



FIEBIG
TEAM



Tim Fiebig
eXp Realty of California, Inc.
TimFiebig.com
Tim@TimFiebig.com
(510) 708-8700
CaDRE #00657474

Based on information from the Bay East MLS as of 3/5/2021. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. If your home is currently listed for sale, please disregard our pro-active and aggressive marketing. It is not our intention to solicit the business of our colleagues.



CASTRO VALLEY

Real Estate Market Report
March 2021

LOOKING AHEAD

Here's what we are keeping an eye on in the coming months:

HOME VALUES ARE ON THE RISE

Demand for Castro Valley homes remains strong. With our excellent school system, downtown improvements, parks, trails, the BART transit system, and our strong sense of community, buyers continue hunting for homes in our area. As a homeowner, strategic marketing and positioning are the best ways to maximize your equity when it's time for a change.

INVENTORY REMAINS SCARCE

There are only so many properties available in Castro Valley in the first place and, while there are more homes listed than one year ago, inventory is still extremely limited. A low

number of homes on the market combined with a strong pool of buyers means healthy competition. Homes that are priced correctly and marketed strategically often sell quickly, with multiple offers.

WHAT TO EXPECT WHEN SELLING YOUR HOME

Spring is almost here and now is the best time to start planning a sale and preparing to sell your home. With your hard-earned equity on the line, you deserve expert guidance and first-rate service from the very beginning. With the help of a professional with years of industry experience and a world-class marketing package, you can rest assured that you and your home are well-represented at every turn.



Thinking of selling in the next 12 months?

With over 1,000 clients served, I know what it takes to maximize your equity as quickly and painlessly as possible. Let's get you the results you deserve, without the stress. Call today for your Strategic Marketing Consultation.



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REAL ESTATE ON A HIGHER LEVEL

DEAR NEIGHBOR,

Our Castro Valley homes are becoming increasingly multifunctional, supporting us as we work, relax, learn, and play. As our lives expand, we often need more space, nicer amenities, or a more convenient location.

While this is an exciting time, there's a lot of money on the line. For most of us, our homes are the largest asset we'll ever own—so you are right to want to understand this asset if you're considering selling.

Here are the top things you need to know:

Demand is up, the market remains strong.

Last month we saw the typical February numbers influenced by holidays and other factors, however the market is strong. Last month, Castro Valley averaged just 0.9 months of available homes. This means that without new listings, all available homes would sell in less than one month! This has caused homes to sell faster and with multiple offers. The median sale price remains strong at \$918,120 in February. This is great news for homeowners who are ready to maximize their equity. Even in a hot market like ours, it takes careful preparation and a proven strategy to capitalize on current trends.

We continue to see homes sell with multiple offers.

Correctly priced, well-marketed homes are selling at or above list price, with fewer days on the market. In fact, homes typically sold in just 32 days in February (that's actually up from January). Also, a holiday lingering affect is in the market, i.e. resulting in homes selling fast. The speed is a result of a consistently strong demand for homes in our area. Increased competition among buyers is also having positive effects on the sale-to-sale list price ratio, which continues to be strong at 103.09% in February. These stats really add up when you are selling your largest financial asset. Based on these numbers, we can see that well-prepared homeowners are routinely getting tens of thousands over the asking price!

Buyers are searching now, and competition will only increase come spring.

I worked through the holidays and the beginning months of the year with my buyers and sellers due to the extreme demand, and the market is not showing any signs of slowing. This is actually a great time to list your home. Low interest rates are still bringing buyers into the market, and current inventory is struggling to keep up.

But what does this all mean for you?

If you're thinking about selling in the next 12 months, now is the time to start preparing for market.

Moving can be a complex process, so it's essential to have professional support that goes beyond sticking a sign in the yard. Our cutting-edge tools and strategies are designed to make your home a showstopper both online and in person. In combination with a multifaceted marketing package, we'll connect you with the resources you need to get your home in market-ready condition.

With over 30 years of experience buying and selling real estate, I know what it takes to help you make a graceful transition to your dream home. You deserve the highest possible price in the fewest days on the market—and our tried-and-true process is designed to do just that. We've helped sell over 1000 homes in the Castro Valley area real estate—and we can do the same for you.

If you're wondering what it would take to maximize the equity in your home, call today for your Strategic Marketing Consultation

→ 510-708-8700

Let's discuss your goals, your schedule, and your home. Together, we'll create a stress-free plan for getting you the results you deserve.

Call today → 510-708-8700

To your success,

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SINGLE-FAMILY HOME STATS	JAN 2021	FEB 2021	JAN VS. FEB	ANALYSIS
Median Sale Price	\$1,050,000	\$918,120	↓ 8.1%	The median sales price of homes sold dropped to \$918,120 in December and January came to a close. These months tend to be slower resulting in less closings. Pending sales are up month to month so we will likely see this rebound.
Days on Market	14	32	↑ 130%	This uptick is fairly normal and appears to be similar as year to year as well as the drop in March. There is high demand in the marketplace, and we expect that to stay consistent with low interest rates.
Sale-to-List Price Ratio	106.79%	103.9%	↓ 3.5%	Correctly priced, strategically marketed homes are consistently selling above list price. This month's ratio dropped but I expect this will change next month due to the high demand in the marketplace with multiple offers pushing offering prices up.
Average Months of Supply	.4	.9	↑ 135%	Even with an increase in supply it's still such a low number it makes no difference. With so few homes on the market, it's much easier for new listings to peak buyer's interest. The key is to hit the market with a comprehensive marketing strategy.
Total Homes sold	39	16	↓ 58%	With so few homes sold in Castro Valley in February it just isn't enough to keep up with demand. This is yet another testament to the massive opportunity that homeowners have in our current market.

Source: Bayeast Board of Realtors



"You can't go wrong if you engage Tim's services. He is knowledgeable, connected, responsible and never lets up serving you until the house is sold. I can't say enough but how much effort he put into the process of selling our house. It was amazing."

-Jan M., Castro Valley

Call today for your Strategic Marketing Consultation



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