



Jill Van Dusen

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Owned and Operated



The Best of Rocklin

Clover Valley | Sunset Heights | Rocklin High School

June 2019 Real Estate Market Report



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Featured Listings by Jill Van Dusen

SOLD BY JILL!



1840 Monterey Pines, Roseville 95747
3 Beds, 2.0 Baths | 1,846 Est. Sq. Ft.
Sold for \$484,000

SOLD BY JILL!



1809 San Gabriel Street, Roseville 95747
4 Beds, 2.0 Baths | 2,004 Est. Sq. Ft.
Sold for \$495,000

SOLD BY JILL!



5005 Megan Court, Rocklin 95765
4 Beds, 2.5 Baths | 1,715 Est. Sq. Ft.
Sold for \$475,000

ACTIVE - Call for Private Tour!



5246 Bay Street, Rocklin 95765
3 Beds, 2.0 Baths | 1,420 Est. Sq. Ft.
Call For Price

ACTIVE - Call for Private Tour!



317 Dowsby Court, Roseville 95661
3 Beds, 2.0 Baths | 1,921 Est. Sq. Ft.
Offered at \$584,000

COMING SOON!



2303 Chumly Court, Rocklin 95765
3 Beds, 2.0 Baths | 1,805 Est. Sq. Ft.



Prepared Especially for Jonathan and Angela-Marie Williams

Dear Jonathan and Angela-Marie,
Thinking of selling? Whether you are a homeowner or Investor, with low inventory and 35%+ appreciation since 2013, now is the time to sell. If you would like a free market analysis on your property, please **call me today at 916-765-5488**.



Presented by
Jill Van Dusen

VAN DUSEN Distinctive Homes
Superior Service Every Time!



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Superior Service Every Time!

CLIENTS CONTINUE TO RECEIVE SUPERIOR SERVICE EVERY TIME!

"Jill recently helped us buy and sell a home for the second time. She was just as wonderful this time as she was the first time! She is super thorough, professional, experienced, and accommodating. We have been so impressed with her that we will never use another Realtor."
—Eric and Hilary S..

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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**.

There are 79 Homes Currently Listed in Rocklin

There are 101 Homes Currently Pending in Rocklin

Check your home value at jillsellshomes.smarthomeprice.com

Rocklin Homes Sold in May, 2019

Address	Sq. Ft.	List Price	Sold Price	Address	Sq. Ft.	List Price	Sold Price	Address	Sq. Ft.	List Price	Sold Price
5423 Havenhurst Cir	1,144	\$365,000	\$365,000	3108 Strand	2,485	\$499,000	\$489,000	4379 Newland Heights Dr	2,390	\$575,000	\$570,000
2520 Pinnacles Dr	1,302	\$363,000	\$370,000	3326 Stanford Village Ct	1,759	\$479,900	\$489,000	3946 Argonaut Ave	2,147	\$569,000	\$571,200
5769 Terrace Dr	1,577	\$395,000	\$395,000	4721 Durham Ct	1,853	\$489,000	\$489,000	911 Flatiron Ln	3,023	\$570,000	\$575,000
4770 Stuart St	1,434	\$420,000	\$420,000	1941 Forbidden Ct	2,078	\$499,000	\$499,000	5322 Humboldt Dr	2,827	\$589,000	\$580,000
5693 Mesa Verde Cir	1,544	\$429,000	\$425,000	3262 Outlook Dr	2,184	\$489,990	\$500,000	2601 Hoofbeat Ct	3,051	\$603,469	\$595,000
5532 Sage Dr	1,691	\$424,999	\$425,000	4622 Mountaingate Dr	2,014	\$499,800	\$505,000	4518 Scenic Dr	3,435	\$625,000	\$600,000
5510 Cabrillo Way	1,667	\$429,000	\$425,000	6203 Crosshaven Ct	2,046	\$520,000	\$507,000	5112 Odin Ct	3,106	\$639,950	\$615,000
6620 Grand Teton Ct	1,610	\$429,000	\$429,000	6512 Jackson Ct	2,156	\$515,000	\$510,000	3835 Clover Valley Rd	2,362	\$645,900	\$625,000
3405 Cobblestone Dr	1,246	\$431,000	\$431,000	3235 Outlook Dr	2,117	\$511,000	\$511,000	2243 Ranch View Dr	2,871	\$684,990	\$635,000
4929 Charter Rd	1,826	\$449,500	\$436,000	2403 Scenic Ct	1,992	\$529,000	\$515,000	1551 Rochester Way	3,525	\$649,000	\$649,000
6423 Emerald Dr	1,811	\$429,000	\$439,000	2309 Holly Dr	2,220	\$525,000	\$522,000	2015 Two Towers Way	3,167	\$655,000	\$655,000
4319 Gentry Way	1,880	\$465,000	\$440,500	5506 Lea Ct	2,117	\$499,000	\$523,000	2837 Hillcrest Rd	3,198	\$665,000	\$675,000
2711 Stampede Ct	1,379	\$439,900	\$445,000	3916 Deergass Cir	2,300	\$519,000	\$524,000	2501 Mossy Oak Ct	3,469	\$685,000	\$685,000
1418 Cheetah St	1,833	\$454,950	\$446,940	3285 Midas Ave	2,116	\$525,000	\$525,000	2203 Jenamar Ct	3,043	\$705,900	\$685,000
3710 Abby Ct	1,706	\$449,000	\$455,000	4214 Rawhide Rd	2,050	\$559,000	\$530,000	2207 Wild Plains Cir	4,486	\$724,800	\$735,000
5533 Tripp Way	1,684	\$450,000	\$459,500	3566 Farmington Ct	1,998	\$529,000	\$530,000	2207 Solitude Way	3,771	\$725,000	\$740,000
5709 Cobblestone Dr	1,814	\$455,000	\$460,000	2100 Caroline Ct	2,537	\$539,000	\$539,000	5247 Silver Peak Ln	4,206	\$795,000	\$780,000
1012 Sagittaria Cir	1,794	\$460,626	\$460,626	1318 Larkspur Dr	2,657	\$544,995	\$542,000	2592 Creek Hollow Rd	3,471	\$799,900	\$795,000
4857 Holden Dr	1,788	\$456,460	\$464,856	2346 Amber Falls	1,968	\$535,000	\$549,000	4204 Caribou Ct	3,104	\$821,000	\$830,000
2353 Canary Ct	1,526	\$464,900	\$475,000	2047 Taft	2,156	\$549,900	\$555,000	2352 Clubhouse Dr	3,555	\$979,950	\$955,000
5005 Megan Ct	1,715	\$489,000	\$475,000	6502 Kingbird Ct	3,027	\$559,000	\$559,000	3921 Norton Ct	5,469	\$1,069,000	\$1,130,000
3507 Saberton Ct	1,698	\$489,900	\$485,000	2416 Saint Andrews Dr	2,812	\$575,000	\$568,000				
4412 White Oak Ct	1,629	\$489,000	\$488,000	6605 Grand Canyon D	3,072	\$569,000	\$569,000				

