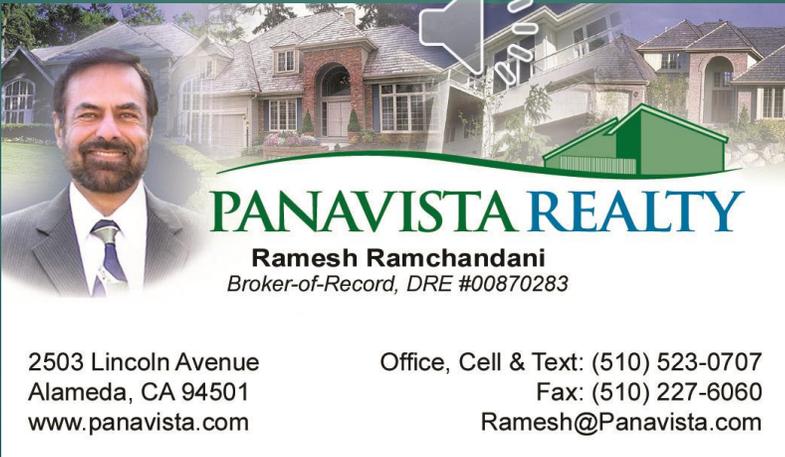


Panavista Podcast

1

Slide Deck located at: www.Panavista.com/Podcast

Slide Deck also follows the audio segment of this Podcast



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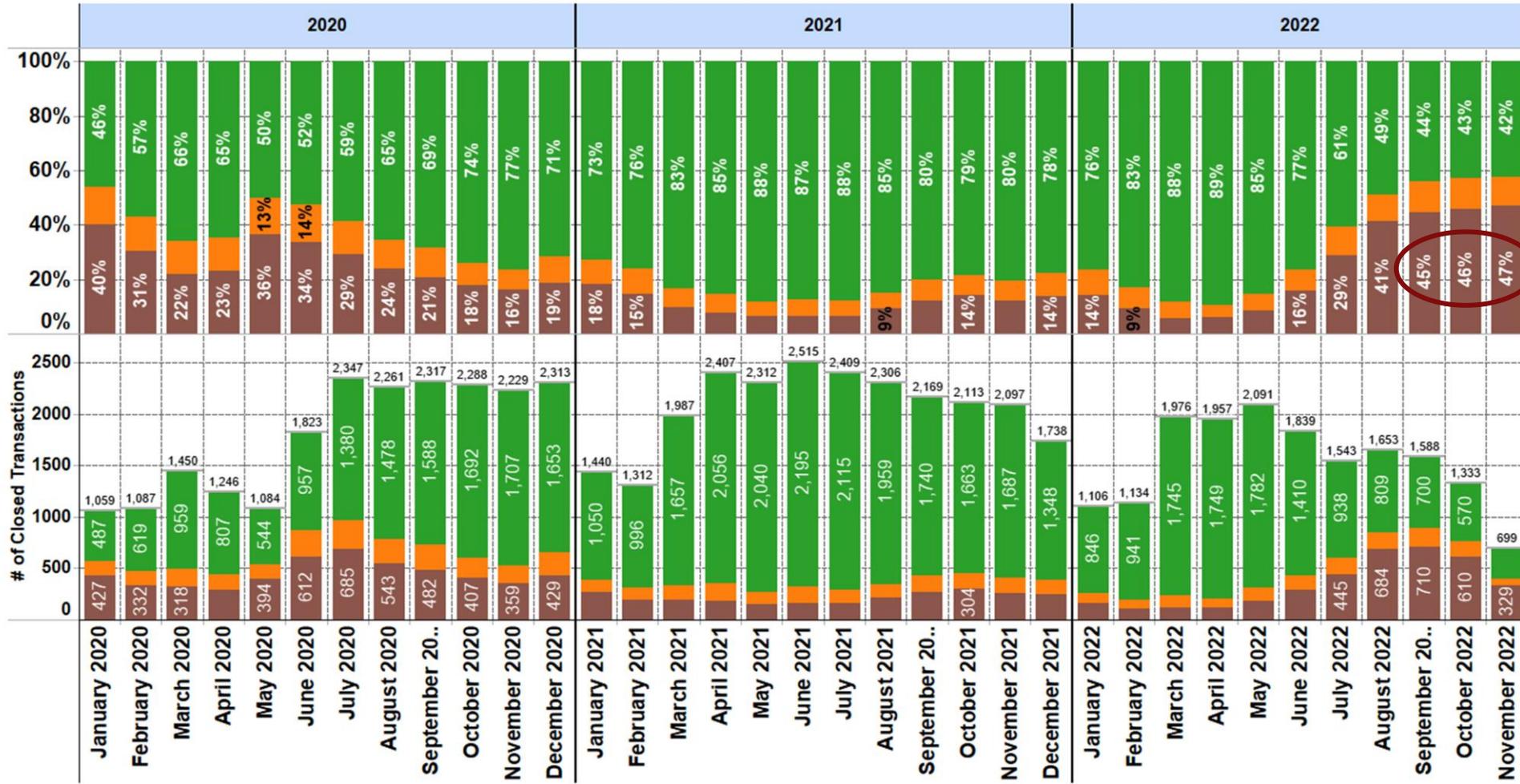
By Ramesh@Panavista.com

