

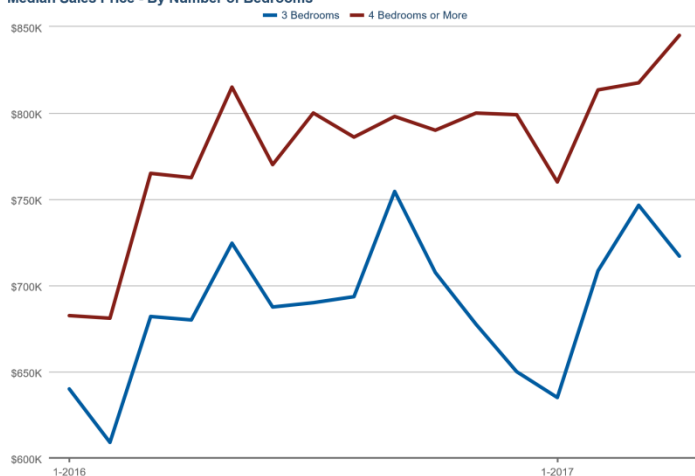


AMERICAN
-REALTY SERVICES-
Fountain Valley /
Northeast HB Real
Estate Update

FV Detached Home Shortage Continues!!

As home inventory shortage continues, so do prices continue to rise. The data is clear: In April 2015, there were 75 FV home listings; in April 2016, 53; and this past April 2017: 36. Buyers are still buying, but with the shortage, demand have increased greatly. Comparing between **Apr 2016 and Apr 2017**, the medium price for 3-bedroom detached homes increased from **\$680,000 to \$717,000**, while the medium price for 4- or more-bedroom detached homes increased from **\$762,500 to \$845,000**. As of 5/8/17, un-sold inventory is **39 detached homes & 36 condos/townhomes**. It continues to be a **seller's market**. Great news for buyers is the **30-yr fixed rates is still low at 4.125%/4.125% APR** while the **30-yr fixed \$417k-\$636k loan rate is 4.250%/4.250% APR** and **FHA 30-yr fixed rate is 3.750%/4.598% APR** per WhyLaurieMacey.com.

Median Sales Price - By Number of Bedrooms



Selling? We do more than just list your home, we help you PREPARE it!

At any budget, you need someone truly **in your corner**. At **American Realty Services**, we provide ***Consultation**: we listen to your goals & concerns; ***Contractor Partners**: We have trusted partners for painting, handywork, plumbing, roofs, remodel/additions, inspections, etc! ***Information & Options**: So you can make the **best informed decision right for you**; ***Strong relationships**: we have **numerous repeat clients**; ***Vietnamese fluency & Chinese heritage** to connect with **larger audience of buyers and sellers**; ***Successful longevity and pure hard work** in real estate for **over 42 years!**

Disregard if currently listed.



Matthew Hien Wu, MBA, Realtor, PMP © 2017
BRE# 01881143
612-888-4698 (4MWU)
www.MWUproperties.com
matt@MWUproperties.com

Rick Caruso, Broker
BRE# 00521121
714-812-4696

www.RickCaruso.com
RickCaruso4Homes@gmail.com



SFR SOLD in past 30 days Sold @

6-bd/3-ba+0.5ba+0.5ba Jacaranda ST	\$1,035,000
5-bd/3.75-ba PHOENIX AV	\$1,190,000
5-bd/3-ba San Candelo ST	\$840,000
5-bd/2-ba Cockatoo AV	\$845,000
5-bd/2-ba Kent CR	\$725,000
4-bd/3-ba La Capilla AV	\$865,000
4-bd/2.5-ba Lassen ST	\$715,000
4-bd/2.5-ba Evergreen CR	\$825,000
4-bd/2.5-ba Santa Ynez ST	\$1,280,000
4-bd/2.5-ba Santa Valera ST	\$854,000
4-bd/2.5-ba Santa Irene ST	\$1,065,000
4-bd/2-ba Polder CR	\$770,000
4-bd/2-ba Cordata ST	\$875,000
4-bd/2-ba Santa Ramona ST	\$845,000
3-bd/2-ba Cottonwood ST	\$750,000
3-bd/2-ba Smoke Tree AV	\$745,500
3-bd/2-ba Persimmon CR	\$703,000

Condos/Townhouses SOLD Sold @

4-bd/2-ba Tiber LN	\$691,999
3-bd/3-ba Newland ST #101	\$668,000
3-bd/2.5-ba Amethyst CT	\$455,000
3-bd/2.5-ba Vallarta DR	\$633,000
3-bd/2.5-ba Hearth DR	\$643,500
3-bd/2.5-ba Muir Woods CT	\$535,000
3-bd/2.5-ba El Paraiso CT	\$541,500
3-bd/2.5-ba Napa River CT	\$449,000
3-bd/1.5-ba Cobalt CT	\$470,000
2-bd/2.5-ba Arbor CT	\$609,000
2-bd/2-ba Sergio CR #202	\$420,000
2-bd/1.75-ba Stone River Ct.	\$430,000

Call American Realty Services For a Free No-Obligation Consultation!

We have closed hundreds of homes in our career. We are more than just real estate agents: we are investors, owners, and managers of properties. Call us to know your options **in selling, buying, or investing in single family homes, investment properties, and multi-units.** We will be there to help prepare your home for sale, and at all inspections, appraisals, open houses, and final walkthroughs. Below are some properties we helped sell/purchase and currently listing in the past 30 days:

17913 Ash St, FV



21111 Strathmoor Ln, HB



9532 Zetland Dr, HB



16171 Malaga Ln, HB



18572 Redwood Cir, FV



8561 Palermo Dr, HB



2506 N Tustin - SA



9876 Moon River, FV



Did You Know...You can save \$0.10/gal on Shell Gas everytime?

Now, you do not need to wait to reach 100 Ralphs points to get \$0.10 off per gallon at Shell. Just sign up with Fuel Rewards (<http://bit.ly/FuelRewardsMatt>). The catch is you have to earn it ... by fueling at least 8 gallons – then, the next time you fuel, you get a discount of \$0.10/gallon. And, during that refuel, if you buy at least 8 gallons, then the next time you fuel, you can get another \$0.10/gallon discount. Thus, it is possible for you to continually get \$0.10/gallon off each time you fuel! This is about 3% off plus anything else your card gives you. For tips: 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 build our neighborhood online: www.bit.ly/NextDoorMatt

Service	Company/Name	Phone	Comments
Gardening	Jeanne	714-587-8289	Priced per job or per hour, can visit quarterly, bi-weekly, monthly or just once
Auto mechanic	Schmidty's Garage	714-593-4094	"...so honest and dependable. Very clean waiting room and service bays. I highly recommend them!"
Home addition	Myles Construction	804-426-6253	"Very professional, on-time, on budget, detailed bid. ...saved us [\$\$\$] by producing great set of plans..." roomadditionshb.com
Home addition	Newland Construction Inc	714-361-9615	"They did my addition, and do great work. Ask for John or Terry"
AC Contractor	DGL Air Conditioning and Heating Inc.	949-795-5128	"...totally happy with the quote and their work."
Painter	Ga Air Conditioning Heating Service	714-434-0675	"Did a great job of installing our air conditioner and new heater. Garo Arminak is the owner."

Too many vendors to track? No worries, just go to: www.MWUproperties.com/Vendors



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RickCaruso4Homes@gmail.com

