

market trends

Your Market Data for:
Pleasanton, Dublin, & Livermore!

Your real estate information source.

August 2011



There's No Place Like Home!

As a real estate professional, I strive to keep in touch with my clients and provide them with information that I hope they will find useful. This newsletter is an opportunity to let you know about the state of the market and current trends. It may even touch on ways that you could enhance your home's value. I hope the market data and articles will help you with understanding real estate today and help you with your real estate decisions. If you have any questions, please do not hesitate to contact me.

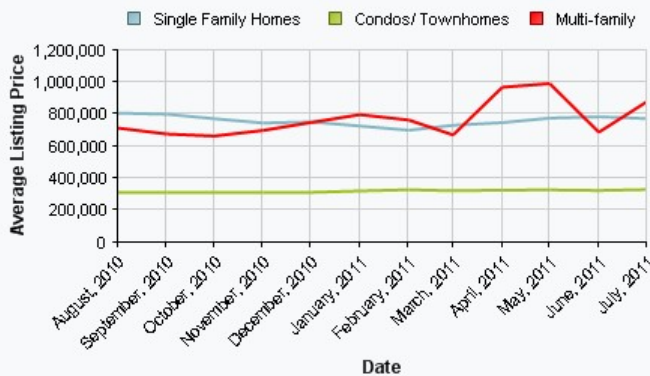
Amanda Chun



Trend, Tips & Tricks

Pleasanton, Dublin, & Livermore! Real Estate Sales Data

Average Listing Price (last 12 months)

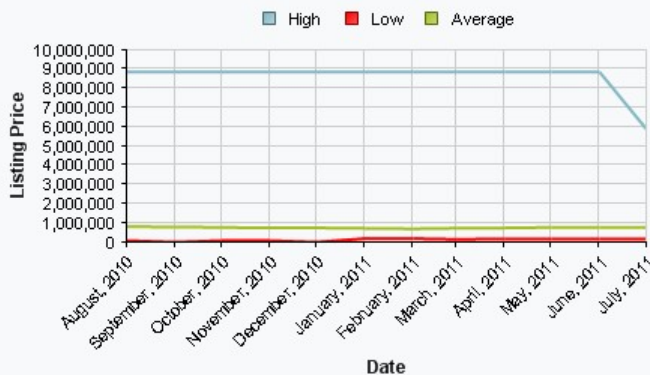


AVERAGE LIST PRICE IN JULY

Single Family Homes	\$771,812	Condos/Townhomes	\$329,236	Multi-family	\$875,106
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Pleasanton, Dublin, & Livermore! Real Estate Sales Data

Average Listing Price (last 12 months)



LIST PRICES FOR SINGLE FAMILY HOMES IN JULY

High	\$5,888,888	Low	\$174,950	Average	\$771,812
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Keys for Buying and Selling when the Market is slow

Keys for Selling When the Market is Slow

It's a whole new world for home buyers. So, how do you make a smart purchase? You can find some excellent bargains but you still need to do some work.

Check out the Deed. Don't take the word of the Seller. They may be telling you what they were told. All sorts of legal issues and problems could ensue should your deed not match the previous deeds. Make sure the property lines for the house are the same on the deed as they are physically. You don't want to find that the property had been subdivided and your driveway actually belongs to someone else and you have no access to your house.

Check the public records. Investigate anything that looks a little irregular or different from what you have been told. Make sure the deed includes everything you thought you were getting.

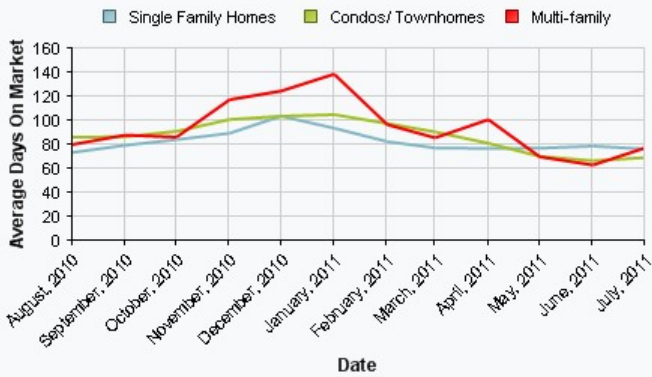
Negotiate the best Deal

How to Negotiate the Best Deal

Buyers are finally being able to take advantage of cooling trends in previously hot markets. Multiple offers are no longer being thrown at sellers as soon as the For Sale sign hits the front yard. Here's a tip about negotiating the best deal. In a tighter market, it's not too much to ask the seller to add the closing costs to the price of the house. It's better to put 20 percent down and add the closing costs to the loan than put 15 percent down and pay the costs upfront.

Pleasanton, Dublin, & Livermore! Real Estate Sales Data

Days on Market (last 12 months)

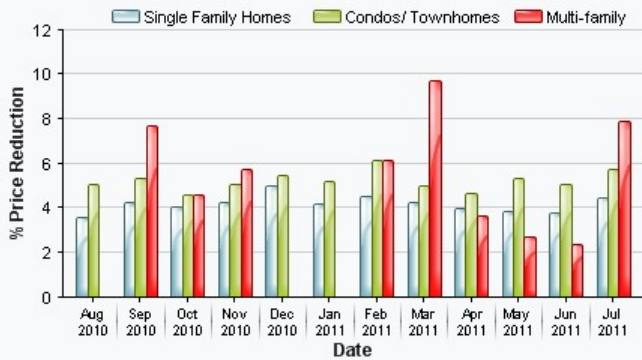


CURRENT AVERAGE DAYS ON MARKET IN JULY

Single Family Homes	76	Condos/Townhomes	69	Multi-family	77
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Pleasanton, Dublin, & Livermore! Real Estate Sales Data

Price Reduction (last 12 months)



RECENT PRICE REDUCTIONS IN JULY

Single Family Homes	4.5%	Condos/Townhomes	5.7%	Multi-family	7.9%
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Data is deemed accurate but not absolute, no warranty is given. If you are already working with a REALTOR® this is not meant to be a solicitation.

An Easy Furniture Fix - Without Calling an Expert

Repair frayed woven chair seats

If you have a chair with a woven paper rush seat (wicker made of twisted paper), you probably already know that the paper has a tendency to tear in front, where legs constantly rub it. Here's a quick cosmetic fix: Squeeze a bit of white craft glue underneath the torn strands, and tape it with masking tape to hold it in place. When the glue is dry, remove the masking tape, and no one will ever know the strands are broken.

Home Improvements and Which Ones to Do

Home Improvements and Which Ones to Do

Whether you plan to sell in the near future, or just want to improve the value of your home, here is one low cost improvement you should consider.

Refinish your hardwood floors. Scratched and worn hardwood floors detract from your home's value and if left untended, you may need to replace them at a huge cost. Paying a professional to refinish them is a good idea - going a little too far with the sander can leave permanent indentations on your floors. Ask around for a reliable professional or check out a site like www.needcontractor.com. And while you are refinishing your floors, consider staining them a different shade for a dramatic new look.

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