



FV/N.HB

Real Estate Update

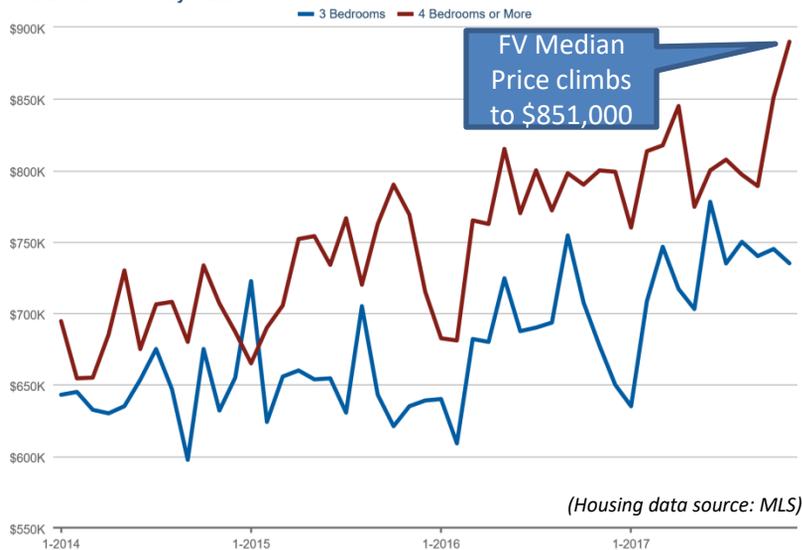
# Demand Continues to Break FV Home Median Price Records!

Happy holidays! It is a joyous time, especially if you are a seller. Demand proves too strong as 4+ bedroom detached homes in FV median price climbed to \$890,000 in Nov from \$851,000 in Oct, while 3-bedroom detached homes dipped to \$735,000 in Nov from \$745,000 in Oct. Why do the median home price rise in the off-season? People know Fountain Valley is a very "nice place to live" so demand continues! For homeowners, it means you can still command a premium on your home if you prepare your home to be marketable. This means remodeling, making repairs, putting on a new coat of paint, increasing curb appeal, etc. Don't let the opportunity pass! Give us a call and we can help you. ☺

SFR SOLD in past 30 days	Sold @
5-bd/3-ba Frazer River CR	\$998,000
5-bd/2.75-ba Santa Isadora ST	\$1,225,000
4-bd/4-ba Circulo De Zapata	\$1,054,000
4-bd/3-ba Willow CR	\$900,000
4-bd/3-ba Flagstaff Lane	\$950,000
4-bd/2.5-ba Apple ST	\$877,000
4-bd/2-ba Newland ST	\$650,000
4-bd/2-ba La Colonia AV	\$745,000
4-bd/2-ba Randi LN	\$810,000
4-bd/2-ba Santa Isabel ST	\$765,000
4-bd/2-ba La Zapatilla CR	\$875,000
4-bd/1.75+0.75-ba Joshua CR	\$905,000
4-bd/1.75-ba Newfame CR	\$880,000
4-bd/1.75-ba Flamingo AV	\$872,000
3-bd/3-ba Landau LN	\$735,000
3-bd/2-ba Sandalwood ST	\$765,000
3-bd/2-ba Scotch Pine AV	\$760,000
3-bd/2-ba Pinyon CR	\$630,000
3-bd/2-ba Los Pintos CR	\$799,000
3-bd/2-ba San Jacinto ST	\$699,000
3-bd/2-ba Santa Catherine ST	\$730,000
3-bd/1.75-ba Sycamore ST	\$770,000

CONDOS/Townhouses SOLD in past 30 days	Sold @
4-bd/2.5-ba Los Modelos ST	\$619,000
4-bd/1.5+0.5-ba Columbia	\$620,000
3-bd/2.5-ba San Miguel CT	\$575,000
3-bd/2.5-ba ELK RIVER CT	\$579,900
3-bd/2.5-ba Santa Maria ST	\$787,000
3-bd/2.5-ba Aztec CT	\$555,000
3-bd/2.5-ba Sparrow AV	\$530,000
3-bd/2.5-ba Creek CT	\$517,000
3-bd/2-ba La Rosa LN	\$600,000
3-bd/1.75+0.75-ba Lewis AV	\$625,000
3-bd/1.5-ba Verbena CT	\$425,000
2-bd/2-ba Warner AV #429	\$362,000
2-bd/2-ba Warner AV #624	\$360,000

Median Sales Price - By Number of Bedrooms



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

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: staging, photography, handiwork, HVAC, landscaping, roofing, painting, electrical, plumbing, cleaning, more!	✓	?
Manage repair and quality check vendor's work	✓	?
Leverage our knowledge in remodeling, rehab, managing rentals, to get you top market price!	✓	?
Experienced in selling homes in any condition: Move-in ready, Fixer, Non-Conforming, ANY!	✓	?

Disregard if currently listed.

**Matthew Hien Wu, MBA, PMP Realtor © 2017**

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# 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/investing in single family homes, investment properties, and multi-units**. We will be there to help prepare your home for sale, attend all inspections, appraisals, open houses, and final walkthroughs. Below are some properties we helped sell/purchase and currently listing in the past 30 days:

4121 Hathaway, LB\*



16171 Malaga Ln, HB



1403 Merion Wy #54K, SB



20222 Wind Cave, HB



1980 McKinney Wy # 13K



1326 W Goodhue Av, Anh



33312 Sea Bright, DP\*



6041 Winslow Dr, HB\*



\*Representing/Represented Buyer

## Did You Know... Prop 60 and 90 Can Save You Property Tax Dollars??

Propositions 60 and 90 allow you (if you are 55 or older) to sell your existing residence and purchase/construct a replacement residence worth the same or less than the price sold on your property and to continue to pay approximately the same amount of annual property tax as before. With home prices nowadays, the price of the home to which you want to down-size may be more costly than your current home. So, these propositions will help you lower your property tax bill for the new home. Give me a call to learn more about these propositions and how I can be of service to you.

## Neighbor-Referred Vendors List

The following sample list was compiled from referrals in NextDoor, a private social network for neighborhoods. Join and build our neighborhood online: [www.bit.ly/NextDoorMatt](http://www.bit.ly/NextDoorMatt)

Service	Company/Name	Phone	Comments
Backyard Remodel	Sunset Oasis Landscapes / Rich Hernandez	714-655-8791	"... did a gorgeous backyard remodel for me!"
Backyard Remodel	Jeremiah Kellams	714-705-0510	"... did our backyard and here did a great job."
Handyman	Rick		<a href="mailto:rrrankin8868@gmail.com">rrrankin8868@gmail.com</a> - "...done many projects.... Plumbing, general repairs, painting etc. Very honest good pricing."
Kitchen remodel	Danco Construction - Dan Rosica	714-963-2246	"great work & straight shooter, tell him Becky & Chris sent you."
Kitchen remodel	Travis	714 709-6104	"He's done a kitchen and bath remodel ... Very happy!"
Samsung repair	Curtis Crater	714-894-8050	"..first person my whole family calls to take care of appliance repairs. He's prompt, efficient, and fair in his pricing!"
Water Heater	Water Heater Man	800-372-1800	

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



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This list above is not a recommendation, endorsement, or warranty to any vendor, so please vet them before hiring.