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# The Best of Rocklin

Clover Valley | Sunset Heights | Rocklin High School

February 2019 Real Estate Market Report



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## Featured Listings by Jill Van Dusen

**SOLD BY JILL!**



3844 Bluebird Lane, Loomis 95650  
4 Beds, 3.0 Baths | 3,278 Est. Sq. Ft.  
Offered at \$599,000

**PENDING BY JILL!**



3279 Topaz Lane, Cameron Park 95682  
2 Beds, 2.0 Baths | 1,332 Est. Sq. Ft.  
Offered at \$315,000

**PENDING BY JILL!**



2200 Red Hawk Court, Rocklin 95765  
4 Beds, 2.5 Baths | 3,043 Est. Sq. Ft.  
Offered at \$669,800

**ACTIVE - Call for Private Tour!**



4448 F Street, Sacramento 95819  
3 Beds, 2.0 Baths | 1,834 Est. Sq. Ft.  
Offered at \$775,000



Prepared Especially for Jonathan and Angela-Marie Williams

Dear Jonathan and Angela-Marie,  
For more information on my active listings, to schedule a private tour, or to have your home marketed in my monthly publication, which is mailed to hundreds of qualified buyers, **call me today at 916-765-5488.**





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*Superior Service Every Time!*

### A WORD FROM JILL

Real Estate is not just a career... it's about the joy of helping others' dreams come true. My client Joyce who now I can call a friend, recently said goodbye to her home of 40 years. I'm honored I was part of her journey of getting the house ready, facing the big "to do" list and making this as easy as possible for Joyce both emotionally and financially. Thank you, Joyce, for the opportunity to help you each step of the way to achieve your goal for the new year.  
 — Jill Van Dusen

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## Real Estate Market Report

**Jonathan and Angela-Marie,**  
 If you want to know what your home would sell for in today's market, contact me today at **916-765-5488**.

### Homes Currently Listed in Your Area

Status	Beds	Total Baths	Est. Sq. Ft.	List Price	List Date
Active	5	3.1	2,988	\$585,950	01/17/19
Active	4	3.0	2,827	\$595,000	01/12/19
Active	4	3.1	2,998	\$625,000	06/08/18
Active	3	3.0	2,544	\$650,000	11/01/18
Active	5	4.0	4,206	\$795,000	01/07/19

Check your home value at [jillsellshomes.smarthomeprice.com](http://jillsellshomes.smarthomeprice.com)

### Homes Sold Since November 1st, 2018 in Your Area

Status	Address	Beds	Total Baths	Est. Sq. Ft.	List Price	List Date	Sold Price	Sold Date
Sold	3705 Clover Valley Road	5	3.0	2,710	\$850,000	\$825,000	01/16/19	01/16/19
Sold	2919 Old Oak Tree Way	5	3.0	2,662	\$605,000	\$600,000	12/19/18	12/19/18
Sold	5318 Humboldt Drive	5	3.0	3,339	\$619,999	\$595,000	12/13/18	12/13/18
Sold	4009 Silver Street	5	3.0	2,710	\$699,000	\$665,000	12/07/18	12/07/18
Sold	5422 Butte Circle	4	3.1	3,081	\$700,000	\$725,000	12/04/18	12/04/18
Sold	3539 Buckskin Court	4	3.0	2,428	\$730,000	\$728,000	11/19/18	11/19/18
Sold	5018 Knights Way	4	2.1	1,996	\$530,000	\$515,000	11/16/18	11/16/18
Sold	5338 Humboldt Drive	4	2.0	2,116	\$539,000	\$539,000	11/16/18	11/16/18
Sold	3410 Stormy Court	5	3.0	2,900	\$595,000	\$595,000	11/09/18	11/09/18

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# GOVERNMENT SHUTDOWN

What does this mean for our Real Estate Market?

