

# PlatinumClubRealty.com

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## Zia Chernyak

Your Real Estate Professional

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## Real Estate News Brief - Months of Inventory

One of the measurements frequently used to gauge the liquidity of a given market is the absorption rate – i.e. the rate in which a specific segment of a real estate market sells in a given timeframe.

To quantify and measure absorption, a measure called "Months of Inventory" is leveraged.

Months of Inventory = Number of active listings / Total number of sold Transactions within the same month

Generally, 5 to 6 months of inventory is considered to be a normal or balanced market.

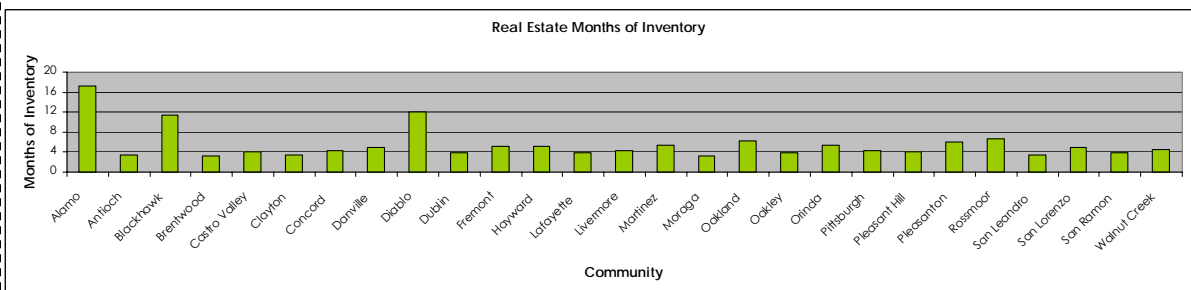
A Buyers market is over 6 months of inventory and, similarly, less than 5 months is a seller's market. The smaller the available inventory, the tighter the market is. Markets, however, can differ.

As of early August, 2008, overall active listings decreased by 3% and pending sales increased by 3%.

First Time Home Buyers & Investors are availing of the opportunities in the market.

Source(s): car.org, ezinearticles.com

Community	Active	Pending Sales	Months of Inventory
Alamo	155	9	17.22
Antioch	1000	297	3.37
Blackhawk	80	7	11.43
Brentwood	404	123	3.28
Castro Valley	210	51	4.12
Clayton	53	15	3.53
Concord	620	144	4.31
Danville	271	54	5.02
Diablo	12	1	12
Dublin	207	53	3.91
Fremont	733	143	5.13
Hayward	935	181	5.17
Lafayette	100	26	3.85
Livermore	423	97	4.36
Martinez	209	39	5.36
Moraga	50	15	3.33
Oakland	1867	304	6.14
Oakley	305	78	3.91
Orinda	82	15	5.47
Pittsburgh	594	136	4.37
Pleasant Hill	120	30	4
Pleasanton	335	55	6.09
Rossmoor	153	23	6.65
San Leandro	393	114	3.45
San Lorenzo	135	27	5
San Ramon	332	87	3.82
Walnut Creek	318	69	4.61
<b>Average</b>	<b>374</b>	<b>81</b>	<b>4.6</b>



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California Department of Real Estate License(s) # 01741084, # 01783996, # 01402120, # 01264953

### Mortgage Rates

National Avg	%	Up/Down
30 Yr Fix	6.40%	-0.07%
15 Yr Fix	5.93%	-0.07%
1 Yr ARM	5.33%	0.04%
5/1 ARM	6.03%	0.04%
30 Yr Tres	4.38%	-0.01%
Fed Prime	5.00%	-0.25%

As of Tuesday, September 2, 2008  
Source: Freddie Mac



### Oleg Chernyak

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We do Business in accordance with the Federal Fair Housing Law and the Equal Credit Opportunity Act.

### The Housing Stimulus Bill: Some Key Provisions of H.R. 3221

The permanent conforming loan limits up to the greater of \$417,000 or 115% local area median home price is capped at \$625,500.

FHA: The permanent FHA loan limits at the greater of \$271,050 or 115% of local area median home price, capped at \$625,500; streamlined processing for FHA condos; reforms to the HECM program, and reforms to the FHA manufactured housing program. The downpayment requirement on FHA loans will go up to 3.5%. The existing FHA proposal to prohibit the use of downpayment assistance programs funded by those who have a financial interest in the sale was codified; does not prohibit other assistance programs provided by nonprofits funded by other sources. This prohibition goes into effect October 1, 2008.

The loan limits will not go into effect until the expiration of the Economic Stimulus limits (December 31, 2008).

First Time Home Buyer Credit: A \$7500 tax credit that would be available for any qualified purchase between April 9, 2008 and June 30, 2009. The credit is repayable over 15 years.

Additional Property Tax Deduction – HERA provides a one-year benefit that will be available to all homeowners.

Give **Oleg** at a call at **(925) 984-7734** for more information!

