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Re/Max Olson & Associates

GRAF REPORT



Volume 11, Issue 1

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Spring/Summer 2013

www.RobertGraf.com

- **Northridge West Neighborhood Council** meets the second Tuesday of each month @ Beckford Elementary School in the auditorium at 7:00PM.
- For more details contact:
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If you have been thinking about selling your home — now is a great time. Interest rates are at an all time low and inventory is limited. Call me for a free no obligation price analysis and the latest up to date market details. Be informed.



Gallup: More Americans Expect Home Prices to Rise in Their Area, BUT?

The infectious optimism surrounding the housing market has the majority of So. Californians feeling more positive, according to the Gallup organization.

62% of those surveyed said they expect home prices to rise over the next year compared to 33% that were asked the same question a year ago. The data confirms the perception of the people as 62% of Americans now say their home is worth more than what they paid compared to 53% a year ago. Foreclosures have also decreased nationwide to the lowest level in 4 years.

This optimistic outlook is good for home values however there is still another bubble on the horizon. According to Bob Wiedemer co-author of the *American Bubble Economy* released in 2006 that predicted the recession with extreme accuracy; he has a new book called *Aftershock* that addresses what will happen next, possibly as soon as the end of this year. With the extreme debt and an increase of 300% in printed money, according to Wiedemer we are heading for another crash that could affect home values by as much as 25% and inflation in the double digit range. For more information, Af-

tershock can be purchased through Amazon.com.

If you have any questions about buying or selling Real Estate or if you would like a free market evaluation of your home please do not hesitate to call.

Don't forget about my free Yard Sale Signs for your next event— Call for details & availability.



What's All the Excitement About?

What to expect if you list your home today? If you price your home at market value you can expect multiple offers generally driving the price above the asking price. This is good for sellers, however appraisals then become

the issue. It is up to an experienced agent to work closely with the appraiser to accomplish the goal of getting the home to appraise. Realistically, if an offer is accepted that far exceeds the current market value, the transaction

has a higher chance of falling out of escrow. The driving force in today's market is high demand and low inventory. Interest rates are at 3.5% & buyers can now purchase a home with a payment below rental rates.