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**Hot Topics:**

*5-Year Home Sale Value Trend*

*Homes Sold YTD*

*Real Estate Tips*

*Professional Profile*



Issue  
**'21 3<sup>rd</sup> Qtr**

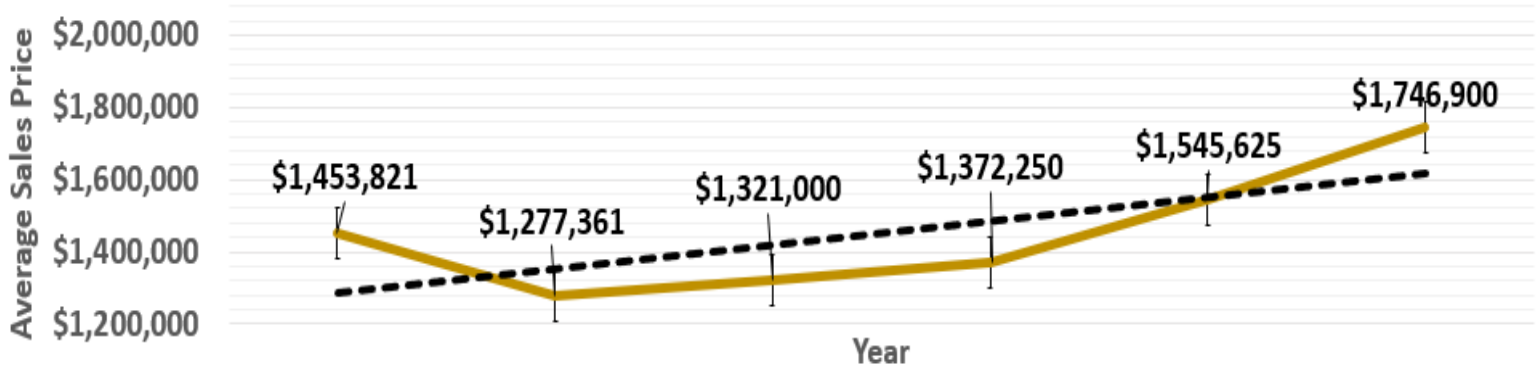
*This is a quarterly newsletter specifically created for Schaefer Ranch residents. It provides a snapshot of real estate sales activity, relative city and home owner news, as well as informative articles relative to real estate ownership.*

## *Schaefer Ranch 5-Year Home Sale Value Trend*

### **Schaefer Ranch Average Sales Price Annual Trend 4-Bedroom Homes 3rd Qtr. 2021**

	2016	2017	2018	2019	2020	2021
<b>Average Values</b>	\$1,453,821	\$1,277,361	\$1,321,000	\$1,372,250	\$1,545,625	\$1,746,900
<b>Minumum Value</b>	\$1,370,000	\$1,108,888	\$1,262,000	\$1,220,000	\$1,471,875	\$1,560,000
<b>Maximum Value</b>	\$1,550,000	\$1,440,000	\$1,431,000	\$1,524,500	\$1,610,000	\$1,975,000
<b>Avg. % property value change</b>		-12.1%	3.4%	3.9%	12.6%	13.0%
<b>Avg. price per sq./ft.</b>	\$391	\$414	\$409	\$425	\$483	\$599

### **Average Sale Price Annual Trend - 4 Bedroom Homes**



- \* Highest value 4-bedroom home sold in Schaefer Ranch was \$1,975,000 on Sep 7, 2021.**
- \* Average 4-bedroom home price increased 9.6% to \$1,746,900 from the 2nd qtr.**
- \* Real estate market continues to favor sellers, but is slowly transitioning to more of a buyers market, with longer average time for homes on market.**

## Schaefer Ranch Average Sales Price Annual Trend 5-Bedroom Homes 3rd Qtr. 2021

	2016	2017	2018	2019	2020	2021
Average Values	\$1,399,654	\$1,419,620	\$1,488,417	\$1,465,959	\$1,571,113	\$2,097,818
Minumum Value	\$1,180,000	\$1,250,000	\$1,300,000	\$1,266,000	\$1,276,700	\$1,780,000
Maximum Value	\$1,701,845	\$1,585,000	\$1,637,000	\$1,638,880	\$1,750,000	\$2,350,000
Avg. % property value change		1.4%	4.8%	-1.5%	7.2%	33.5%
Avg. price per sq./ft.	\$382	\$380	\$396	\$385	\$427	\$566

### Average Sale Price Annual Trend - 5 Bedroom Homes



- \* Highest value 5-bedroom home sold in Schaefer Ranch was \$2,350,000 sold on August 8, 2021.
- \* Average 5-bedroom home price increased 2.5% to \$2,045,750 from the 2nd qtr.
- \* Real estate market continues to favor sellers, but is slowly transitioning to more of a buyers market, with longer average time for homes on market.

