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Each Office Independently
Owned and Operated



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Featured Listings by Jill Van Dusen

PENDING BY JILL!



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

PENDING BY JILL!



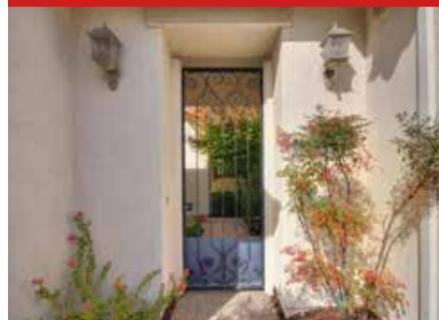
2200 Red Hawk Court, Rocklin 95765
4 Beds, 2.5 Baths | 3,043 Est. Sq. Ft.
Offered at \$669,800

SOLD BY JILL!



2301 Pioneer Way, Rocklin 95765
3 Beds, 3.0 Baths | 2,639 Est. Sq. Ft.
Sold for \$575,000

SOLD BY JILL!



1720 Starview Lane, Lincoln 95648
2 Beds, 2.0 Baths | 2,140 Est. Sq. Ft.
Sold for \$550,000

ACTIVE - Call for Private Tour!



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

DEAL OF THE MONTH!



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

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.**

The Best of Rocklin

Clover Valley | Sunset Heights | Rocklin High School

January 2019 Real Estate Market Report



May every day of the New Year
sparkle with happiness and
prosperity for you and yours!



Prepared Especially for Jonathan and Angela-Marie Williams



Presented by
Jill Van Dusen

VAN DUSEN Distinctive Homes
Superior Service Every Time!



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KIND WORDS FROM PAST CLIENTS!

"We have dealt with many Realtors over the years. By far Jill has been the most professional and extremely helpful. She has made this stressful process easy. She is the best and we would highly recommend her."

— Gene and Bernie

The Best of Rocklin

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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	3	2.0	1,570	\$475,000	12/06/18
Active	3	2.0	1,874	\$479,000	12/15/18
Active	4	2.1	2,600	\$569,900	05/12/18
Active	4	3.1	2,998	\$625,000	06/08/18
Active	3	3.0	2,544	\$679,000	11/01/18

Check your home value at jillsellshomes.smarthomeprice.com

Homes Sold Since October 1st, 2018 in Your Area

Status	Address	Beds	Total Baths	Est. Sq. Ft.	List Price	List Date	Sold Price	Sold Date
Sold	2919 Old Oak Tree Way	5	3.0	2,662	\$605,000	10/17/18	\$600,000	12/19/18
Sold	5318 Humboldt Drive	5	3.0	3,339	\$619,999	11/17/18	\$595,000	12/13/18
Sold	4009 Silver Street	5	3.0	2,710	\$699,000	10/22/18	\$665,000	12/07/18
Sold	5422 Butte Circle	4	3.1	3,081	\$700,000	10/25/18	\$725,000	12/04/18
Sold	3539 Buckskin Court	4	3.0	2,428	\$730,000	07/22/18	\$728,000	11/19/18
Sold	5018 Knights Way	4	2.1	1,996	\$530,000	09/25/18	\$515,000	11/16/18
Sold	5338 Humboldt Drive	4	2.0	2,116	\$539,000	08/17/18	\$539,000	11/16/18
Sold	3410 Stormy Court	5	3.0	2,900	\$595,000	08/10/18	\$595,000	11/09/18
Sold	5456 Thunder Ridge Circle	4	2.1	2,376	\$549,000	08/29/18	\$549,000	10/31/18
Sold	3994 Rawhide Road	4	3.0	2,575	\$779,000	09/21/18	\$800,000	10/16/18
Sold	3200 Burlwood Court	4	3.0	2,602	\$550,000	06/06/18	\$550,000	10/12/18
Sold	4120 Clover Valley Road	4	3.0	2,037	\$569,900	08/29/18	\$569,900	10/11/18

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How Will You Design YOUR YEAR in 2019?

As you reflect on 2018 and all the adventures life brought you, are you ready for life's roller coaster ride in 2019?

Every day is a new day! Why do many people wait until the new year to begin their journey, their major decision making, and resolutions? Whether it is today or tomorrow, you have the ability to design the day or year you want. Sure, many factors will come into play or interrupt your game, but do you stop or keep pushing forward?

For example, in real estate so many people, including families, veterans, investors, and first-time home buyers, came to a halt in their real estate world when the market crashed back in 2005 – 2012. Lives were changed. Many people faced losing their home, filing bankruptcy, or selling for less than what they owed the bank (short sale). Fast forward to the last five years... many of these people effected by the downfall did not let it interfere with their future and real estate investments. The vast majority are back in homes as happy owners with low interest rates. Some of my past clients are onto their second and even third home.

2019 will be very interesting as to how the overall California real estate market will turn out. We don't know what we don't know. Not one person can answer until we are living through it or it is past us. The good news is, with continued low interest rates and lender guidelines customized to prevent a crash for home buyers, we are likely to continue to keep a healthy real estate market in California and more specifically, in our area. With the horrific fires in both Northern and Southern California, it has created an abundance of people coming to the Tri – County areas to buy a home.

Real estate is not a "wait and see" game, but many people play it that way vs. focusing on their end goal. Selling a home at the "right" time is really determined by the seller. Buying at the "right" time is determined by the buyer. "Right" can have many meanings based on a person's circumstance or situation.

Whether you are looking to sell or buy, I would be honored to sit with you and discuss your current situation including your short- and long-term goals. Now may be the "right" time for you, or perhaps the future might be the "right" time. Having a discussion with facts in hand will help guide you through the process so in turn you can make the final decisions based on how **YOU** design your 2019!

The design you create for 2019 may be changed by circumstance which can be out of your control. Tomorrow is a new day, a new design and a new adventure which can open doors for you. Perhaps a new real estate door! Call today and let's discuss your design for your real estate goals for 2019! *Feel free to reach me by text or call at 916.765.5488 or email to jill@jillsellsrealestate.com.*

Happy New Year!

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: 2019 Market Forecast

2019 is here and with that it's time to get out the crystal ball and see what's in store for the real estate market. Here's what various expert economic sources are expecting.

Interest Rates:

Per Freddie Mac, interest rates are expected to reach 4.9% by end of Q1, 5% by end of Q2, 5.2% by end of Q3, and 5.4% by end of Q4. Note: These interest rate figures are estimated before adjustments are made for FICO score, property type, occupancy, loan amount, loan to value, etc. While these rates may seem high to those that bought a home in the past eight years, it's important to keep perspective in mind. Interest rates in 1970 were 8.86%, in 1980 they were 12.7%, in 1990 they were 8.12%, and in 2000 they were 6.29%.

Real Estate Appreciation:

Per CoreLogic, a leading neutral third party economist, real estate appreciation is expected to be 4.8% year-over-year. Traditionally, home appreciation has averaged 3.6%.

Home Sales/Residential Transactions:

Per National Association of Realtors, 6,000,000 transactions on residential real estate properties are expected (single family units and duplexes, triplexes, and fourplexes). When we look at the 5,960,000 transactions that occurred in 2018, this would be a slight improvement to the market from last year.



While only time will tell what actually occurs, all signs are pointing to another good year in real estate.

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