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Our full service listing team can help you with everything you need to prepare your home to sell for top dollar!

If you are interested in Selling for the **Highest Possible Price** and selling your home faster – call me today!

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MARKET SNAPSHOT

NEWARK, CA
 MARCH 2023
 Single Family

 \$1.19M Avg. Sales Price ↑ 4%	 \$1.35M Avg. List Price ↑ 8%	 102.86% Sales Price / List Price Ratio ↑ 6%	 14 No. of Prop. Sold ↑ 27%	 20 Avg. Days on Market ↓ 43%
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Based on data from Bay East Association of REALTORS and Contra Costa Association of REALTORS for property type(s) single family in the price range \$0 - \$999,999,999 for the period November 2022 - February 2023. February 2023 stats are compared to previous 3 months' average. Source data is deemed reliable but not guaranteed.



Snapshot: As of 2/28/2023



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Curb Appeal: A Fresh Façade Makes A Statement

SHARE Maybe your perfect house was “new” a few years ago and it’s time for a re-fresh, or perhaps you’re just ready to mix things up a bit. Whatever your motivation for a mini home makeover, it’s always smart to begin by focusing on the facade. Go beyond a fancy mailbox or a seasonal wreath [...]

Maybe your perfect house was “new” a few years ago and it’s time for a refresh, or perhaps you’re just ready to mix things up a bit. Whatever your motivation for a mini home makeover, it’s always smart to begin by focusing on the facade. Go beyond a fancy mailbox or a seasonal wreath and check out these signature upgrades for considerable curb appeal.

It’s the Little Things

Maintaining the strongest and most attractive qualities of your home should be a priority. So before making any major alterations, take a good look at your front yard, walkway and facade, and figure out what could use some reimagination. Are the doorknobs losing their sheen? Could your off-white front door use a boldly hued coat of paint? And there’s no need to stop there – adding a graphic rug, piece of cozy porch furniture or tasteful planters are simple yet surprisingly effective ways to alter the front yard vibe.

Add a Splash of Color

Speaking of greenery, a quick online search of gorgeous home exteriors almost always includes those with pert and perfect plant life. Dressing your home with its own corsage is a simple and often lasting way to beautify it. You don’t need a botanical wonderland like the gardening enthusiast down the street, but manicured landscaping can make all the difference. Spruce things up by planting shrubs and perennials instead of annuals and zone-picky florals. Select bushes that will fill empty spaces, trees that will accent your home’s peaks and native flowers that will add a dash of pizzazz.

It’ll Be Worth It

Now for the big stuff. Even if you ignore all the above and prefer a more minimalist landscape design, maintaining a clean, presentable front is of utmost importance and ensures your home will always be a welcome sight. If you’re short on time, consider hiring a landscaper for routine lawn and yard maintenance. You can also make the exterior more enticing by pressure-washing the driveway, front walk and patio, using either a professional service or buying or renting a power washer. Your brick, wood or stone will thank you.

Let It Shine

Why not highlight your home’s new style with landscape lighting? Check your local home improvement store for street posts, mountable lamps, and garden or walkway lights. While abundant lighting is the natural answer to nighttime, don’t overdo it – you don’t want to rival your hometown stadium, do you? Depending on the size, prices range from \$10 per item and up, so do your research to find a great outdoor lighting business near you, or get into the DIY mood to set up your home for a show at dusk.

Making small updates and investments will ensure your home looks, feels and is well taken care of. Go ahead and use these tips, and if you continue to challenge yourself to improve your home’s first excellent impression, your neighbors may feel challenged to match it!

