

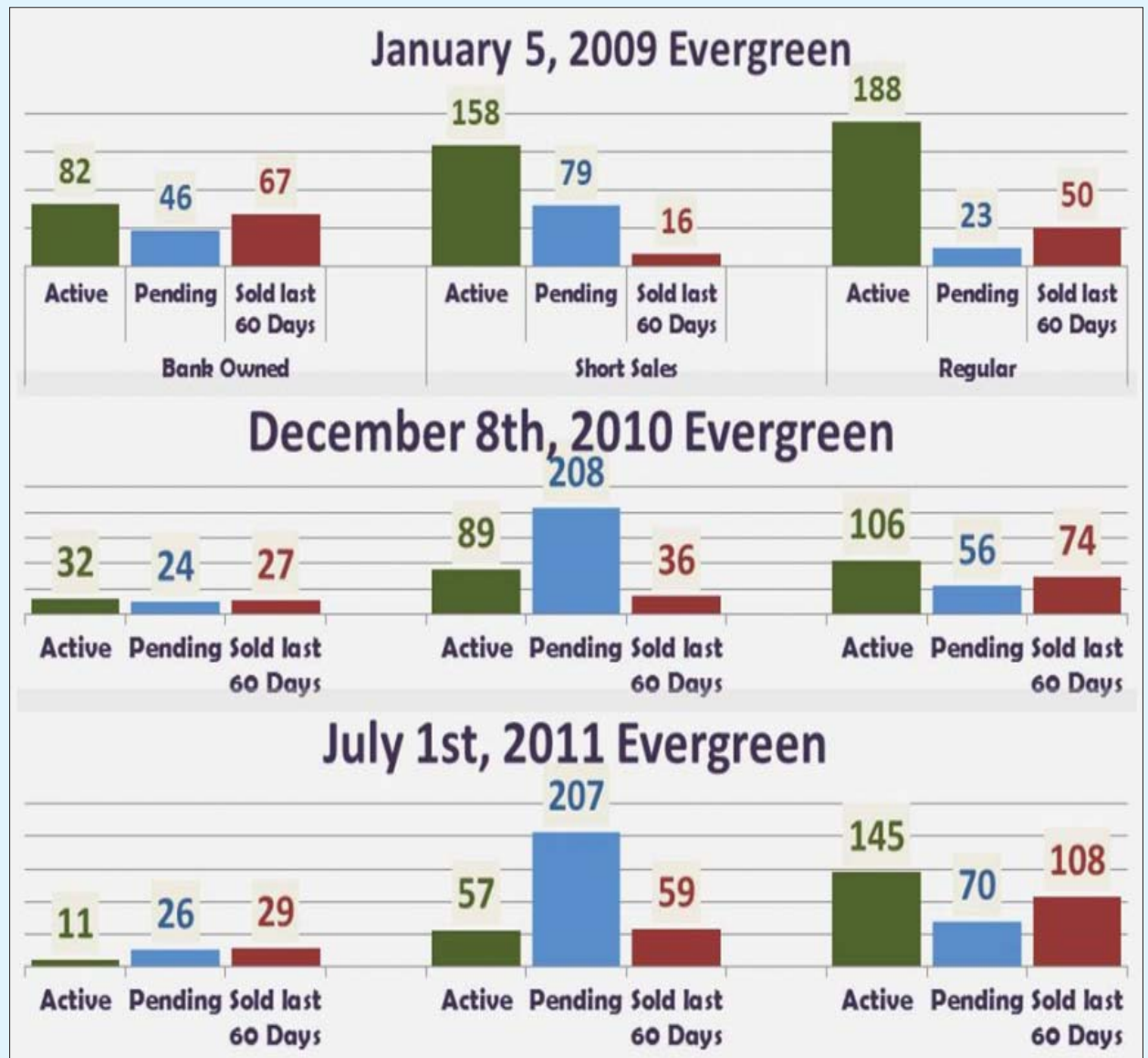
Evergreen Real Estate Market, July 20 11



Jason Chan Lee
 Broker
 DRE# 01051200
(408) 348-7988
 Jason@svreo.com
 www.svreo.com

In January 2009, the real estate market in Evergreen was under the influence of fore-closed and distressed homes. The active and pending homes in Evergreen were over-whelmingly in favor of bank-owned and short sale. Since then, the bank-owned inventories are just a fraction of the total homes for sale in Evergreen. The 500-pound-Gorilla in the room today is the short

sale homes. Its continuous influence on prices has frustrated many sellers due to the negative effect of short sale prices. The chart below insu-lates the 2 ½ years history of Evergreen's inventories break-down by bank-owned, short sales, and regular sales.



The absorption rates of short sales are much higher today than any other time in the past three years. The good news is that the new short sale listings are tracking well below the closed short sales. I estimate that the short sale inventories will shrink to less than 100 homes by July 2012, or even a little sooner. Will this help boost the price of homes in Evergreen? How will this fall into your overall investment strategy?



The chart at left shows the overall activity level in Evergreen from April 2004 to the end of June 2011. The closed transactions, inventories, and median prices are tracking about the same in the last two years. When will the Evergreen median price break above \$700,000.00? To receive a complete Evergreen Market forecast for 2012, please email Jason@svreo.com or call (408) 348-7988 for a personal confidential consultation. Jason will release to you his market forecast for 2012. The information is free to the first 20 callers. Be an informed buyer/seller, call now!



We are all entitled to our opinions, but we share the same set of facts
 4868 San Felipe Road #130
 San Jose, CA 95135
(408) 520-7838 Office
 DRE# 01051200