November 20, 2022

Disclaimer

- Panavista podcast is an overview at the macro level of a static compilation of our recent local MLS data and is presented here for information purposes only, and therefore should not be construed as real estate advice.
- MLS data is constantly in a state of flux as agents update the information on their listings.
- Neither Panavista realty nor I shall be liable for any losses resulting from any information, viewpoints, thoughts, and opinions presented by me on this podcast.

Selling Price relative to Last Listing Price over Time



Type of Dwelling

- (All)
- Condominium
- Det. Single-Family
- Duet
- Floating Home
- Loft
- Manufactured Home

Select City

(All)

Bedroom Calc

(All)

Closing Date

1/1/2020 11/19/2022

Sq Ft

205 23422

All Values

SP/LLP Calc

- Sold Above Last Listing Price
- Sold At Last Listing Price
- Sold Below Last Listing Price

MONTH(Closing Date)

- (All)
- Null
- Janu.
- Febr.
- Marci
- April
- M.ay.

Last List

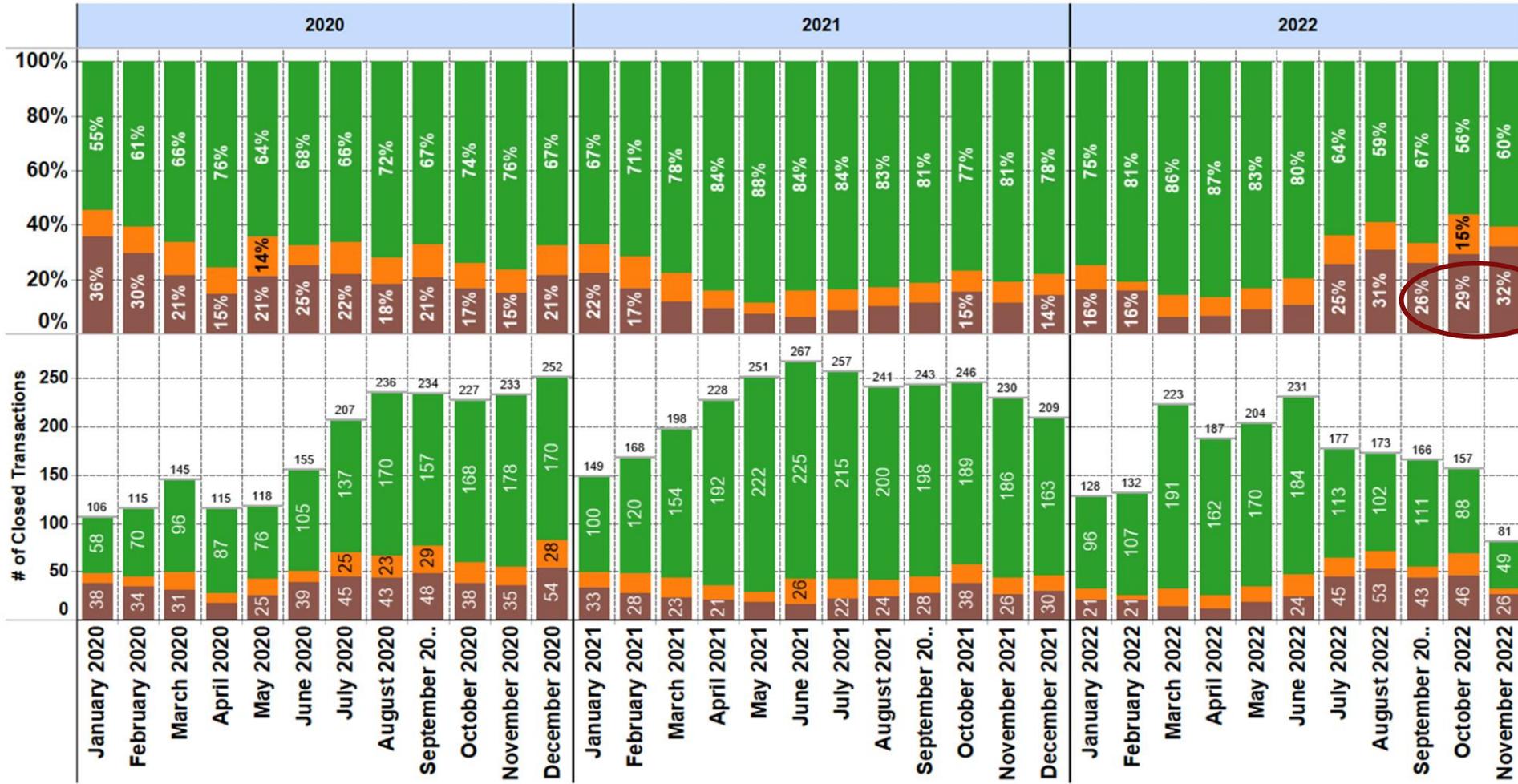
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Selling Price relative to Last Listing Price over Time



Type of Dwelling

- (All)
- Condominium
- Det. Single-Family
- Duet
- Floating Home
- Loft
- Manufactured Home

Select City

(All)

Bedroom Calc

2 Bedroom Homes

Closing Date

1/1/2020 11/19/2022

Sq Ft

205 23422

All Values

SP/LLP Calc

- Sold Above Last Listing Price
- Sold At Last Listing Price
- Sold Below Last Listing Price

MONTH(Closing Date)

