

05 May, 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 May, 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, "10 Ways to Save Money When Buying a New Fremont Home".

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

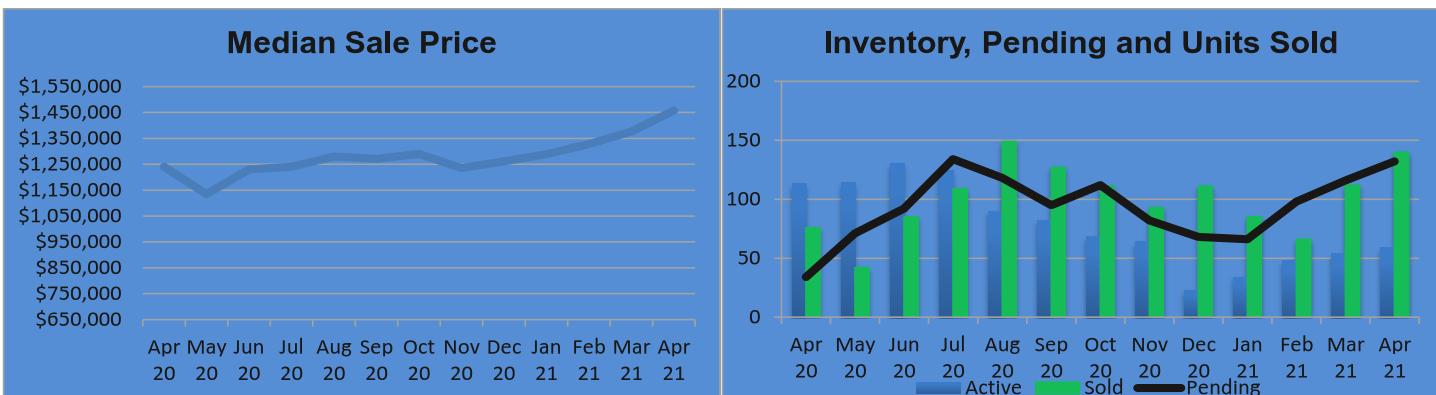
P.S. One final point: Last year, homes listed with WeBeRealty sold on an average 102.5% more than real estate board average.

Fremont: Detached Single-Family Homes

April 2021

Market Activity Summary:

- Inventory: 59 units were listed for sale as of the last day of April - approximately 0.6 months of inventory .
- Sales Activity: 140 single-family detached units were sold during April.
- Median Sales Price: \$1,457,500 during April.
- Days-on-Market (DOM) year-to-date is approximately 9 days.
- Average sales price was 110.74% of the average list price during April.



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
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	\$1,365,630	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%

Market Trends

Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Apr 21	140	84.21%	\$1,450,709	10.95%	\$1,457,500	17.56%	\$1,606,563	18.68%	9	-35.01%	110.74%
Apr 20	76	-44.93%	\$1,307,481	-1.00%	\$1,239,750	-0.02%	\$1,353,743	1.12%	14	-37.46%	103.54%
Apr 19	138	10.40%	\$1,320,626	0.44%	\$1,240,000	-2.75%	\$1,338,804	-7.35%	22	60.83%	101.38%

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	1	4	2	11
\$700-\$799K		14	14	4	41
\$800-\$899K	7	13	33	16	68
\$900-\$999K	15	25	55	34	81
\$1-\$1.299m	136	115	138	141	120
\$1.3-\$1.699m	149	63	71	57	64
\$1.7-\$1.999m	36	16	21	28	28
\$2-\$2.999m	56	30	20	21	19
>\$3m	9	5	6	4	
Totals:	409	282	362	337	433

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

Visit: www.EastBayGuaranteedSale.com



Presented by:

Praveen Kumar
Broker Owner/ Realtor®
CA BRE Lic # 01928307



Real Estate news for Viola Fountain

MAY 2021

TEL# / WhatsApp
925-452-7483

WEBSITE
EastBayGuaranteedSale.com

EMAIL
praveen@weberealty.com

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.

DISTRESS SALE HOMES FREMONT BANK FORECLOSURES.

Free hotlist of foreclosure property listings w/pics.

Free recorded message
844-311-5109 ID#5042

10 Ways to Save Money When Buying a New Fremont Home

Fremont - Although the 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. Both resales and new homes offer advantages. Existing homes are less expensive on average, and are generally closer to, and enjoy the warmth and surroundings of, established neighborhoods, often with mature landscaping.

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

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

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

RENTERS Stop Paying Your Landlord's Mortgage.

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

Free recorded message
844-311-5109 ID#5001



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 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**

HOMESELLERS Find out what homes 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

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

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

Fremont - According to industry experts, there are over 33 physical problems that will come under scrutiny during a 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 requirements 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 free 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 **1-844-311-5109** and enter **5003**. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to ensure a home inspection doesn't cost you the sale of your home.