000	$1,343,329	15	$516	$539	104.39%
Nov 20	10	54	71	0.2	$1,290,981	$1,260,000	$1,356,511	15	$541	$571	105.08%
Dec 20	17	21	68	0.3	$1,239,780	$1,282,500	$1,311,344	15	$555	$591	105.77%
Jan 21	11	39	34	0.2	$1,365,062	$1,341,000	$1,450,531	18	$548	$591	106.26%
Feb 21	14	47	35	0.3	$1,347,111	$1,430,000	$1,493,197	9	$572	$634	110.84%
Mar 21	26	79	64	0.6	$1,461,150	$1,540,000	$1,633,753	12	$576	$651	111.81%
Apr 21	25	96	90	0.4	$1,484,218	$1,637,500	$1,699,871	10	$593	$685	114.53%
May 21	32	72	100	0.4	$1,484,594	$1,560,000	$1,682,468	10	$625	$713	113.33%
Jun 21	17	72	95	0.2	$1,565,178	$1,630,000	$1,764,055	13	$623	$706	112.71%
Jul 21	30	63	85	0.4	$1,616,479	$1,715,000	$1,810,883	11	$632	$710	112.03%

Market Trends

Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Jul 21	85	-14.14%	$1,616,479	27.19%	$1,715,000	38.31%	$1,810,883	41.09%	11	-28.95%	112.03%
Jul 20	99	20.73%	$1,270,878	1.98%	$1,240,000	5.00%	$1,283,456	4.00%	15	-53.82%	100.99%
Jul 19	82	-11.83%	$1,246,182	1.21%	$1,181,000	-1.99%	$1,234,133	-1.32%	32	91.16%	99.03%

Sales Activity & Price Trends

Price Range	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold	2017 YTD units sold
<$500K					
$500-$599K			2	4	1
$600-$699K	1	3	9	3	4
$700-$799K	2	8	3	5	13
$800-$899K	2	12	11	29	70
$900-$999K	3	49	56	74	76
$1-$1.299m	68	143	206	179	179
$1.3-$1.699m	237	99	112	144	103
$1.7-$1.999m	100	21	12	18	13
$2-$2.999m	92	12	17	13	13
>$3m	8				
Totals:	513	347	428	469	472

Your Home sold at a price acceptable to you or I'll buy it myself!
Visit: www.EastBayGuaranteedSale.com

Presented by:
Praveen Kumar
Broker Owner/ Realtor®
CA BRE Lic#: 01928307 / NMLS-ID: 2067059

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Praveen Kumar's MARKET WATCH

Real Estate news for Kotturesh

AUGUST 2021

YOUR HOME SOLD GUARANTEED or I'll BUY it

TEL# / WhatsApp	WEBSITE	EMAIL
925-452-7483	EastBayGuaranteedSale.com	praveen@weberealty.com

How to Secure Super-Low Downpayment Home Loans When You Buy a San Ramon Home?

San Ramon - A new report has just been released which identifies a foolproof 3-point plan which any homebuyer can use to secure the best financing rates when they buy a home.

When you're looking to buy a home, the first thing most homebuyers do is start the process of house hunting. However, experience proves that this is one of the last steps you should be taking if you want to get the most home for the least amount of money. In fact, shopping for the best financing should start long before you start shopping for a home.

The experience of thousands of area homebuyers has been summarized in a new report entitled "Best Financing: A 3-Point Plan". This report outlines 3 critical steps you must take to obtain the absolute best financing rates when you buy a home. It tells you where you should go, what questions you should ask, and how to manage the process to your personal advantage.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free number 1-844-311-5109 and ID# 5020. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to obtain the best financing rates when you buy your next home.

Beat Out Other Buyers to *HOT* New Listings

Why call a high-pressure sales agent who will just make you feel obligated when all you want is a ***hassle-free way*** to know about the price, location, or particulars of a home for sale. Well you don't have to talk to anyone because my system will search out ALL homes currently listed or sold, anywhere in the area by all real estate companies.

