

10 Sep, 2021

Hello Shameerullah,

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

We just repeated that success by selling another home in Fremont for 112.47% above listed price!

It is a sellers market! Since interest rates are low, it is attracting many buyers to this redhot 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 August for Fremont, 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. "Which of These Costly Homeseller Mistakes Will You Make When You Sell Your Fremont Home?".

Don't forget, you can call my office any time at [925-452-7483](tel: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 Shameerullah" to 925-452-483 on WhatsApp.

I look forward to hearing from you.

Sincerely,



**Praveen Kumar**

**Broker & Owner, WebERealty**

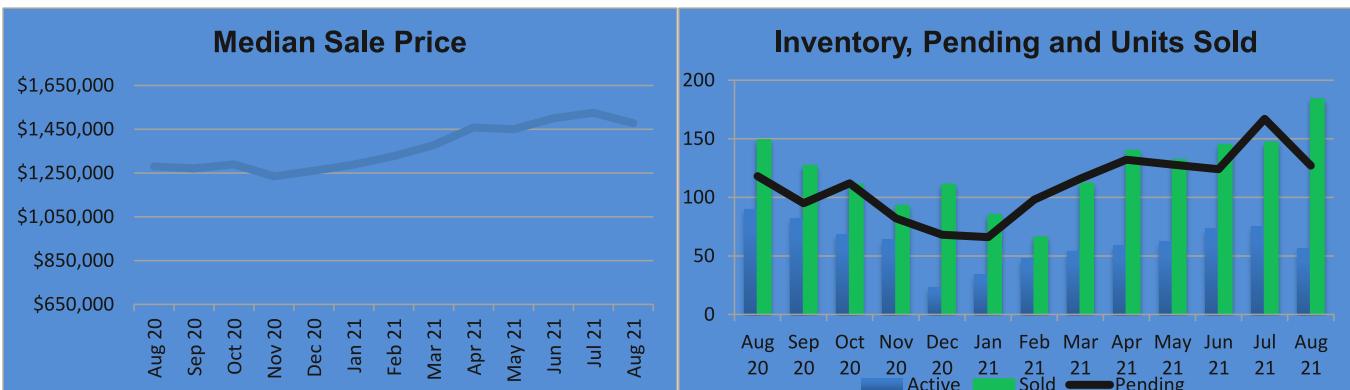
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# Fremont: Detached Single-Family Homes

August 2021

## Market Activity Summary:

- Inventory: 56 units were listed for sale as of the last day of August - approximately 0.4 months of inventory .
- Sales Activity: 184 single-family detached units were sold during August.
- Median Sales Price: \$1,477,500 during August.
- Days-on-Market (DOM) year-to-date is approximately 15 days.
- Average sales price was 108.92% of the average list price during August.



|        | 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 |
|--------|--------|---------|------|---------------|----------------|-------------------|----------------|-------------|--------------------|------------------|------------------------|
| Aug 20 | 90     | 118     | 149  | 0.9           | \$1,353,659    | \$1,280,000       | \$1,369,239    | 21          | \$723              | \$735            | 101.15%                |
| Sep 20 | 82     | 95      | 127  | 0.7           | \$1,346,326    | \$1,271,000       | \$1,385,630    | 20          | \$714              | \$739            | 102.92%                |
| Oct 20 | 68     | 112     | 111  | 0.6           | \$1,353,208    | \$1,290,000       | \$1,393,482    | 21          | \$740              | \$764            | 102.98%                |
| Nov 20 | 64     | 82      | 93   | 0.6           | \$1,250,525    | \$1,235,000       | \$1,295,028    | 22          | \$752              | \$787            | 103.56%                |
| Dec 20 | 23     | 68      | 111  | 0.3           | \$1,339,226    | \$1,261,000       | \$1,410,164    | 17          | \$737              | \$778            | 105.30%                |
| Jan 21 | 34     | 66      | 85   | 0.4           | \$1,422,338    | \$1,289,000       | \$1,482,521    | 22          | \$748              | \$791            | 104.23%                |
| Feb 21 | 48     | 98      | 66   | 0.6           | \$1,427,019    | \$1,327,500       | \$1,537,954    | 16          | \$745              | \$807            | 107.77%                |
| Mar 21 | 54     | 116     | 112  | 0.6           | \$1,361,036    | \$1,376,944       | \$1,494,480    | 16          | \$789              | \$865            | 109.80%                |
| Apr 21 | 59     | 132     | 140  | 0.6           | \$1,450,709    | \$1,457,500       | \$1,606,563    | 9           | \$793              | \$884            | 110.74%                |
| May 21 | 62     | 128     | 132  | 0.5           | \$1,395,385    | \$1,450,000       | \$1,569,163    | 10          | \$808              | \$913            | 112.45%                |
| Jun 21 | 73     | 124     | 145  | 0.6           | \$1,504,480    | \$1,500,000       | \$1,661,361    | 12          | \$795              | \$885            | 110.43%                |
| Jul 21 | 75     | 167     | 147  | 0.5           | \$1,573,669    | \$1,525,000       | \$1,734,599    | 12          | \$820              | \$908            | 110.23%                |
| Aug 21 | 56     | 127     | 184  | 0.4           | \$1,524,022    | \$1,477,500       | \$1,659,941    | 15          | \$832              | \$913            | 108.92%                |

