

# Ponderosa Cove Market Commentary – Prepared by Dean Paul Dominguez of the Dominguez Team on August 1 2013

Dear Homeseller of Ponderosa Cove,

Thank you for taking the time to read this report. When viewing the active pending and sold properties in the Ponderosa Cove located in Union City California, one notices that properties are very scarce. In the last 12 months, only four properties have sold. On average these properties received at least one offer after being two days on the market. On average properties are listed for \$885,725 and on average are sold for \$893,750, meaning homes listed for fair market value receive on average \$8,025 more when they become sold. The last one story that sold in this neighborhood closed on 7/2/2012 for \$745,000.

Only one property is available and it is already pending as a short sale. As long as this short sale is an arm-length transaction and was property marketed, one can anticipate that this short sale will sell for market value. What is atypical about this pending short sale is that it spent 24 days on the market before receiving an offer. It went pending on 4/30/2013. One can see right away that we are already in August and the short sale negotiation is still taking place.

As of now there are no active properties available on the market. If a seller were to list her house in Ponderosa Cove today for fair market value and hold the house open for two open houses as promised by the Dominguez Team, one can easily imagine that multiple offers may be generated. Two story homes in similar condition and size sell for about \$893,000 on average. One story homes, given recent sold data plus the given market conditions, may sell for as much as \$780,000 on average.

The Dominguez Team performs aggressive marketing on the internet, paper and trade publication, 40+ syndicated websites, and local neighborhood meet and greet campaigns. As always, the condition and specific improvements of the property will determine a suggested list price for your property. We carry the World Renowned Re/Max brand which is a trusted name that guarantees excellence in service.

Best,

Dominguez Team

510-304-6060

If already working with a Realtor, please disregard. If you have not decided on a Realtor to use, please consider interviewing us before taking a listing.