

10 Oct, 2021

Hello Viola Fountain,

## 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 113.56% 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 September 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 Viola Fountain" to 925-452-483 on WhatsApp.

I look forward to hearing from you.

Sincerely,



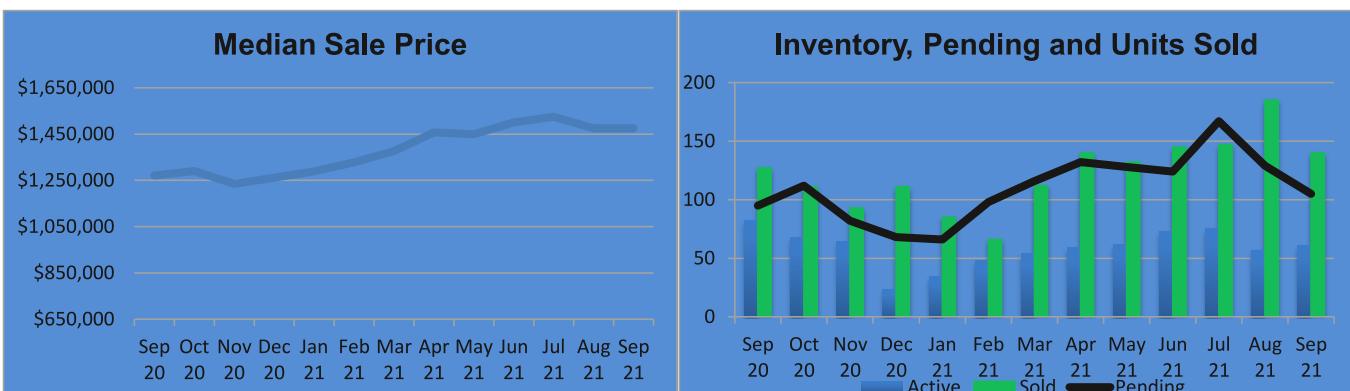
**Praveen Kumar**

**Broker & Owner, WebERealty**

**CA BRE Lic#: 01928307 / NMLS-ID: 2067059**

**Market Activity Summary:**

- Inventory: 61 units were listed for sale as of the last day of September - approximately 0.5 months of inventory.
- Sales Activity: 140 single-family detached units were sold during September.
- Median Sales Price: \$1,475,000 during September.
- Days-on-Market (DOM) year-to-date is approximately 12 days.
- Average sales price was 108.65% of the average list price during September.



	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
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	57	129	185	0.4	\$1,522,541	\$1,475,000	\$1,658,860	15	\$832	\$913	108.95%
Sep 21	61	105	140	0.5	\$1,463,984	\$1,475,000	\$1,590,602	12	\$848	\$919	108.65%

Market Trends											
Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Sep 21	140	10.24%	\$1,463,984	8.74%	\$1,475,000	16.05%	\$1,590,602	14.79%	12	-39.73%	108.65%
Sep 20	127	1.60%	\$1,346,326	8.06%	\$1,271,000	15.55%	\$1,385,630	13.00%	20	-38.35%	102.92%
Sep 19	125	20.19%	\$1,245,881	-3.66%	\$1,100,000	-7.37%	\$1,226,250	-6.68%	33	37.19%	98.42%

Sales Activity & Price Trends						www.EastBayGuaranteedSale.com					
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	7	3	19						
\$700-\$799K	3	20	44	11	86						
\$800-\$899K	11	39	91	48	162						
\$900-\$999K	37	85	147	105	192						
\$1-\$1.299m	287	319	372	409	306						
\$1.3-\$1.699m	497	209	191	264	156						
\$1.7-\$1.999m	135	53	57	76	52						
\$2-\$2.999m	153	71	62	65	36						
>\$3m	38	5	6	9	2						
<b>Totals:</b>	<b>1163</b>	<b>803</b>	<b>979</b>	<b>990</b>	<b>1012</b>						



**Praveen Kumar's**



**MARKET WATCH**

*Real Estate news for Viola Fountain*



OCTOBER 2021

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## FIRST TIME BUYERS

Why rent when you can own? Free hotlist w/pics of homes available for under \$1,300/month.

Free recorded message

844-311-5109 ID #5051

## HOMESELLERS Find out what homes down the street sold for!

Free hotlist w/pics of recent area homesale and current listings.

Free recorded message

844-311-5109 ID #5041

## How to Avoid 9 Common Buyer Traps BEFORE Buying a Fremont Home

Fremont - Buying a home is a major investment no matter which way you look at it. But for many homebuyers, it's an even more expensive process than it needs to be because many fall prey to at least a few of the many common and costly mistakes which trap them into either paying too much for the home they want, or losing their dream home to another buyer or, worse, buying the wrong home for their needs.

A systemized approach to the homebuying process can help you steer clear of these common traps, allowing you to not only cut costs, but also buy the home that's best for

you. An industry report has just been released entitled "9 Buyer Traps and How to Avoid Them". This important report discusses the nine most common and costly of these home buyer traps, how to identify them, and what you can do to avoid them.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 844-311-5109 and enter 5018. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to avoid costly buyer mistakes before you purchase 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 844-311-5109 & enter ID#5041.

## HOME BUYERS SAVE THOUSANDS

Free Report reveals how to avoid costly errors and save thousands when you buy a home.

Free recorded message

844-311-5109 ID #5041

## 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

844-311-5109 ID #5023

## Empty Nesters: FREE Special Report Reveals 9 Costly Mistakes to Avoid When Selling Your Fremont Home

Are you an "Empty Nester" who needs a home for the future? Is it time to downsize or to move into another home more suitable for your glorious retirement years?

Like thousands of residents in our area, you may be discovering that after years of non-stop child traffic in and out of your doors, toys on the floor, music floating throughout, suddenly you can hear a pin drop over the quiet hum of the refrigerator. Your rooms are filled with pictures and memories of this wonderful time of your life, but there are many empty rooms gathering dust now that your children have moved on. The freer years ahead are exciting ones to look forward to, and it's time for you to move on as well.

If you find yourself in this situation, you're in vast and good company. And what that means is that there are many wonderful opportunities for you to create this new chapter in your life...if you know what it takes to get the most out of the equity you've built up in your current home.

To help you understand the issues involved in making such a move, and how to avoid the 9 most common and costly mistakes most Empty Nesters make, a new report called "Empty Nester: How to Sell the Place You Call Home" has been prepared which identifies these issues, and shows you how to steer clear of the mistakes that could cost you literally thousands of dollars.

**To hear a brief recorded message about how to order your FREE copy of this report call toll-free 844-311-5109 and enter 5013. 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 fly your empty nest with the most cash in your pocket.

## DISTRESS SALE HOMES in Fremont

### BANK FORECLOSURES

Free hotlist of foreclosure property listings w/pics.

Free recorded message

**844-311-5109 ID #5042**

## Home Seller Mistakes

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

Free recorded message

**844-311-5109 ID #5000**

## 11 COSTLY HOME INSPECTION PITFALLS

Free Report reveals what you need to know before you list your home for sale.

Free recorded message

**844-311-5109 ID #5003**

## INFORMATION CORNER

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

**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# 5041**
- 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**