

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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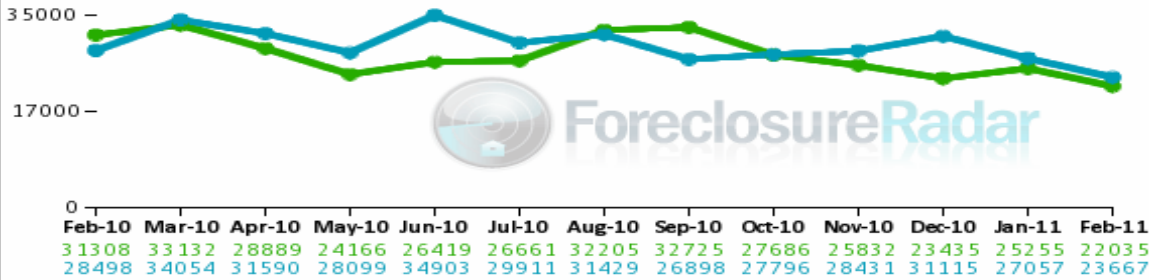


FORECLOSURES AND SHORT SALES CONTINUE TO IMPACT VALUES...

As we start the new year, foreclosures and short sales continue to adversely impact real estate market values. The numbers of foreclosure filings in California have dropped to levels not seen since late 2008 when governmental intervention temporarily slowed the foreclosure process. Both Notice of Default filings and Notice of Trustee Sale filings have started 2011 down 29.6% and 17.0% versus last year. But even with these reductions, over 70% of the closed sales in Turlock and Stanislaus County are either bank owned or short sales. The "shadow inventory" of bank owned homes that banks are holding has been steady for the past six months, but is still approximately 17% above last year's levels. Investor purchase of homes at the courthouse steps continue to be in the 20% range - trending downward but still significantly higher than historical levels. For now, the "wave" of foreclosures still has not materialized.



Foreclosure Filings - CA



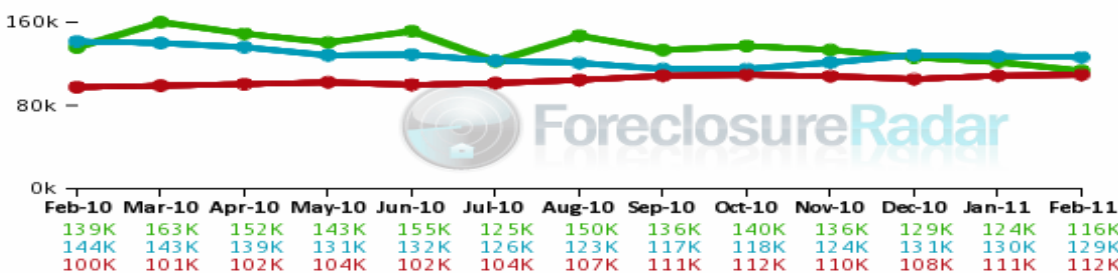
Notice of Default

Prior Month: -12.75%
Prior Year: -29.62%

Notice of Sale

Prior Month: -12.53%
Prior Year: -16.95%

Foreclosure Inventories - CA



Preforeclosure

Prior Month: -6.84%
Prior Year: -16.52%

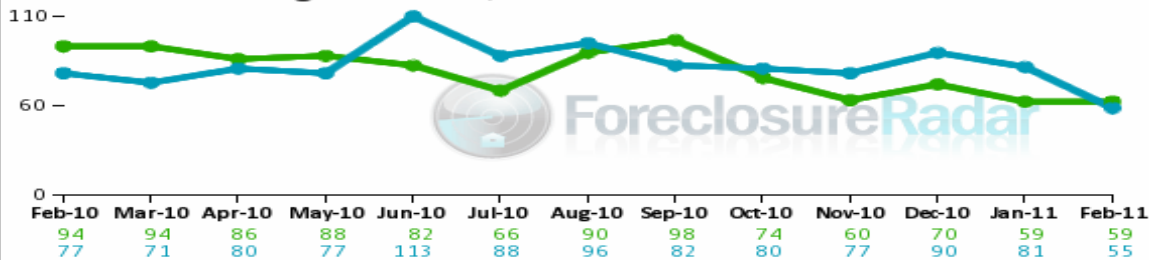
Scheduled for Sale

Prior Month: -0.53%
Prior Year: -10.66%

Bank Owned (REO)

Prior Month: 1.04%
Prior Year: 12.33%

Foreclosure Filings - Turlock, CA



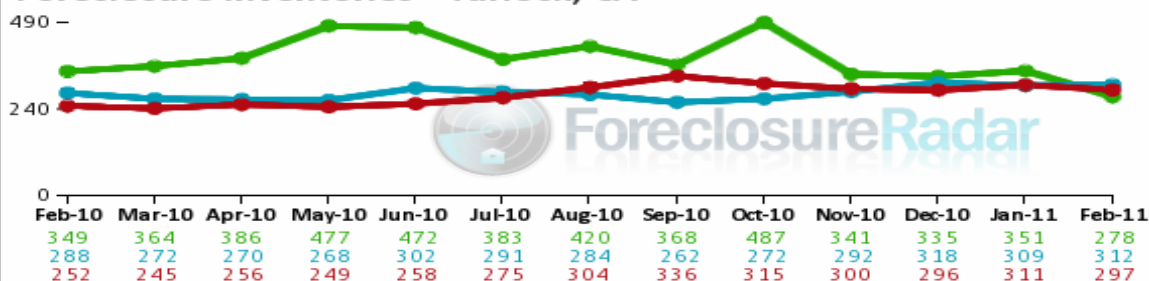
Notice of Default

Prior Month: 0.00%
Prior Year: -37.23%

Notice of Sale

Prior Month: -32.10%
Prior Year: -28.57%

Foreclosure Inventories - Turlock, CA



Preforeclosure

Prior Month: -20.80%
Prior Year: -20.34%

Scheduled for Sale

Prior Month: 0.97%
Prior Year: 8.33%

Bank Owned (REO)

Prior Month: -4.50%
Prior Year: 17.86%