- (All)
- Null
- Janu.
- Febr.
- Mar.
- April
- May

Last List

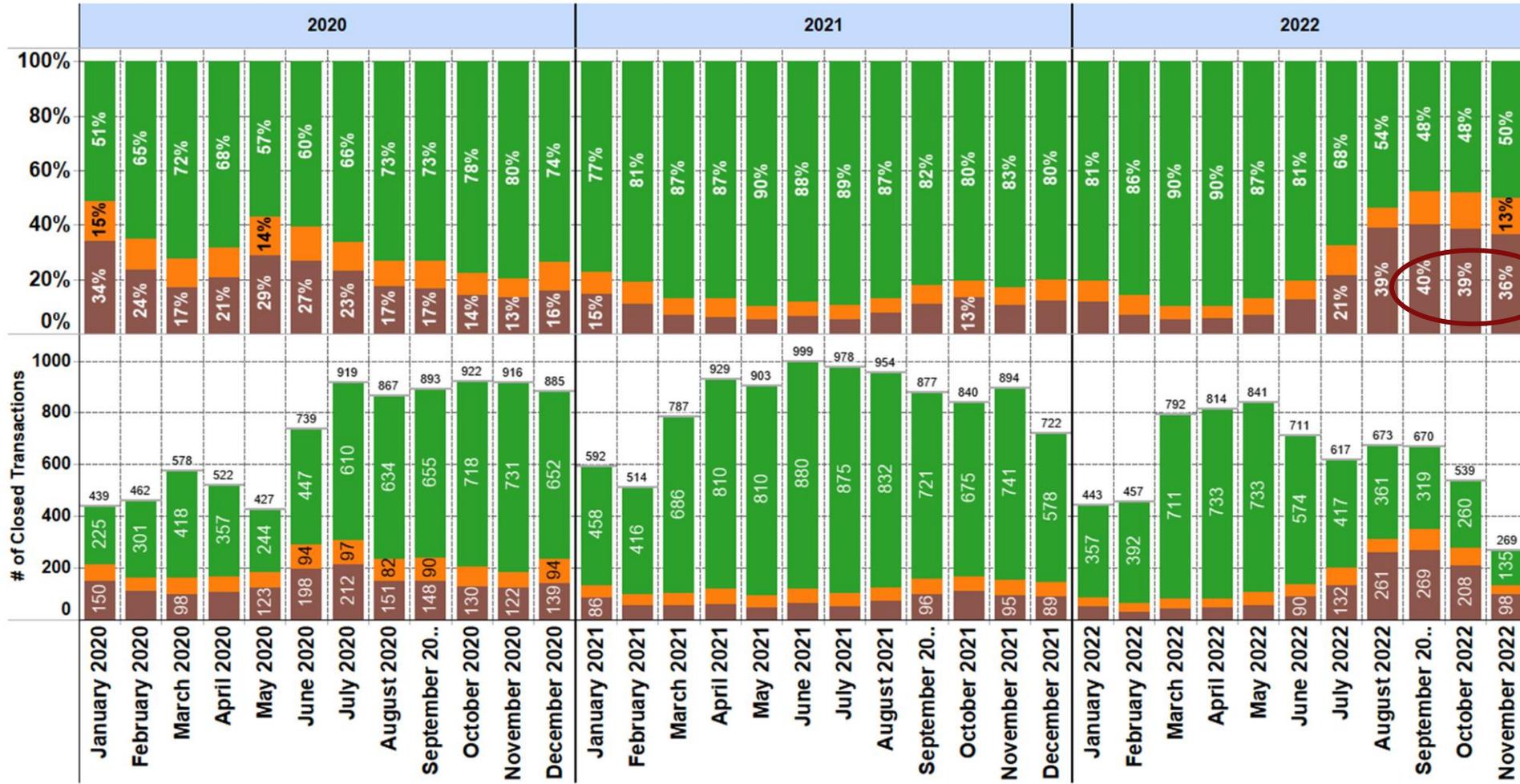
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Selling Price relative to Last Listing Price over Time



Type of Dwelling

- (All)
- Condominium
- Det. Single-Family
- Duet
- Floating Home
- Loft
- Manufactured Home

Select City

(All)

Bedroom Calc

3 Bedroom Homes

Closing Date

1/1/2020 11/19/2022

Sq Ft

205 23422

All Values

SP/LLP Calc

- Sold Above Last Listing Price
- Sold At Last Listing Price
- Sold Below Last Listing Price

MONTH(Closing Date)

- (All)
- Null
- Janu.
- Febr.
- Marci
- April
- M.ay.

