



**Praveen Kumar's**

**MARKET WATCH**

*Real Estate news for You*

*May 2022*



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## 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.**

## 10 Ways to Save Money When Buying a New Home

Although most homes for sale are resales, one out of four homebuyers purchases a new home. Which is better: existing or new? The right answer, of course is up to you. While resales (of existing homes) are less expensive on average, new homes offer advantages. Existing homes (resales) have the advantage of more established surroundings consisting of mature neighborhoods, often with landscaping that is fully done.

New homes, on the other hand, offer innovative use of space, greater energy efficiency and choices of options and upgrades. Everything is new and modern.

Most people consider both new and existing homes before they decide to purchase. A new, special insider report entitled "New Homes - 10 Tips to Save You Time and Money" has just been released which identifies 10 invaluable tips to save you time and money when purchasing a brand-new home. Also revealed are little-known buyer advantages that most builders may not tell you.

To learn more about what you should be aware of before you visit your first model home, order this free report today.

**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# 5010. You can call any time, 24 hours a day, 7 days a week.**

### **FREE HOMESSELLER'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**

### **DISTRESS SALE HOMES BANK FORECLOSURES.**

Free hotlist of foreclosure property listing w/pics.

Free recorded message  
**1-844-311-5109 ID# 5042**

### **How to Sell Your House Without an Agent**

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

Free record message  
**1-844-311-5109 ID# 5017**

### **Renters**

### **Stop Paying Your Landlord's Mortgage**

Free Report Reveals How Easy it is to Buy Your Own Home.

Free recorded message  
**1-844-311-5109 ID# 5001**

# It's YOUR Move

## 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**

### SELLERS

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

## 11 Critical Home Inspection Traps to be Aware of Weeks Before Listing Your Home for Sale

According to industry experts there are over 33 physical problems that will come under scrutiny during home inspection when your home is for sale. A new report has been prepared which identifies the eleven most common of these problems, and what you should know about them before you list your home for sale.

Whether you own an old home or a brand new one, there are a number of things that can fall short of requirement during a home inspection. If not identified and dealt with, any of these 11 items could cost you dearly in terms of repair. That's why it's critical that you read this report before you list your home. If you wait until the building inspector flags these issues for you, you will almost certainly experience costly delays in the close of your home sale or, worse, turn prospective buyers away altogether. In most cases, you can make a reasonable pre-inspection yourself if you know what you're looking for and knowing what you're looking for can help you prevent little problems from growing into costly and unmanageable ones.

To help homesellers deal with this issue before their homes are listed, a fee report entitled "11 Things You Need to Know to Pass Your Home Inspection" has been compiled which explains the issues involved.

**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# 5003. You can call any time, 24 hours a day, 7 days a week.**

Get your free special report NOW to find out how to make this part of your current situation less stressful.

### 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**

### HOMESSELLERS Find out what home down the street sold for!

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

Free recorded message  
**844-311-5109 ID# 5041**

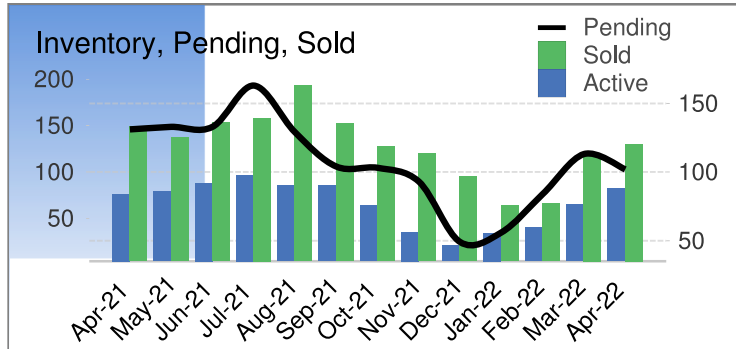
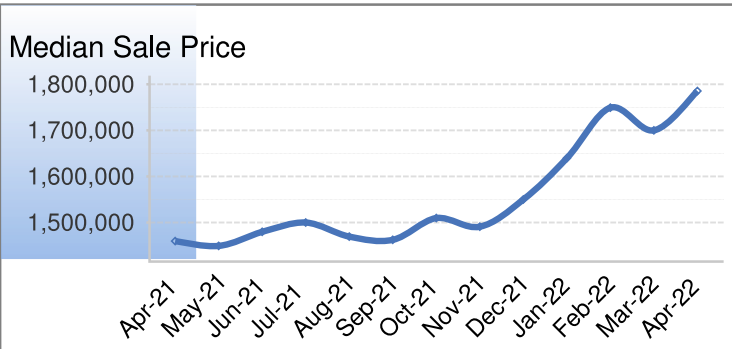
### HOME BUYERS SAVE THOUSANDS

