

BASS LAKE YOSEMITE NEWS

BASS LAKE REALTY
REAL ESTATE SALES • PROPERTY MANAGEMENT

CalDRE #01477156

June 2023

LAKE LEVEL UPDATE

As of May 25, 2023, the lake level was at 3373' 3", just 3' 5" from full. We can credit our wet winter weather with plentiful rain and snow for continuing to fill the lake.

UPCOMING BASS LAKE EVENTS

KARAOKE THURSDAYS

The Pines Bar

See www.yosemitethisyear.com for details

Through September 28, 2023

LIVE MUSIC FRIDAYS AND SATURDAYS

The Pines Bar

See www.yosemitethisyear.com for details

Through September 30, 2023

SUMMER VIBES - LIVE MUSIC DAILY

Marina Bar & Grill

See www.basslakeboatrentals.com for details

Through September 3, 2023

12pm -3pm & 6pm - 9pm

BOAT * HOT ROD * MOTORCYCLE SHOW

The Pines Village

See www.yosemitethisyear.com for details

June 10, 2023

10am-3pm

MOVIE NIGHTS ON THE WATER -

FEATURING HOOK

Miller's Landing

See www.yosemitethisyear.com for details

June 16, 2023

8:30-ish pm

PINES VILLAGE ARTS & CRAFTS FAIR

The Pines Village

See www.yosemitethisyear.com for details

June 16 - 18, 2023

10am-5pm

BASS LAKE LIVE MUSIC & DINNER

The Pines Village

See www.basslake.com for details

June 22, 2023

6:30pm-10pm

UPCOMING YOSEMITE EVENTS

ART CLASSES WITH THE YOSEMITE CONSERVANCY

Happy Isles - **NOTE: Advance reservations required**

See www.yosemitethisyear.com for details

Mondays - Fridays

through June 30, 2023

FEMA ASSISTANCE AVAILABLE

DR# 4699 - California was declared a disaster area on April 3rd, 2023 for Madera and Mariposa counties. FEMA encourages all individuals who have damages because of a federally declared disaster to apply for disaster assistance. Below are two ways to apply for FEMA assistance: **Deadline for applying is June 3, 2023.**

Online at:

www.DisasterAssistance.gov

By Telephone: Call FEMA's Helpline at 1-800-621-3362



What do we offer you?

Local knowledge -

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California Regional MLS information deemed reliable but not guaranteed.

NEARLY HALF OF SELLERS' AGENTS SAID STAGING A HOME REDUCED ITS TIME ON MARKET, NAR REPORT FINDS

WASHINGTON (March 30, 2023) - Nearly half of sellers' agents (48%) reported that staging a home decreased its time on market, according to a new report by the National Association of Realtors® (NAR). For both buyers' and sellers' agents, one in five (20%) said home staging increased the offer price by between 1% and 5% compared to similar homes on the market that weren't staged.

NAR's 2023 *Profile of Home Staging* reveals the role home staging plays in the real estate transaction, including the perspectives of buyers' and sellers' agents and buyer expectations.

"As days on market has lengthened for home sellers, it is not a surprise to see the return of home staging as a tool to attract potential buyers," said Jessica Lautz, NAR deputy chief economist and vice president of research. "Buyers want to easily envision themselves within a new home and home staging is a way to showcase the property in its best light."

Four out of five buyers' agents (81%) said staging a home made it easier for a buyer to visualize the property as a future home. Staging the living room was found to be most important for buyers (39%), followed by the primary bedroom (36%) and the kitchen (30%).

"When getting ready to list a home for sale, it's vital to complete the necessary prep work to make a favorable and lasting first impression," said NAR President Kenny Parcell, a Realtor® from Spanish Fork Utah, and broker-owner of Equity Real Estate Utah. "Realtors® provide valuable guidance on how to best make your home an inviting space that connects with prospective buyers and stands out from the competition."

Almost a quarter of sellers' agents (23%) said they staged all sellers' homes prior to listing them for sale, while 10% noted they only staged homes that were difficult to sell.

***Courtesy of National Association of Realtors®**

WHY BANK FAILURES CAN'T SHAKE THE HOUSING MARKET

Continued from the Bass Lake Yosemite News - March 2023

In February, the median list price of homes hovered at \$415,000—that's 7.8% higher than a year earlier. And for the week ending March 11, home prices continued growing, but at a slower pace of just 6.3% compared to this same week last year.

"Growth in the typical asking price of for-sale homes steadied, matching last week's pace, which was the lowest since June 2020," says Danielle Hale, Realtor.com®'s Chief Economist.

Another data point highlighting the housing market's current rock-solid stability is days on market. In February, listings lingered for 67 days before selling, which is 23 days longer than this same month a year earlier. And for the week ending March 11, days on market rose by just 18 days compared to last year.

"Homes are sitting on the market longer than last year, but the gap isn't growing," explains Hale. This suggests that listings may eventually start getting snapped up faster this spring, with Hale saying, "The usual seasonal pick-up in housing market pace is happening."

The weak link in today's housing market

While housing optimists have reason to be hopeful, pessimists have reason to worry pointing to the conspicuous lack of fresh home sellers entering today's market.

New listings fell by 18% for the week ending March 11 compared to a year ago, marking a 36-week streak of declines. As Hale puts it, "The lack of new sellers is still a drag on home sales."

Yet overall home inventory (of new listings and oldies that have been sitting on the market) continues to rise, up 61% from this same week last year.

"Instead of new sellers driving these increases, longer time on market is pushing the number of homes for sale higher," notes Hale.

Homeowners on the fence about selling may want to take note that the very best time to sell a house is coming up quick: Realtor.com®'s data shows that the optimal week to list is April 16-22, when homes receive 16.4% more views from buyers, and sell for a whopping \$48,000 more on average than they did at the beginning of this year.

*Article by Margaret Heidenry dated March 17, 2023, courtesy of Realtor.com®

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