### What is Your Home Worth?

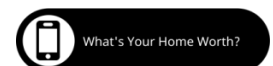
Check current market values for your home and view profiles of potential buyers.

Enter address to get market report



PREPARED BY:  
**Okechi Nwamuo, MBA**  
 Cell: (510) 290-7315

**SCAN &  
 Check out  
 your home's  
 value!**





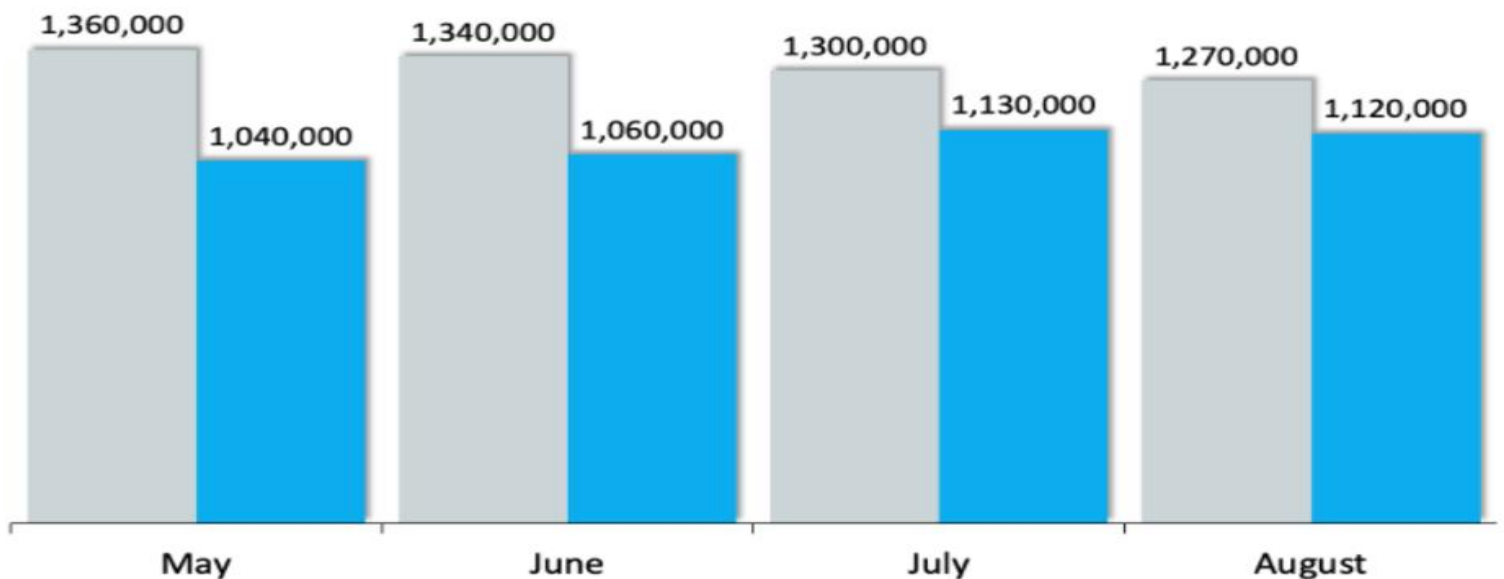
# Sellers: Your House Could Be an Oasis for Buyers Seeking More Options



Sellers have a great opportunity this season as buyer demand still heavily outweighs the current supply of homes for sale. According to the [National Association of Realtors](#) (NAR), today's housing inventory sits at only a 2.6-month supply. To put that into perspective, a neutral market typically features a 6-month supply. **That** places today's market firmly in the **sellers' market** category.

## Inventory Levels: Single-Family Homes

■ 2020 ■ 2021





Hello Schaefer Ranch neighbors!

Thus far, 2021 has been a year which has been unlike any other years with high demand and increased home values here in Schaefer Ranch as well as other locations!

Don't let headlines make you rethink listing your home this fall. Selling today means you can still take advantage of high buyer demand, multiple offers and a quick sale

If you are thinking of selling you house, let's connect and discuss why this fall is the perfect time to do so.

Thank you,

Okechi

**Okechi Nwamuo, MBA, Realtor**

**Direct: (510) 290-7315**

**Email: [onwamuo@intero.com](mailto:onwamuo@intero.com)**

**[www.okechinwamuo.com](http://www.okechinwamuo.com)**

**DRE #01810331**