Source: realtor.org as of 8/22/2008

### AUG 2008: Properties Sold in Danville, CA

Address	List Price	Sales Price	DOM	SqFt	BR	Bth
ADOBE CT	\$594,500	\$586,000	32	1530	3	2
ALTA VISTA WAY	\$1,279,000	\$1,229,000	100	3729	5	4
AMBIENCE WAY	\$1,090,000	\$1,000,000	266	3748	5	4.5
AUBURN CT	\$879,000	\$870,000	2	2488	4	2.5
BELGIAN DR	\$895,500	\$885,000	32	2027	4	2
Cedar Hollow Drive	\$799,000	\$760,000	17	2093	4	2.5
CORTE ENCANTO	\$998,900	\$950,000	103	1700	3	2
DEER MEADOW PL	\$1,100,000	\$980,000	33	2347	3	2.5
EL QUANITO DR	\$1,194,000	\$1,179,000	50	3353	5	3
GARDNER PL	\$839,950	\$805,000	64	2486	3	2.5
GREEN GABLES CT	\$1,935,000	\$1,880,000	19	4129	4	4.5
HILL MEADOW PL	\$1,089,950	\$1,050,000	15	2749	5	3
ILO LN	\$769,000	\$730,000	122	1571	3	2
LAWRENCE ROAD	\$1,199,000	\$1,100,000	51	3100	5	2.5
MISTRAL CT	\$729,000	\$709,000	33	1649	3	2
NANTERRE ST	\$826,405	\$810,000	83	2833	3	3.5
Paraiso Drive	\$1,000,000	\$942,550	128	2409	3	2/2
PARKHAVEN DR	\$909,000	\$890,000	103	2807	5	3
PULIDO CT	\$939,900	\$920,000	6	3427	5	3.5
STRATFORD CT	\$899,900	\$875,000	101	2896	5	3
TIM CT	\$1,800,000	\$1,800,000	7	3088	5	3
TUNBRIDGE RD	\$1,149,000	\$1,042,000	75	3311	4	3.5
TURRINI CIR	\$721,900	\$790,000	4	1545	3	2
WINDCHIME DR	\$830,000	\$810,000	7	1860	4	2
WOODSIDE DR	\$1,799,000	\$1,650,000	89	3718	5	4
Ynez Circle	\$599,000	\$590,000	50	1373	2	2
ZAMORA PL	\$843,950	\$850,000	3	2000	4	2.5

Single Family Homes,  
DOM = Days on Market, BR = Bedrooms, BTH = Bath,  
Internet Data as of 8/22/08

### AUG 2008: Properties Sold in San Ramon, CA

Address	List Price	Sales Price	DOM	SqFt	BR	Bth
ABERDALE CIR	\$639,900	\$640,000	2	1675	3	2.5
ALLANMERE DR	\$869,000	\$862,000	39	3295	5	3.5
APTOS WAY	\$699,999	\$694,000	3	1674	3	2
Belladonna Drive	\$635,000	\$618,000	56	1623	3	2.5
Broadmoor Drive	\$585,000	\$568,000	41	1294	3	2
BROADMOOR DR	\$799,000	\$780,000	42	2217	4	3
CABRILLO AVE	\$529,900	\$521,300	8	1581	4	2
CALAIS DR	\$630,000	\$610,000	72	1383	4	2
Corrinne Court	\$525,500	\$490,000	13	1889	4	2
CORRINNE PL	\$625,000	\$625,000	70	2190	4	2
CULLENS CT	\$965,000	\$925,000	83	3543	5	3.5
DAVONA DR	\$640,000	\$640,000	97	1795	4	2
Derby Drive	\$1,099,500	\$1,010,000	116	2801	4	3
ELISHA LN	\$1,120,000	\$1,030,000	29	3165	4	4
ESTANCIA CT	\$1,189,000	\$1,140,000	76	3617	5	4
FILBERT CT	\$550,000	\$550,000	88	1288	3	2
HEATHERLANDDR	\$1,555,000	\$1,510,000	23	4300	5	4.5
HOLLYVIEW DR	\$825,000	\$800,000	7	2065	3	2
JADECREST CT	\$1,399,000	\$1,330,000	1	3800	5	3.5
JADECREST DR	\$1,275,000	\$1,200,000	8	2913	4	3.5
JAMAICA DR	\$739,000	\$700,000	62	1879	3	2
LilacRidge Rd	\$1,388,900	\$1,405,000	5	4312	3	3/2
REEDLAND CIR	\$815,000	\$815,000	18	2617	5	3
SAINTDENIS DR	\$579,000	\$560,000	4	1704	3	2
SHAW PLACE	\$462,500	\$430,000	21	888	2	1
SPRINGVIEW CIR	\$499,900	\$490,000	21	1405	2	2
SUMMerview CT	\$787,500	\$754,000	117	2348	4	3
Ustilago Dr.	\$995,000	\$950,000	63	2225	4	2.5
WATERCRESS PL	\$765,000	\$765,000	86	2000	3	2.5

If Your Property is listed with another broker, this is not intended as a solicitation of that listing. Information deemed reliable, but not guaranteed.



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