All you need to do is access my FREE, 24 hour House Hunter service any time and leave your home-buying criteria including price range and preferred area. We will send you a hotlist of all current homes that match your criteria including address, price and full listing details. **This information is free and obligates you to nothing. It's all part of my FREE House-Hunter Service which you can access, so call my toll-free House-Hunter hotline today at 1-844-311-5109 & enter ID# 5041**

HOMESELLERS Find out what homes down the street sold for!

Free hotlist w/pics of recent area homesales and current listings.
Free recorded message
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HOMES WITH POOLS

Free hotlist w/pics of homes for sale with inground pools.
Free recorded message
1-844-311-5109 ID# 5046

10 Best Home Buys

Free hotlist w/pics of available properties in your specific price range and area.
Free recorded message
1-844-311-5109 ID# 5040

FREE HOMESELLER'S MARKETING CHECKLIST

This valuable checklist has helped hundreds of area homesellers make thousands of dollars more on their home sale. Now you too can maximize your home's saleability with this Homeseller's Marketing Checklist which reveals 27 Valuable Tips to Sell Your Home Fast and for Top Dollar. We'll send you your free Homeseller's Marketing Checklist at no charge and without obligation.

To order any time, 24 hours a day, simply call
1-844-311-5109 ID # 5023

Consumer information provided courtesy of Praveen Kumar, CA BRE Lic#: 01928307

INFORMATION CORNER

Valuable FREE reports for Buyers and Sellers sent to you at no cost or obligation. Call anytime 24 hours a day to

1-844-311-5109

and enter the ID# of the information that you would like to receive.

BUYERS

1. **SAVE THOUSANDS** - Find out how you can save thousands of dollars when you buy a home... **ID# 5014**
2. **STOP PAYING RENT** - Learn how to buy your first home for as little as renting... **ID# 5001**
3. **FIXER UPPER HOMES** - Receive a FREE hotlist of the most current bargain homes that are priced below market because they need work ... **ID# 5048**
4. **10 BEST BUYS HOT LIST** - Receive a FREE hotlist of the most current Best Buys in your desired location and price range ... **ID# 5040**
5. **9 BUYER TRAPS** - How to avoid these common traps that could cost you the home of your dreams... **ID# 5018**

SELLERS

1. **11 HOME INSPECTION PITFALLS** – Learn about these common and costly traps BEFORE you list.... **ID# 5003**
2. **COSTLY HOMESELLER MISTAKES** - Learn how to avoid these common mistakes and save yourself thousands of dollars when you sell your home. ... **ID# 5000**
3. **HOW TO SELL YOUR HOME WITHOUT AN AGENT... ID# 5017**
4. **FIND OUT WHAT AREA HOMES ARE SELLING FOR** - Receive a Free hotlist of recent homesales and current listings... **ID# 5041**
5. **27 QUICK & EASY FIXUPS** - Learn how to sell your home fast and for top dollar... **ID# 5023**

How to Sell High: Avoid these 3 Mistakes When Selling Your San Ramon Home

San Ramon - When you decide to sell your home, setting your asking price is one of the most important decisions you will ever make. Depending on how a buyer is made aware of your home, price is often the first thing he or she sees, and many homes are discarded by prospective buyers as not being in the appropriate price range before they're even given a chance of showing.

Your asking price is often your home's "first impression", and if you want to realize the most money you can for your home, it's imperative that you make a good first impression.

This is not as easy as it sounds, and pricing strategy should not be taken lightly. Pricing too high can be as costly to a homeseller as pricing too low. Taking a look at what homes in your neighborhood have sold for is only a small part of the process, and on its own is not nearly enough to help you make the best decision. A recent study, which compiles 10 years of industry research, has resulted in a new special report entitled "Homesellers: How to Get the Price You Want (and Need)". This report will help you understand pricing strategy from three different angles. When taken together, this information will help you price your home to not only sell, but sell for the price you want.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-844-311-5109 and enter ID# 5016. You call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to price your home to your maximum financial advantage.

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BANK FORECLOSURES

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Home Seller Mistakes

Free Report Reveals 7 Costly Mistakes to Avoid Before Selling Your Home.

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10 Questions to Ask Before You Hire a REALTOR®

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