

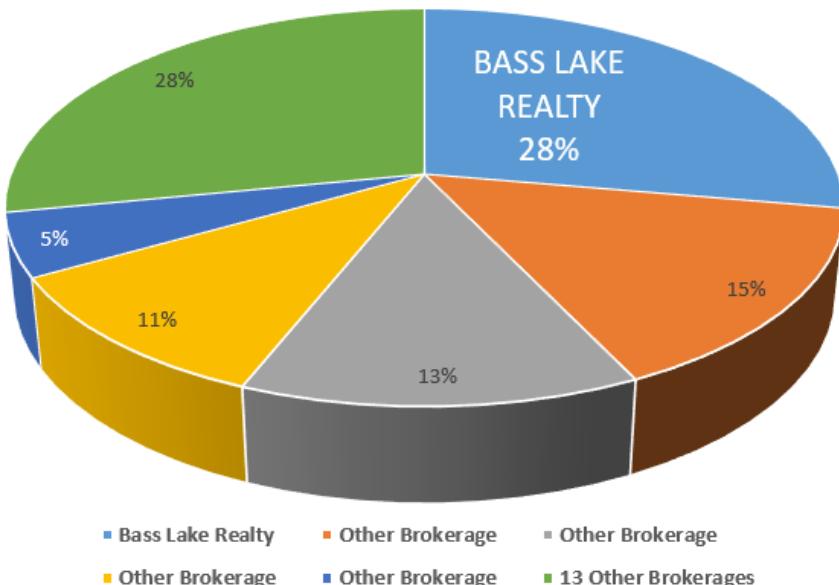
BASS LAKE YOSEMITE NEWS



CalDRE #01477156

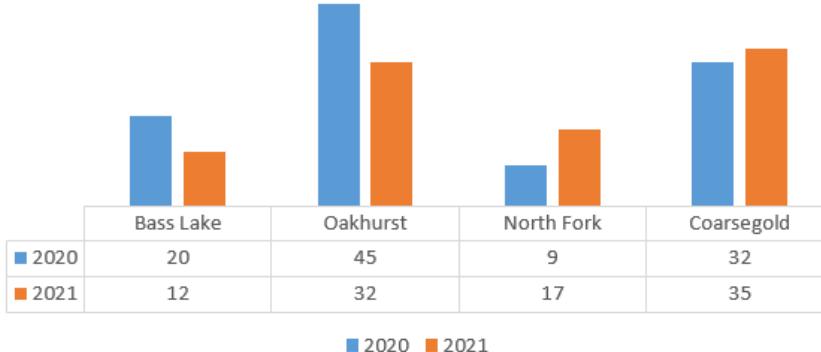
September 2021

Market Share by Total Dollar Volume
Bass Lake Residential Jan-Aug 2021



Fall begins September 22. Stay fire safe!

Active Residential Listings as of August 31st
2020 vs. 2021



*What do we offer you?
Local knowledge -
It works in your best interest...
Call today for your
FREE home Evaluation!*

WELCOME TO A SELLER'S DREAM!

A "Seller's Market" doesn't fully describe what is going on in California right now for homesellers.

Let's just say "California Dreamin'" is alive and well right now if you're selling your home.

And the data proves it:

\$210,000

IN 2020, HOMESSELLERS TYPICALLY POCKETED A NET CASH GAIN OF \$210,000 FROM THE SALE OF THEIR HOMES. THAT'S A **63.8%** INCREASE FROM THE PURCHASE PRICE!

SOURCE: C.A.R.

100%

IN 2020, HOMESSELLERS WHO LIVED IN THEIR HOUSE FOR LESS THAN FIVE YEARS EARNED A MEDIAN PROFIT OF **16.5%** FROM THEIR SALES; THOSE WHO LIVED IN THEIR HOUSE FOR FIVE OR MORE YEARS TYPICALLY EARNED A MEDIAN PROFIT OF **100%**.

SOURCE: C.A.R.

\$811,170

CALIFORNIA'S JULY MEDIAN SALES PRICE IS **21.7%** ABOVE LAST YEAR'S LEVEL.

SOURCE: C.A.R.

+33.9% YTY

PRICE GROWTH THIS SPRING WAS THE STRONGEST IN AT LEAST **THE LAST 42 YEARS**.

SOURCE: C.A.R.

70.6%

OVER TWO-THIRDS (70.6%) OF HOMES **SALE ABOVE ASKING PRICE** IN JULY 2021.

SOURCE: C.A.R.



AND HERE'S THE CHERRY ON TOP: PROPERTY TAX SAVINGS! THANKS TO PROP 19, SENIORS, RETIREES, ALL HOMEOWNERS AGED 55+, HOMEOWNERS WITH SEVERE DISABILITIES AND VICTIMS OF NATURAL DISASTERS CAN MOVE CLOSER TO FAMILY, MEDICAL CARE, OR TO A HOME THAT BETTER MEETS THEIR NEEDS ANYWHERE IN CALIFORNIA WITHOUT A TAX PENALTY. (*WITH AN ADJUSTMENT UPWARD IN THE TAX BASIS IF THE REPLACEMENT PROPERTY IS OF GREATER VALUE.)

CURIOS TO SEE HOW YOU CAN TAKE ADVANTAGE OF THESE OPPORTUNITIES?

AS A REALTOR®, I'M HERE TO HELP!





How to Fire-Harden Your Home

FIRST, ADDRESS THESE VULNERABILITIES:

- Consider re-roofing a roof built with shingles or wood. Use materials with a Class A fire rating, like composition shingles, tile or steel.
- Inspect for and cover up any gaps in the roof to prevent falling embers from entering the house.
- Cover up any open vents, including chimneys, with 1/8" mesh to keep out falling embers. Move any combustible items away from the vents, both inside and outside. Consider remodeling wooden walls with ignition resistant materials like stucco, fiber cement or fire-retardant-treated wood.
- Cover up rain gutters with screens to prevent leaves from accumulating.
- Ensure that the only plants within 20 feet of the house are small, well-pruned plants with high moisture contents. Ideally, there will be no vegetation within five feet of the property.
- Install multi-paned tempered glass to reduce the chance of windows breaking due to the heat of a fire, which then creates opportunities for embers to enter the house.

Did you know embers are the most dangerous part of a wildfire? Carried by the wind, they can land directly on your house and ignite it, even when the full blaze seems to be a safe distance away. That means when it comes to fire safety, you have to consider every inch of your house as a potential vulnerability. But there are steps you can take today to protect your home and your family to make sure each and every part of your home is "hardened" in preparation.

- Make sure the home's address is clearly visible from the street, which will make it easier for emergency vehicles to find the house.
- Purchase at least one fire extinguisher for the house, two if there is a detached garage.

STAY ON TOP OF ONGOING MAINTENANCE:

- Regularly clean out rain gutters.
- Remove dead plants or dry leaves from the property and regularly trim trees that come close to the house.
- Clean outdoor decks to remove leaves that get trapped between deck boards.
- Check fire extinguishers annually to be sure they have not expired.
- Ensure the driveway and local access roads are in good condition.

Sources: University of California Cooperative Education, Wildfire Preparation & Recovery; CAL Fire, Hardening Your Home.

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