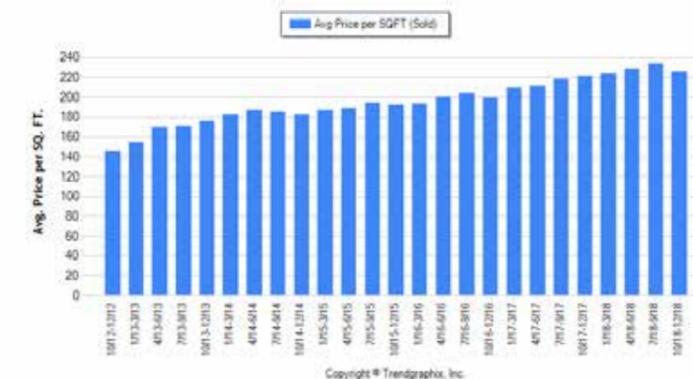
Are you thinking of selling but on the fence due to the government shutdown? Have you asked yourself how this shutdown is affecting you personally? Are you an empty nester and looking to make some lifetime decisions for your near future? For those who have equity in your home, do you want to take what you have now or risk any changes?

**Over the last six years, the cost per sq. ft. in our Rocklin market has appreciated by over 54%.** With the government shut down and interest rate changes, we don't know what tomorrow will bring. What I can tell you is where we are today and the health of our real estate market in Placer County.

**TrendVision™ - Published January 2019\***

Location: Rocklin  
 Property Types: Single Family Homes - All Properties - All Properties  
 Price Range: \$0 - No Limit  
 Full Baths: 0 - No Limit  
 SQFT Range: 0 - No Limit  
 Half Baths: 0 - No Limit  
 Bedrooms: 0 - No Limit  
 Year Built: 0 - No Limit

Average Price per SQFT (Sold) - Last 6 years (Quarterly)



- The tech companies in the Bay Area are increasing employment and attracting people from all over the world to settle in Northern California. (Technology is not stopping).
- Bay Area transplants continue to purchase in our area due to affordability, and excellent public schools, and the ability to telecommute is a reality.
- The unfortunate fires in both Santa Rosa and Paradise have brought many people to our area. We are continuing to help families even today find homes in Rocklin. Inventory is low, and demand is high.

We don't know what tomorrow will bring, but if you are even "thinking" about a real estate change, I would be honored to sit down with you and discuss your personal goals and discuss YOUR "right" time.

	Current vs. Prev Qtr	Current vs. Same Qtr 1 Yr Ago	Current vs. Same Qtr 6 Yrs Ago	Current vs. Same 12 Months 1 Yr Ago	Current vs. Same 12 Months 5 Yrs Ago
Avg. Sq. Ft. Price (Sold)	226 234 -3.4%	226 221 2.3%	226 146 54.8%	229.04 215.17 6.4%	229.04 168.28 36.1%

All reports are published January 2019, based on data available at the end of December 2018, except for the today stats. All reports presented are based on data supplied by the MetroList M.S. The MetroList M.S. does not guarantee or is not in anyway responsible for its accuracy. Data maintained by the MetroList M.S. may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.

**Jonathan and Angela-Marie,**  
 Whether you are looking to sell now or in the future, be sure to check your home value by using [jillsellshomes.smarthomeprice.com](http://jillsellshomes.smarthomeprice.com)

## Rusty's Corner

As of the date of this being written, the government shutdown has lasted 29 days, and the end doesn't appear to be in sight. The government shutdown has been widely featured in the media but not entirely explained in simple terms. So, what is the government shutdown exactly?

In the normal budget process each year, Congress has to appropriate funds by September 30th for the following fiscal year. When this doesn't happen, a continuing funding resolution is enacted. When Congress can't reach a decision, it forces a government shutdown, and non-essential discretionary federal programs close, although they will likely get those funds after the shutdown ends. The current shutdown began on December 21st at midnight, and on January 12th it became the longest in US history. Currently on the 29th day, with more than 800,000 employees forced to stay home...it's beginning to have a significant impact on our economy.

It is estimated that each week the government shutdown occurs after the first two weeks, economic growth will be reduced by .1% to .2%. This is because workers who don't get paid as the result of the shutdown will spend less. Keep in mind that a healthy economy grows between 2-3% each quarter. With the economic growth being reduced by the government shutdown, it could mean that a recession is around the corner.

But as I will explain in next month's newsletter, a recession doesn't always mean our real estate prices will drop. Only 2 of the last 5 recessions have seen a reduction in housing prices (early '90s and the Great Recession) with an average of 16 years occurring between one recession and the next before housing prices fell. With the current market appreciating since February 2012, I predict that we have at least 6-10 more years of real estate appreciation before we see our next drop in housing prices.



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