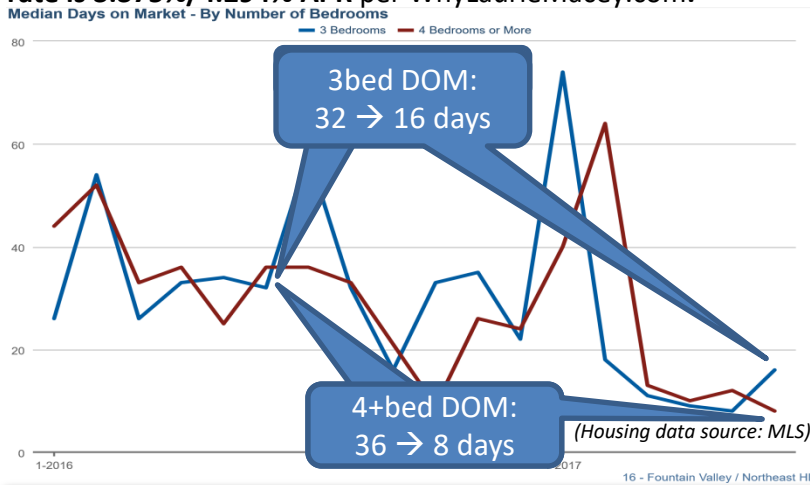


# Fed Raises Rate But No Impact to Home Rates... Yet

A few weeks ago, the Fed raised its interest rate again, increasing the federal fund rate from 1.00% to 1.25%. Fortunately, the impact on the housing front will not be immediate, but short-term lending (car loans, credit cards) are impacted. Fed officials are expecting another rate hike later this year. For more discussion, please visit: [MWUproperties.com/Blog](http://MWUproperties.com/Blog). In the meanwhile, homes are still flying off the shelf: Comparing June 2017 to June 2016, **3-bedroom homes Days on Market (DOM) dropped from 32 to 16 days**, while **4+bedroom homes DOM dropped from 36 days to 8 days**. 4+bedroom home median price rose from \$758K to \$800K in the same period. Good news for buyers: the **30-yr fixed rates are as low as 4.000%/4.000% APR** while the **30-yr fixed \$417k-\$636k rate is 4.125%/4.125% APR** and **FHA 30-yr fixed rate is 3.375%/4.294% APR** per WhyLaurieMacey.com.



SFR SOLD in past 30 days	Sold @
6-bd/2.75-ba Raven CR	\$852,000
5-bd/4-ba Santa Lauretta ST	\$1,015,000
5-bd/3-ba Mariposa AV	\$885,768
5-bd/3-ba El Camino AV	\$819,000
5-bd/3-ba Daisy Ave.	\$776,000
5-bd/2.5-ba Benichia CR	\$840,000
4-bd/3-ba San Maiz ST	\$800,000
4-bd/3-ba Quartz AV	\$850,000
4-bd/3-ba El Mar AV	\$795,000
4-bd/3-ba El Campo AV	\$830,000
4-bd/3-ba El Domino AV	\$810,000
4-bd/3-ba Blue Allium AV	\$779,000
4-bd/2.75-ba Maple ST	\$650,000
4-bd/2.5-ba Morongo ST	\$990,000
4-bd/2.5-ba Rhine River AV	\$875,000
4-bd/2.5-ba Flicker AV	\$865,000
4-bd/2.5-ba Gladiola CR	\$867,500
4-bd/2-ba Waterton ST	\$768,775
4-bd/2-ba San Antonio ST	\$645,000
4-bd/2-ba Loya River AV	\$752,000
3-bd/2-ba Mallard AV	\$798,000
3-bd/2-ba La Sombra AV	\$705,000
3-bd/2-ba Carob CR	\$715,000
3-bd/2-ba Walnut ST	\$778,000
3-bd/2-ba Santa Joanana	\$767,000
3-bd/2-ba Robin AV	\$715,000
3-bd/2-ba La Casita AV	\$700,000
3-bd/2-ba Randi LN	\$600,000
3-bd/1.75-ba Bunting AV	\$745,000

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Services Provided	American Realty Services	Other Realtors
Provide experienced consultation for your budget ("biggest bang for the buck")	✓	?
Help you get estimates/bids and select vendors	✓	?
Have trusted teams for: photography, staging, handywork, HVAC, landscaping, roof, painting, plumbing, more!	✓	?
Manage repair work and quality check work	✓	?
Leverage our knowledge in remodeling, rehab, managing rentals, to get you top price	✓	?
Experienced in selling homes in any condition:	✓	?
Move-in ready, Fixer, non-conforming, ANY!	✓	?

Disregard if currently listed.



**Matthew Hien Wu, MBA, Realtor, PMP © 2017**  
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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/investing in single family homes, investment properties, and multi-units**. We will be there to help prepare your home for sale, be 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



16171 Malaga Ln, HB



20232 Wind Cave, HB



2414 E Seville Ave, HB



8561 Palermo Dr, HB



21111 Strathmoor Ln, HB



7285 Mirage Dr, HB



9532 Zetland Dr, HB



8156 Deerfield Dr, HB



20241 Ramona Ln, HB



9271 Orchid, WTM\*



608 Oceanhill Ln, HB\*



\*Representing buyer

## 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](http://www.bit.ly/NextDoorMatt)

Service	Company/Name	Phone	Comments
Appliance Repair	CJ Appliance/Chris	714-625-6089	"...very impressed with Chris' service..."
Tree Trimmer	OC Tree Care	866-570-8733	"... good & reasonable. And they clean up."
Pool Cleaning Services	Jeff Warren	714-264-0728	"Excellent service!"
Air Conditioning Installation	Alps Air Conditioning Allen Puig (owner)	714-357-3100	"...[Allen] was very responsive... Let him know [Bree Yosh] referred"
Painter	Jose Chavez	949-630-1634	"...professional, courteous, uses regular crew, enjoys his work" Let him know Matt Wu referred him.
Painter	Sam Park	714-393-9412	"...Very conscientious and professional and careful."
Backyard Remodel	Sunset Oasis Landscapes	714-655-8791	"...did a gorgeous backyard remodel..."
Housekeeper	Deborah Kerr	714-505-0900	"...does great work. Please tell [Susan Aumier] referred you"

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



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