

08 April, 2021

Hello Viola,

We are selling homes like yours at more than 105% of listing price!

We just repeated that success by selling another home in Fremont for 106.8% which is about \$75,000 above listed price!

Enclosed is my newsletter for April, with details of market activity in Fremont on page 2. 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.

On page 3, discover how to beat out other buyers to hot new listings. Ensure that you gain access to all homes in the market, even those that are NOT available online.

Whether you're buying or selling 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 Market Watch. This month we've selected another popular question that many homebuyers ask, "Avoid 6 Costly Errors When Moving to a Larger Fremont Home and Save Thousands".

Page 4 has a list of useful reports that you can request, for FREE.

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 offers by sending "START VIOLA" to 925-452-7483 on WhatsApp.

I look forward to hearing from you.

Sincerely,



Praveen Kumar

Broker & Owner, WebERealty

CA BRE Lic#: 01928307

P.S. One final point: Last year, homes listed with WeBeRealty sold on an average 102.5% more than real estate board average.

Fremont: Detached Single-Family Homes

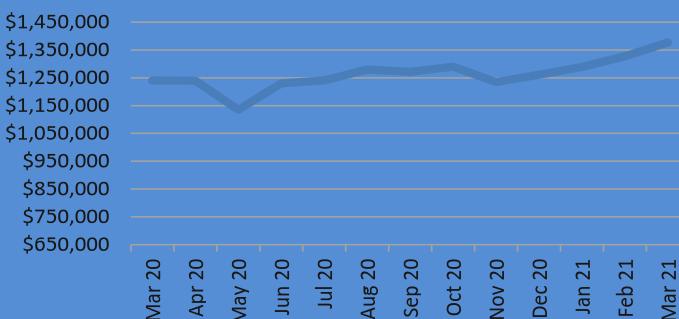
March 2021

Market Activity Summary:

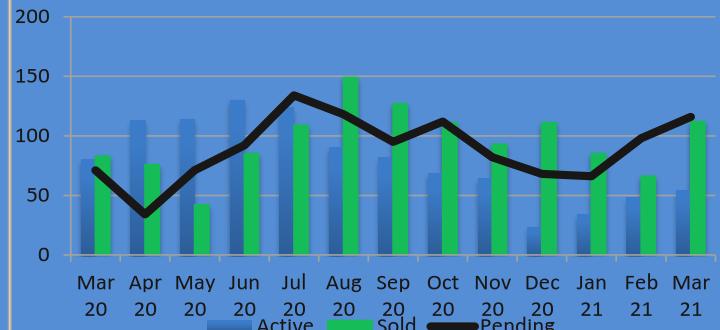
- Inventory: 54 units were listed for sale as of the last day of March - approximately 0.6 months of inventory .
- Sales Activity: 112 single-family detached units were sold during March.
- Median Sales Price: \$1,376,944 during March.
- Days-on-Market (DOM) year-to-date is approximately 16 days.
- Average sales price was 109.8% of the average list price during March.



Median Sale Price



Inventory, Pending and Units Sold



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
Mar 20	80	71	83	1.2	\$1,347,858	\$1,240,000	\$1,402,905	23	\$742	\$781	104.08%
Apr 20	113	34	76	1.8	\$1,307,481	\$1,239,750	\$1,353,743	14	\$695	\$725	103.54%
May 20	114	71	42	1.8	\$1,241,046	\$1,135,000	\$1,226,152	27	\$711	\$704	98.80%
Jun 20	130	92	85	1.9	\$1,294,708	\$1,230,000	\$1,302,838	22	\$731	\$736	100.63%
Jul 20	124	134	109	1.5	\$1,328,440	\$1,240,000	\$1,345,512	25	\$724	\$736	101.29%
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%

Market Trends

Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Mar 21	112	34.94%	\$1,361,036	0.98%	\$1,376,944	11.04%	\$1,494,480	6.53%	16	-30.61%	109.80%
Mar 20	83	-20.19%	\$1,347,858	2.26%	\$1,240,000	6.90%	\$1,402,905	6.27%	23	-11.20%	104.08%
Mar 19	104	0.00%	\$1,318,131	14.14%	\$1,160,000	-8.23%	\$1,320,157	0.87%	26	117.85%	100.15%

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					1
\$600-\$699K	1		2	2	9
\$700-\$799K		12	13	3	31
\$800-\$899K	7	10	21	14	51
\$900-\$999K	10	18	38	22	61
\$1.1-\$1.299m	104	82	84	90	86
\$1.3-\$1.699m	85	45	42	58	35
\$1.7-\$1.999m	20	13	10	12	14
\$2-\$2.999m	30	22	11	10	14
>\$3m	8	4	3	1	
Totals:	268	206	224	212	302

Your Home sold at a price acceptable to you or I'll buy it myself!

Visit: www.EastBayGuaranteedSale.com



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Praveen Kumar's MARKET WATCH

Real Estate news for Viola Fountain

APRIL 2021

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Avoid 6 Costly Errors When Moving to a Larger Fremont Home and Save Thousands

Fremont - A new report has just been released which identifies the 6 most common and costly mistakes that homebuyers make when moving to a larger home.

Unlike the experience of buying a first home, when you're looking to move-up, and already own a home, there are certain factors that can complicate the situation. It's very important for you to understand these issues before you list your home for sale.

Not only is there the issue of financing to consider, but you also have

to sell your present home at exactly the right time in order to avoid either the financial burden of owning two homes or, just as bad, the dilemma of having no place to live during the gap between closings.

In answer to this issue, Industry Insiders have prepared a FREE special report entitled "6 Mistakes to Avoid When Trading Up to a Larger Home."

These six strategies will help you make informed choices before you put your home on the market in anticipation of moving to a larger home.

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 5007. 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 to make your move-up to a larger home worry-free and without complication.

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.

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

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

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BEST HOME LOANS

Super-Low Downpayment Loans Before You Start Shopping for a Home.

Free Report reveals fool proof plan to get best financing rates

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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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It's *YOUR* Move

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

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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 Your Fremont House Without an Agent and Save the Commission

If you've tried to sell your home yourself, you will get to know that the minute you put the "For Sale by Owner" sign up, the phone will start to ring off the hook. Unfortunately, most calls aren't from prospective buyers, but rather from every real estate agent in town who will start to hound you for your listing.

Like other "For Sale by Owners", you'll be subjected to a hundred sales pitches from agents who will tell you how great they are and how you can't possibly sell your home by yourself. After all, without the proper information, selling a home isn't easy. Perhaps you've had your home on the market for several months with no offers from qualified buyers. This can be a very frustrating time, and many homeowners have given up their dreams of selling their homes themselves. But don't give up until you've read a new report entitled "Sell Your Own Home" which has been prepared especially for homesellers like you. You'll find that selling your home by yourself is entirely possible once you understand the process.

Inside this report, you'll find 10 inside tips to selling your home by yourself which will help you sell for the best price in the shortest amount of time. You'll find out what real estate agents don't want you to know.

To hear a brief recorded message about how to order your **FREE copy of this report call toll-free 844-311-5109 and enter 5017. You can call any time, 24 hours a day, 7 days a week.**

Get your free special report NOW to learn how you really can sell your home yourself.

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