



Rick Caruso

#00521121



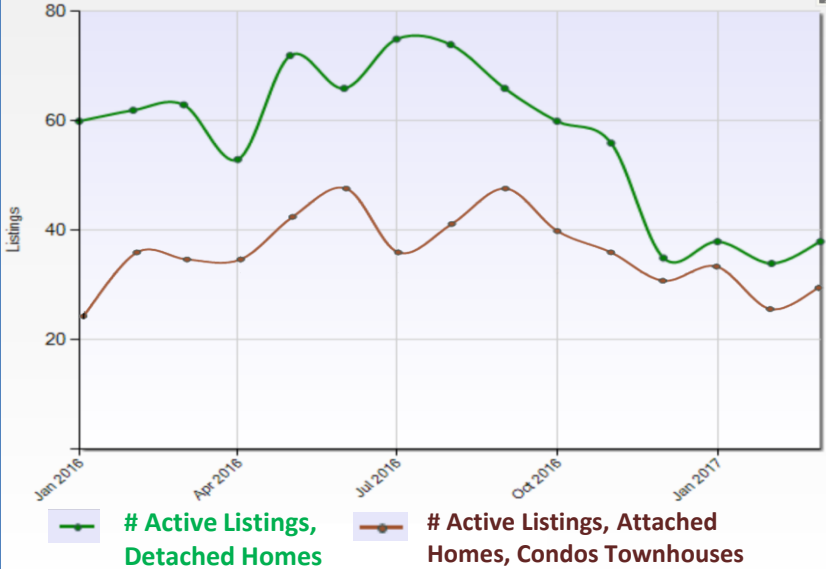
Matt Wu

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# Market to Favor Sellers More Than Last Year!

That's right – If you are looking to sell this year, the market is in your favor. Inventory continue to be low; a 19-year low housing inventory, actually. Nationally, new home sales raised 3.7% in January 2017, but as of 3/10/17, un-sold inventory is 38 detached homes & 29 condos / townhomes. It continues to be a **seller's market**. Good news for buyers is the **30-yr fixed rates is still low at 4.375%/4.375% APR** while the **30-yr fixed \$417k-\$636k loan rate is 4.500%/4.509% APR** and **FHA 30-yr fixed rate is 4.125%/4.977% APR** per [www.WhyLaurieMacey.com](http://www.WhyLaurieMacey.com).

SFR SOLD in past 30 days	Sold @
5-bd/4-ba Andalusia AV	\$1,400,000
5-bd/2.5-ba Shrike AV	\$849,000
5-bd/2-ba El Valle AV	\$767,500
4-bd/3-ba Polder CR	\$769,900
4-bd/3-ba San Leon AV	\$779,000
4-bd/3-ba Purslane CR	\$850,000
4-bd/2.5-ba Mount Citadel ST	\$879,000
4-bd/2.5-ba Heron AV	\$849,000
4-bd/2.5-ba El Morro CR	\$820,000
4-bd/2.5-ba Santa Alberta CR	\$910,000
4-bd/2.5-ba Thistle AV	\$815,000
4-bd/2-ba Windy Sands CR	\$550,000
4-bd/2.5-ba Clarendon ST	\$931,500
4-bd/2.5-ba Banyan ST	\$840,000
3-bd/2-ba Toiyabe ST	\$765,000
3-bd/2-ba El Arbol AV	\$697,000
3-bd/2-ba Vireo CR	\$765,000
3-bd/2-ba Pine CR	\$738,000
3-bd/2-ba Hemlock ST	\$665,000
3-bd/2-ba Judy CR	\$585,000
Condos/Townhouses SOLD	Sold @
3-bd/2.75-ba Sanmian CT	\$620,000
3-bd/2.5-ba Vallarta DR	\$590,000
3-bd/2.25-ba Mesa Verde CT	\$510,000
3-bd/1.5-ba Beard LN #80	\$422,000
2-bd/2-ba Camino Real	\$500,000
1-bd/1-ba Sylvan #19	\$302,000



## Selling or Buying? Want an Agent Who Has Your Best Interest in Mind?

You need someone truly in your corner. At **American Realty Services**, we provide **\*Options and considerations**, listen to your goals & concerns; **\*Information**: So you can make the **best informed decision that is right for you**; **\*Strong relationships: numerous repeat clients** because we have **your best interest in mind**; **\*Vietnamese fluency & Chinese heritage** to connect with **larger audience of buyers and sellers**; **\*Successful longevity and pure hard work** in real estate for **over 4 decades!**

*Disregard if currently listed.*



**Matthew Hien Wu, MBA, Realtor, PMP**

*I Work For You!*

BRE# 01881143

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### Cool Virtual Reality (VR) App for Kids

Experience virtual reality with the free "**Discovery VR**", a family-friendly and educational virtual reality app. Explore Hawaii; fly to the most dangerous airport in the world; be in the center of a samurai duel. You can watch with or without the VR glasses. Download from Store/Play: [MWUproperties.com/Tips](http://MWUproperties.com/Tips)

## About Myself

My name is Matthew Hien Wu and I lived all over OC: Westminster, Santa Ana, Costa Mesa, Garden Grove, Cerritos, and finally, Fountain Valley. My parents immigrated from Vietnam in 1979, and since then, I had the privilege of receiving my education from La Quinta HS, OCC, GWC, CCC, undergraduate at UCI, and MBA from UCLA. I have been in real estate since 2001 when I purchased my first home.

It is with great pride that I can be part of the most prestigious (and nerve-wrecking) milestone with the American public – home ownership. But fear not, **you will have a partner in selling, buying, or investing in single family homes, investment properties, and multi-units. I will be there at every inspection, appraisal, open house, and final walkthrough. I will earn your business and prove that: "I Work For You!"**

### Did You Know... Flashlight Apps are Risky!?

Numerous reputable security organizations had reported the risk of flashlight mobile apps. Why? Because flashlight apps were asking for access to data that has nothing to do with its function. Is it always sinister? Not quite – “free” app developers need to make money somehow and one way is to obtain and sell off customer data. Is it confined to just Flashlight Mobile Apps? Not always – you need to be aware of the access for which the app you are installing is asking. Caveat Emptor – Buyer beware... even if you are getting a “free” app. For more tips: [www.MWUproperties.com/Tips](http://www.MWUproperties.com/Tips)



## Neighbor-Referred Vendors List

The following sample list was compiled from referrals in NextDoor, a private social network for neighborhoods. This list is not a recommendation, endorsement, or warranty to any vendor, so please vet them before hiring them. Please join and continue building our neighborhood online: [www.bit.ly/NextDoorMatt](http://www.bit.ly/NextDoorMatt)

Service	Company/Name	Phone	Comments
Handyman	Gene Opfer	714-963-1351	"...quite a bit less than water heater company."
Housecleaning	Lisa Torres	714-615-6151	"...great house cleaner...very thorough and very reasonable."
Plumbing	Olson's Plumbing & Rooter	714-522-4449	
Plumbing	Professional Plumbing	714-964-3519	"...have used...for years and they have been very good."
Furnace/HVAC	Howard at Mahler Heating & Air	714-600-7992	"...highly recommend him. His prices were honest and his work was great!"
Woodwork	Casara Modern	714-317-9342	

Too many vendors to track? No worries, just go to [www.MWUproperties.com/Vendors](http://www.MWUproperties.com/Vendors).

**Request for feedback** – Heck, it is only fair that reading this is worthwhile for you. Tell us what you want to know & we'll include if possible. Thank you for reading "another agent's newsletter." ☺



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