

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 110.23% 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 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. "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 OverthePhone 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 925452483 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 110.23% more than real estate board average.

San Ramon: Detached Single-Family Homes

September 2021

ASSOCIATION OF REALTORS®

Market Activity Summary:

- Inventory: 24 units were listed for sale as of the last day of September approximately 0.4 months of inventory
- approximately 0.4 months of inventory .

 Sales Activity: 68 single-family detached units were sold during September.
- Median Sales Price: \$1,650,000 during September.
- Days-on-Market (DOM) year-to-date is approximately 15 days.
- Average sales price was 107.96% of the average list price during September.





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
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%
Aug 21	23	54	75	0.4	\$1,675,629	\$1,800,000	\$1,859,707	12	\$674	\$749	110.99%
Sep 21	24	48	68	0.4	\$1,657,962	\$1,650,000	\$1,789,973	15	\$672	\$728	107.96%

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	68	-5.56%	\$1,657,962	26.09%	\$1,650,000	25.36%	\$1,789,973	30.60%	15	-20.81%	107.96%
Sep 20	72	38.46%	\$1,314,916	9.53%	\$1,316,200	26.07%	\$1,370,557	15.31%	18	-51.98%	104.23%
Sep 19	52	13.04%	\$1,200,474	-6.00%	\$1,044,000	-15.50%	\$1,188,589	-6.78%	38	53.17%	99.01%

Sales Activity & Price Trends									
Price	2021 YTD	2020 YTD	2019 YTD	2018 YTD	2017 YTD				
Range	units sold								
<\$500K									
\$500-\$599K			2	4	1				
\$600-\$699K	1	3	10	5	5				
\$700-\$799K	2	10	3	5	16				
\$800-\$899K	2	12	29	36	93				
\$900-\$999K	5	62	81	81	97				
\$1-\$1.299m	81	201	249	218	218				
\$1.3-\$1.699r	288	147	131	177	134				
\$1.7-\$1.999r	139	39	16	21	18				
\$2-\$2.999m	127	22	21	16	17				
>\$3m	12								
Totals:	657	496	542	563	599				



Praveen Kumar's



MARKETWATCH

Real Estate News For Viola Fountain

NOVEMBER 2021

GUARANTEED BUY it

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925-452-7483

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EMAIL

praveen@weberealtv.com

3 Ways to Buy a Fremont **Home for Less Money**

homebuyers, you have two primary considerations in mind, when you start looking for a home. First, you want to find the home that perfectly meets your need and desires and, home for the lowest possible price.

When you analyze successful home buyers who have been able to purchase the home they want for thousands of dollars below a seller's asking price, some common denominators emerge. While the negotiation skills of your agent are important, there are three additional key factors that must come into play long before you ever submit an offer.

This topic has been the subject of extensive analysis by Industry Experts, and a summary of their

Fremont - If you're like most findings, and a specific step-by-step purchase plan for homebuyers can be found in a new special report called "Homebuyer: How to Save Thousand of Dollars When You Buy".

This free report outlines the secondly, you want to purchase this psychology of how a seller sets their asking price and gives you 3 simple steps to follow, before you even set foot in a seller's home, which could help you to successfully slash thousands of dollars off the price of the home you want.

> To hear a brief recorded message about how to order your FREE copy of this report, call tollfree 1-844-311-5109 and enter ID# 5014. You can call at any time, 24 hours a day, 7 days a week.

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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 homebuying criteria including price range and preferred area. We will send you a hotlist of all current homes that match vour 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 vou can access, so call my toll-free House-Hunter hotline today at 1-844-311-5109 & enter ID# 5041.

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10 Best Home Buys

Free hotlist w/pics of available properties in your specific price range and area

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FIXER **UPPER HOMES**

Bargains, lowest prices. These homes need work. Call for free hotlist w/pics.

1-844-311-5109 ID# 5020

It's YOUR Move

Legal Loophole Costs Local Homeseller \$30,742 in the Sale of Their Fremont Home

Fremont - When you're buying or selling a home, there are many small but important legal issues that you may be unaware of that are, nevertheless, critical to understand. Residentials real estate is not an uncomplicated process. When such a major investment is transferred from one party to another, there are subtle details to take care of that can turn into major problems if not handled correctly

It is essential to understand the legal ins and outs that will properly protect you when you buy or sell a home. There are several issues that will certainly cost you if you are not properly informed. In a recent situation right here in the area, misinformation cost one local homeseller over three thousand dollars in the sale of their home. Don't let this happen to you.

In answer to this issue, Industry Insiders have prepared a FREE special report entitled, "Legal Mistakes to Avoid When Buying or Selling a Home".

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 844-311-5109 and enter ID# 5011. You can call any time, 24 hours a day, 7 days a week.

How to Sell Your House Without an Agent

Free Report Reveals "10 Inside Tips" to selling your house by yourself.

Free recorded message **844-311-5109 ID# 5017**

10 Questions to Ask Before You Hire a REALTOR

Do not hire an agent before you read this Free special report.

Free recorded message **844-311-5109 ID# 5006**

in Fremont BANK FORECLOSURES

Free hotlist of foreclosure property listings w/pics.
Free recorded message 844-311-5109 ID# 5042

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# 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
- 1. 11 HOME INSPECTION PITFALLS Learn about these common and costly traps BEFORE you list ... ID# 5003
- 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
- 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

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