

## What's My Home Worth?

If you are thinking about selling your home in the near future and want to get an idea of it's current market value, please feel free to give us a call or email. We can put together an informative and easy to read Comparative Market Analysis detailing current market sales in your area.

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### MARKET APPEARS TO HAVE BOTTOMED...

2010 sales volume has started slowly with overall transactions in Stanislaus County down 24.4% versus last year. Bank owned properties accounted for 56% of sales versus 82% last year and short sales have seen a significant increase rising to 22% versus 9% in 2009. Distressed properties accounted for 77% of sales starting 2010 versus 92% last year. Median price per square foot increased 3.1% after two years of double-digit declines. Turlock median price of \$106.81/sf continues to be a premium to the County median price of \$93.25/sf with only 51% of Turlock sales being bank owned and 22% short sales. Patterson median price increased 7.5%, however price of \$67.31/sf is still one of the lowest in the County. Patterson distressed sales have dropped from 97% in 2009 to 80% starting 2010. Banks appear to be more willing to work with sellers to either modify existing loans or facilitate shorts sales versus foreclosing and going to the additional expense of having to market bank owned properties.

The first time buyers \$8,000 federal tax credit as well as repeat buyers newly created \$6,500 credit expired April 30, 2010. Call us if you would like more information.



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Your Real Estate Resource  
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## 2010 YEAR-TO-DATE SALES SUMMARY

Jan - May Resale's as Reported By MetroList Services

Stanislaus County				Danair			
	2010	2009	% Change		2010	2009	% Change
Homes Sold	3,086	4,084	-24.44%	Homes Sold	39	51	-23.53%
<b>Average</b>				<b>Average</b>			
Price	\$ 153,110	\$145,896	4.94%	Price	\$210,276	\$ 202,303	3.94%
Square Feet	1,714	1,693	1.24%	Square Feet	1,938	1,702	13.87%
Price/Sq. Ft.	\$ 89.33	\$ 86.18	3.66%	Price/Sq. Ft.	\$ 108.50	\$ 118.86	-8.72%
Days on Market	59	79	-25.32%	Days on Market	89	119	-25.21%
<b>Median</b>				<b>Median</b>			
Price	\$ 141,000	\$135,000	4.44%	Price	\$198,000	\$206,000	-3.88%
Square Feet	1,512	1,492	1.34%	Square Feet	1,726	1,704	1.29%
Price/Sq. Ft.	\$ 93.25	\$ 90.48	3.06%	Price/Sq. Ft.	\$ 114.72	\$ 120.89	-5.11%
Days on Market	24	42	-42.86%	Days on Market	57	75	-24.00%
<b>Turlock</b>				<b>Hilmar</b>			
	2010	2009	% Change		2010	2009	% Change
Homes Sold	338	403	-16.13%	Homes Sold	26	15	73.33%
<b>Average</b>				<b>Average</b>			
Price	\$ 172,649	\$177,745	-2.87%	Price	\$190,638	\$ 202,833	-6.01%
Square Feet	1,653	1,680	-1.61%	Square Feet	1,642	1,711	-4.03%
Price/Sq. Ft.	\$ 104.45	\$ 105.80	-1.28%	Price/Sq. Ft.	\$ 116.10	\$ 118.55	-2.06%
Days on Market	54	66	-18.18%	Days on Market	70	86	-18.60%
<b>Median</b>				<b>Median</b>			
Price	\$ 160,000	\$160,000	0.00%	Price	\$170,000	\$ 215,000	-20.93%
Square Feet	1,498	1,512	-0.93%	Square Feet	1,463	1,588	-7.87%
Price/Sq. Ft.	\$ 106.81	\$ 105.82	0.93%	Price/Sq. Ft.	\$ 116.20	\$ 135.39	-14.17%
Days on Market	23	37	-37.84%	Days on Market	26	49	-46.94%
<b>Modesto</b>				<b>Patterson</b>			
	2010	2009	% Change		2010	2009	% Change
Homes Sold	1,227	1,557	-21.19%	Homes Sold	254	437	-41.88%
<b>Average</b>				<b>Average</b>			
Price	\$ 138,993	\$131,592	5.62%	Price	\$161,591	\$ 151,177	6.89%
Square Feet	1,566	1,536	1.95%	Square Feet	2,404	2,382	0.92%
Price/Sq. Ft.	\$ 88.76	\$ 85.67	3.60%	Price/Sq. Ft.	\$ 67.22	\$ 63.47	5.91%
Days on Market	57	76	-25.00%	Days on Market	48	63	-23.81%
<b>Median</b>				<b>Median</b>			
Price	\$ 125,000	\$115,000	8.70%	Price	\$160,000	\$ 150,000	6.67%
Square Feet	1,394	1,365	2.12%	Square Feet	2,377	2,395	-0.75%
Price/Sq. Ft.	\$ 89.67	\$ 84.25	6.43%	Price/Sq. Ft.	\$ 67.31	\$ 62.63	7.47%
Days on Market	24	38	-36.84%	Days on Market	21	63	-66.67%

Source: MetroList MLS