Fremont: Detached Single-Family Homes

March 2023

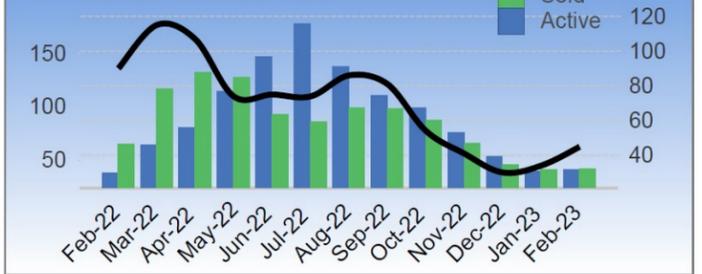
Market Activity Summary

Inventory:	42 units listed for and approximately 1.0 months of inventory.
Sales Activity:	42 units were sold during February
Median Sales Price:	\$1,445,000 during February
Average price per sq.ft:	\$906
Average Days-on-Market (DOM)	31 days
Sold over Asking: Buyer’s Paid of List \$\$	Buyers paid 101% of list price

Median Sale Price



Inventory, Pending, Sold



Monthly Market Activity

Month	Active	Pending	Sold	Months Supply	List Price (Median)	Sale Price (Median)	Sale Price (Average)	Average DOM	Avg \$ SqFt (Active)	Avg \$ SqFt (Sold)	Sale Price / List Price
Feb-23	41	45	42	1.0	\$1,604,070	\$1,445,000	\$1,489,180	31	\$908	\$906	101%
Jan-23	40	34	41	0.8	\$1,776,434	\$1,300,000	\$1,521,088	27	\$883	\$909	99%
Dec-22	54	30	46	0.8	\$1,509,346	\$1,380,000	\$1,538,569	23	\$895	\$894	97%
Nov-22	76	41	66	0.9	\$1,544,882	\$1,437,500	\$1,539,913	26	\$885	\$902	98%
Oct-22	99	54	88	1.1	\$1,847,611	\$1,437,500	\$1,593,993	27	\$899	\$915	99%
Sep-22	111	81	98	1.2	\$1,678,807	\$1,510,001	\$1,633,373	24	\$919	\$930	100%
Aug-22	138	86	99	1.5	\$1,698,197	\$1,488,000	\$1,599,486	23	\$919	\$932	98%
Jul-22	178	74	86	1.8	\$1,755,726	\$1,625,000	\$1,760,391	14	\$938	\$964	103%
Jun-22	147	75	93	1.3	\$1,721,041	\$1,700,000	\$1,783,232	13	\$930	\$1,004	107%
May-22	115	74	128	0.9	\$1,720,330	\$1,740,000	\$1,908,686	9	\$927	\$1,076	114%
Apr-22	81	107	132	0.8	\$1,703,066	\$1,778,500	\$2,025,371	8	\$936	\$1,106	116%
Mar-22	64	115	117	0.8	\$1,883,842	\$1,700,000	\$1,929,741	8	\$917	\$1,072	117%
Feb-22	38	90	65	0.5	\$1,800,046	\$1,755,000	\$2,003,357	11	\$903	\$1,046	118%

Market Trends

Month	Sold	% Change	List Price (Average)	% Change	Sale Price (Median)	% Change	Sale Price (Average)	% Change	Average DOM	% Change	Sale Price / List Price %
Feb-23	42	-35.4%	\$1,604,070	-10.9%	\$1,445,000	-17.7%	\$1,489,180	-25.7%	31	182%	101%
Feb-22	65	-8.45%	\$1,800,046	30.9%	\$1,755,000	32%	\$2,003,357	30.6%	11	-31.3%	118%
Feb-21	71	14.5%	\$1,375,500	-2.63%	\$1,330,000	9.02%	\$1,534,084	10.2%	16	-33.3%	109%

Sales Activity and Price Trends

Price Range	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold	2019 YTD units sold
<500K	0	0	0	0	0
\$500-599K	0	0	0	0	0
\$600-699K	0	0	0	0	2
\$700-799K	1	0	0	6	9
\$800-899K	5	1	4	5	12
\$900-999K	7	2	8	12	26
\$1-1.299M	17	10	61	51	41
\$1.3-1.699M	30	43	42	23	25
\$1.7-1.999M	7	33	13	6	2
\$2-2.999M	7	23	21	9	2
>3M	3	11	7	2	2
Total	77	123	156	114	121



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