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The Benefits of Purchasing a New Home Today and WHO REPRESENTS YOU?

First, let's take a look at where you are today and your home ownership situation. In our community, many of the homes are now 30+ years old. Some are owned by original homeowners while others may have transferred ownership up to 3 - 4 times. Many homeowners in our beautiful mature community are asking themselves what to do next, and what their options are. Are you asking yourself any of the following questions?

Do I need to remodel my home? | Do I need to upgrade my appliances, HVAC, and water heater? | What are the costs and will I get the value for my money when I resale? | Do I need to take out an equity loan or use cash on hand? | Is my home more than I want to maintain at this stage of life? | For energy efficiency, do I add Solar?

Did you know many of the people who are selling in our community are staying in Rocklin and purchasing from a NEW HOME BUILDER? But why? What are the benefits?

1. Pick out the floor plan matching your lifestyle. Floor plan options include a downstairs master suite, guest quarters for in-laws, and the great room concept for entertaining. Plus, many standard options include beautiful cabinets, countertops, flooring or options to upgrade

2. All NEW and warranty included. Some products in an older home may need to be replaced, but with a new home, everything is NEW, NEW, NEW and under warranty. Imagine the cost if you have to replace a roof? The new appliances are under warranty, plus under California law, the "construction" of the home has a 10-year warranty. Home builders are using cutting edge building products requiring less care and maintenance all designed to work together.

3. Energy efficiency = cost savings. Even within the last five years, new homes are more energy efficient providing up to triple-pane windows, energy star appliances, and options for solar or solar included. Many of the houses are constructed with state-of-the-art ventilation and air filtration.

4. Smart Homes for today's technology. Home builders are creating "smart homes" providing ownership control of automated features such as temperature, lighting, security, safety, and entertainment, all by your phone device or within your home system.

Lastly, if you do decide to explore new homes sales, don't forget at no cost to you, you can have representation from a Realtor® vs. the new home sales representative who is employed by the new home builder. Make sure you walk in with your Realtor® so you can both register together. This is a must so you can have your own representation.

If you are looking to sell or buy, I am honored to discuss options based on your goals and plans. Please call or text: 916.765.5488 or email jill@jillsellsrealestate.com.

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

Rusty's Corner | Is it Time to Refinance?

Often times, people wonder whether or not they should refinance and when would it make sense to do so. While every situation is different, here are 5 questions to ask yourself when considering a refinance.

1. Is your current rate lower than market rates? Generally speaking, considering average costs of refinance, you want about .75 percentage point difference between what you have now and what is available. This can be enough to allow for savings over a few years. Or, if doing a no cost refinance, then you want to be able to reduce your interest rate by at least .25%. These are generalizations for average loan amounts these days. Smaller loan amounts need larger rate savings.

2. Do you have an adjustable-rate mortgage that is due to adjust? You may find yourself staring at the prospect that your mortgage payments could go up. In this case, it may be a good time to switch to a fixed-rate mortgage to give yourself some peace of mind by having a steady interest rate and monthly payment. Or, you may decide to refinance into another adjustable-rate mortgage with better terms.

3. Will the savings outweigh the costs? There are additional costs associated with refinancing, including closing costs paid to the lender to process your loan. While you may be able to get these costs absorbed in your loan, it may raise your monthly mortgage payment, making the refinance not worth it. Remember to add up all the costs of refinancing to help you decide what's right for you.

4. How long do you plan on staying in your home? If you're thinking of moving soon, then it's possibly not worth the expense of refinancing. Check with a mortgage specialist to discuss.

5. How many years are you into your existing loan? When you refinance, you enter into a new loan and start over. In some cases, you may choose to shorten your term in order to reduce your total interest expense. If you reset to a longer term, while it may sound good to lower your interest rate and your monthly payment, it may not be the best move if you have been in your loan for a long period of time, although this could be offset by paying the same payment you have been albeit at the lower rate. In many times this reduces your loan term.

Every situation is unique and these are 5 general questions to consider before refinancing. The best way to determine if you should or shouldn't refinance is to talk to a professional and honest mortgage advisor. Someone that can look at your mortgage with your goals in mind and give you an educated opinion as a fiduciary. I review mortgages all the times for my clients and I'd be happy to review yours as well and give you a professional assessment. Please call or email anytime.



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Licensed correspondent lender CA Department of Business Oversight # 603L440. Licensed mortgage broker NYS Department of Financial Services. Not empowered to make mortgage loans, all loans arranged through third parties.