| Market Trends |      |         |                |          |                   |          |                |          |         |          |                        |
|---------------|------|---------|----------------|----------|-------------------|----------|----------------|----------|---------|----------|------------------------|
| Month         | Sold | %Change | Avg List Price | % Change | Median Sale Price | % Change | Avg Sale Price | % Change | Avg DOM | % Change | Sale Price/ List Price |
| Aug 21        | 184  | 23.49%  | \$1,524,022    | 12.59%   | \$1,477,500       | 15.43%   | \$1,659,941    | 21.23%   | 15      | -29.35%  | 108.92%                |
| Aug 20        | 149  | 22.13%  | \$1,353,659    | 5.49%    | \$1,280,000       | 10.34%   | \$1,369,239    | 6.53%    | 21      | -33.36%  | 101.15%                |
| Aug 19        | 122  | 8.93%   | \$1,283,169    | 2.71%    | \$1,160,000       | -7.20%   | \$1,285,355    | -1.01%   | 32      | 79.18%   | 100.17%                |

| 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                       |                     |                     | 1                   |                     |                     |
| \$500-\$599K                  |                     |                     | 1                   |                     | 1                   |
| \$600-\$699K                  | 2                   | 2                   | 6                   | 3                   | 17                  |
| \$700-\$799K                  | 3                   | 19                  | 32                  | 9                   | 82                  |
| \$800-\$899K                  | 11                  | 35                  | 77                  | 36                  | 140                 |
| \$900-\$999K                  | 32                  | 67                  | 128                 | 94                  | 171                 |
| \$1-\$1.299m                  | 258                 | 269                 | 331                 | 368                 | 264                 |
| \$1.3-\$1.699m                | 423                 | 175                 | 171                 | 240                 | 141                 |
| \$1.7-\$1.999m                | 123                 | 44                  | 51                  | 70                  | 49                  |
| \$2-\$2.999m                  | 133                 | 55                  | 50                  | 59                  | 34                  |
| >\$3m                         | 36                  | 5                   | 6                   | 7                   | 2                   |
| <b>Totals:</b>                | <b>1021</b>         | <b>671</b>          | <b>854</b>          | <b>886</b>          | <b>901</b>          |

[www.EastBayGuaranteedSale.com](http://www.EastBayGuaranteedSale.com)  
  
Presented by:  
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**Praveen Kumar's**



**M**  
**MARKET WATCH**  
*Real Estate news for Shameerullah*



**SEPTEMBER 2021**

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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# 5071.

### 6 Costly Errors to Avoid When Moving to a Larger Home

Free Reports tells you how.

Free recorded message

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## 6 Costly Mistakes to Avoid Before Buying a Fremont Home

A new report has just been released which identifies the 6 most common and costly mistakes that homebuyers make before buying a home.

Mortgage regulations have changed significantly over the last few years, making your options wider than ever. Subtle changes in the way you approach mortgage shopping, and even small differences in the way you structure your mortgage, can save or cost you literally thousands of dollars and years of expense.

Whether you are about to buy your first home, or are planning to make a move to your next home, it is critical that you inform yourself about the factors involved before you buy.

In answer to this issue, Industry Insiders have prepared a FREE special report entitled "6 Things You Must Know Before You Buy"

Having the right information beforehand can undoubtedly make a major difference in this critical negotiation.

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 5004. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to find out what you need to know before you buy a home.

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**ID# 5003**
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**ID# 5000**
3. **HOW TO SELL YOUR HOME WITHOUT AN AGENT** **ID# 5017**
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5. **27 QUICK & EASY FIXUPS** - Learn how to sell your home fast and for top dollar...**ID# 5023**

## Which of These Costly Homeseller Mistakes Will You Make When You Sell Your Fremont Home?

Fremont - A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money.

This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of homesellers don't get what they want for their homes and become disillusioned and - worse - financially disadvantaged when they put their homes on the market.

As this report uncovers, most homesellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable. In answer to this issue, industry insiders have prepared a free special report entitled "The 9 Step System to Get Your Home Sold Fast and For Top Dollar".

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# 5000**. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to find out how you can get the most money for your home.

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