

25 June, 2021

Hello Viola,

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 112.45% above listed price!

Enclosed is my newsletter for June, 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, "BUYER BEWARE: 13 Extra Costs to be Aware of Before Buying a 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

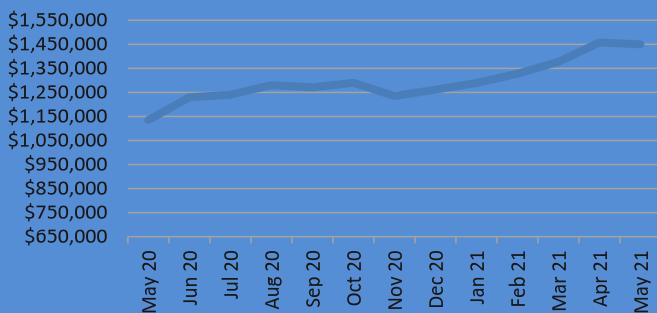
P.S. One final point: Last year, homes listed with WeBeRealty sold on an average 112.45% more than real estate board average.

Market Activity Summary:

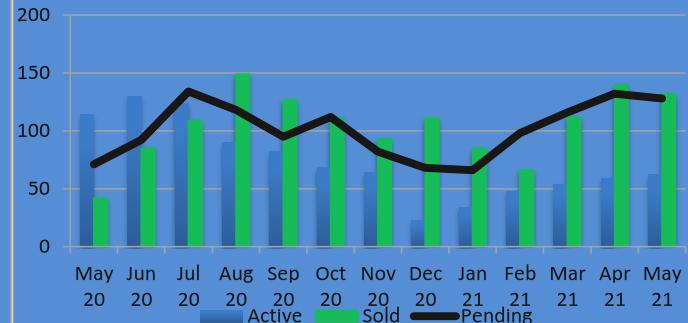
- Inventory: 62 units were listed for sale as of the last day of May - approximately 0.5 months of inventory.
- Sales Activity: 132 single-family detached units were sold during May.
- Median Sales Price: \$1,450,000 during May.
- Days-on-Market (DOM) year-to-date is approximately 10 days.
- Average sales price was 112.45% of the average list price during May.



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
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%
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%

Market Trends

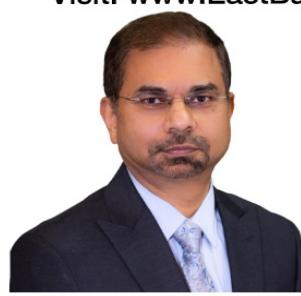
Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
May 21	132	214.29%	\$1,395,385	12.44%	\$1,450,000	27.75%	\$1,569,163	27.97%	10	-61.61%	112.45%
May 20	42	-74.55%	\$1,241,046	-1.85%	\$1,135,000	-1.30%	\$1,226,152	-4.95%	27	25.04%	98.80%
May 19	165	10.74%	\$1,264,418	0.15%	\$1,150,000	-12.88%	\$1,290,070	-8.06%	21	52.90%	102.03%

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			1		
\$500-\$599K					1
\$600-\$699K	1	2	4	2	14
\$700-\$799K	2	14	16	6	55
\$800-\$899K	7	21	45	21	96
\$900-\$999K	22	25	62	41	106
\$1-\$1,299m	161	136	207	197	168
\$1.3-\$1,699m	212	74	103	141	95
\$1.7-\$1,999m	57	16	26	41	37
\$2-\$2,999m	72	33	37	33	29
>\$3m	12	5	6	4	
Totals:	546	329	527	456	604

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

Visit: www.EastBayGuaranteedSale.com



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MARKET WATCH

Real Estate news for Viola Fountain



JUNE 2021

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homesales and current listings.

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BUYER BEWARE: 13 Extra Costs to be Aware of Before Buying a Fremont Home

Town Name - Whether you're looking to buy your first home, or trading up to a larger one, there are many costs - on top of the purchase price - that you must figure into your calculation of affordability. These extra fees, such as taxes and other additional costs, could surprise you with an unwanted financial nightmare on closing day if you're not informed and prepared.

Some of these costs are one-time fixed payments, while others represent an ongoing monthly or yearly commitment. While not all these costs will apply in every situation, it's better to know about them ahead of time so you can budget properly.

Remember, buying a home is a major milestone, and whether it's your first, second or tenth, there are many small but important details, not to

mention stress and excitement, to deal with during the process. The last thing you need are unbudgeted financial obligations in the hours before you take possession of your new home.

To help homebuyers understand what these extra costs are, and in what situations they may apply, a free industry report has been prepared called "13 Extra Costs to Be Aware of Before Buying a 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 **5008**. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to make sure you're budgeting properly for your next move.

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.

HOME BUYER TRAPS TO AVOID

Free Report reveals what you
need to know before you
buy a home.

Free recorded message
844-311-5109 ID#5018

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 a Fremont House That Didn't Sell

Fremont - If your home has just come off the market and hasn't sold, don't be discouraged. The reason your home did not sell may have nothing to do with your home or the market. In reality, your home may have been one of the more desirable properties for sale.

So Why Didn't Your Home Sell?

Last year many of the homes listed for sale never sold at all, and many sellers found that there was a tremendous amount a homeowner needed to be educated on to sell their home for top dollar in the shortest time period. Don't risk making the wrong choices and losing both time and money on your investment. Before you hire a realtor, know the right questions to ask to save you time and money.

Industry experts have prepared a free special report called "How to Sell a House that Didn't Sell" which educates you on 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 & enter 5012. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to make sure your home sells the next time you list it for sale.

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Free hotlist of foreclosure property listings w/pics.

Free recorded message
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Free Report Reveals How to Set Your Asking Price When Selling Your Home.

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844-311-5109 and enter the ID# of the information that you would like to receive.

BUYERS

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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**