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

Free recorded message  
**844-311-5109 ID# 5014**

## Market Activity Summary:

- Inventory: 83 units were listed for sale as of the last day of April - approximately 0.8 months of inventory.
- Sales Activity: 130 units were sold during April
- Median Sales Price: \$1,785,000 during April
- Average price per sq.ft. in April was \$1,110
- Average Days-on-Market (DOM) is approximately 8 days
- Sold over Asking: On average, buyers paid 116% of list price in April



## Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqFt Active	Avg \$ SqFt Sold	Sale Price / List Price
Apr-22	82	102	130	0.8	\$1,722,890	\$1,785,000	\$2,033,125	8	\$979	\$1,110	116%
Mar-22	65	113	117	0.8	\$1,893,241	\$1,700,000	\$1,929,741	8	\$932	\$1,072	117%
Feb-22	40	84	66	0.6	\$1,800,046	\$1,749,150	\$1,982,867	19	\$910	\$10,893	118%
Jan-22	34	56	64	0.4	\$1,722,872	\$1,640,000	\$1,828,882	12	\$913	\$1,013	114%
Dec-21	21	49	95	0.2	\$1,623,114	\$1,550,000	\$1,739,871	16	\$866	\$996	112%
Nov-21	35	93	120	0.3	\$1,531,751	\$1,491,250	\$1,673,126	10	\$897	\$967	111%
Oct-21	64	103	127	0.4	\$1,545,989	\$1,510,000	\$1,661,220	13	\$13,318	\$950	110%
Sep-21	85	104	152	0.5	\$1,526,734	\$1,463,000	\$1,576,852	10	\$10,262	\$910	109%
Aug-21	85	129	193	0.5	\$1,536,031	\$1,470,000	\$1,651,394	12	\$10,250	\$907	109%
Jul-21	97	163	158	0.7	\$1,437,341	\$1,500,000	\$1,734,424	10	\$9,064	\$897	111%
Jun-21	88	133	153	0.6	\$1,452,181	\$1,480,000	\$1,639,146	10	\$9,875	\$898	112%
May-21	79	133	137	0.6	\$1,589,321	\$1,450,000	\$1,563,397	9	\$10,927	\$897	113%
Apr-21	76	131	149	0.7	\$1,513,790	\$1,460,000	\$1,619,898	7	\$11,286	\$876	112%

## Market Trends

Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Apr-22	130	-12.8%	\$1,722,890	13.8%	\$1,785,000	22.3%	\$2,033,125	25.5%	8	14.3%	116%
Apr-21	149	93.5%	\$1,513,790	18.6%	\$1,460,000	18.3%	\$1,619,898	19.9%	7	-41.7%	112%
Apr-20	77	-38.9%	\$1,276,335	-1.54%	\$1,234,500	2.11%	\$1,350,772	3.31%	12	-36.8%	104%

## Sales Activity and Price Trends

Price Range	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold	2018 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	1	0	1	4	2
\$700-799K	0	0	12	14	4
\$800-899K	2	5	14	33	17
\$900-999K	2	16	23	52	39
\$1-1.299M	23	144	114	130	154
\$1.3-1.699M	132	143	60	67	90
\$1.7-1.999M	88	33	15	19	29
\$2-2.999M	82	60	28	17	21
>3M	30	10	5	5	3
Total	360	411	272	341	359

## Presented by:



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