Last List

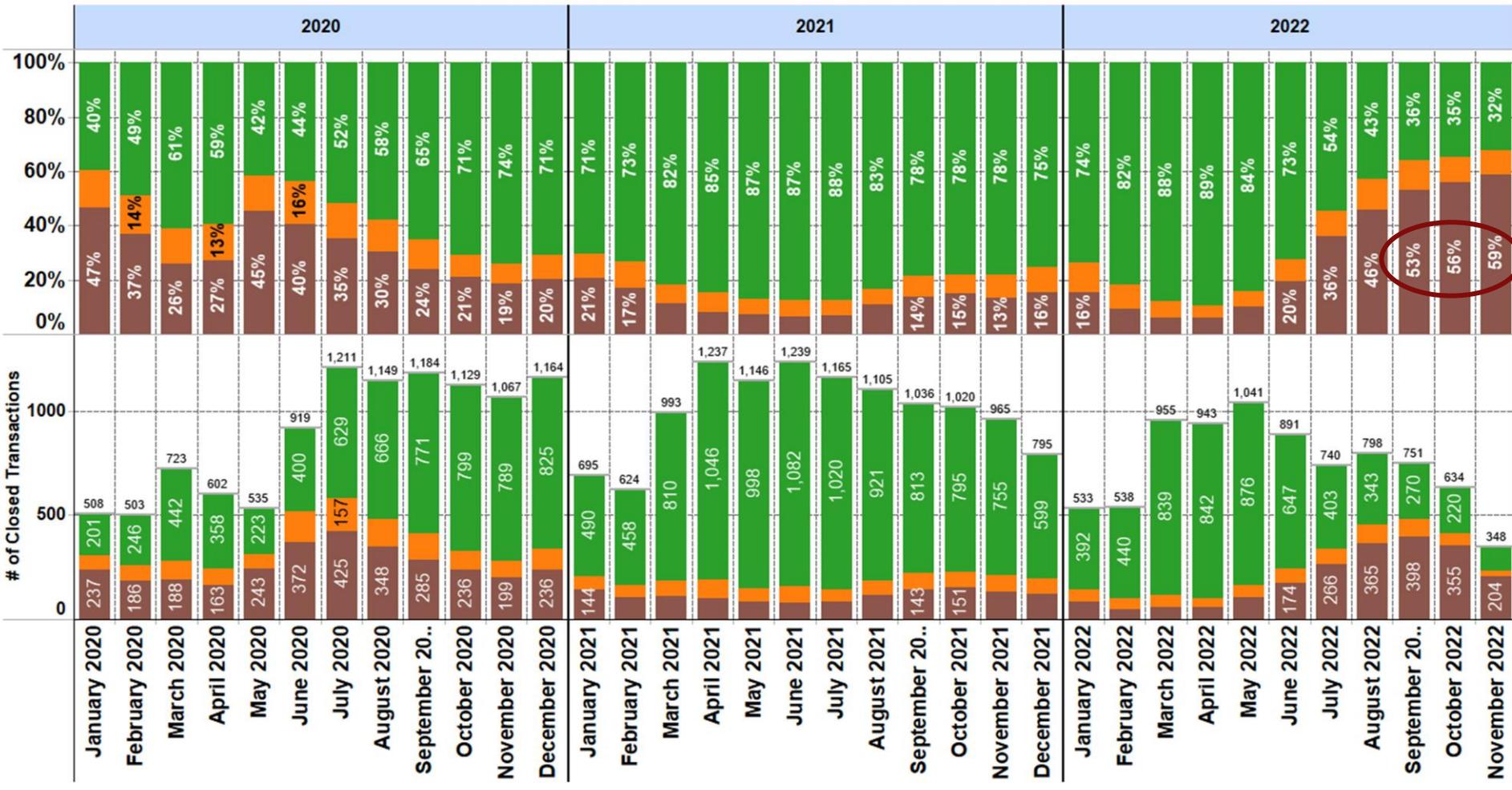
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Selling Price relative to Last Listing Price over Time



Type of Dwelling

- (All)
- Condominium
- Det. Single-Family
- Duet
- Floating Home
- Loft
- Manufactured Home

Select City

(All)

Bedroom Calc

4+ Bedroom Homes

Closing Date

1/1/2020 11/19/2022

Sq Ft

205 23422

All Values

SP/LLP Calc

- Sold Above Last Listing Price
- Sold At Last Listing Price
- Sold Below Last Listing Price

MONTH(Closing Date)

- (All)
- Null
- Janua
- Febru
- March
- April
- May

Last Listi

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Caption

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	Detached Single-Family Homes				Detached Single-Family Homes		
	2-bedroom	3-bedroom	4-bedroom		2-bedroom	3-bedroom	4-bedroom
ALAMEDA	6.9	3.6	7.5	LAFAYETTE		8.0	5.7
ALAMO		4.0	8.4	LIVERMORE		5.2	6.6
ALBANY	8.0			MARTINEZ	16.0	8.0	8.4
ANTIOCH	2.0	7.9	9.0	MORAGA			2.3
BAY POINT		52.0	6.0	NEWARK		7.6	7.2
BERKELEY	3.7	4.5	9.0	OAKLAND	7.8	6.3	8.8
BETHEL ISLAND	4.0			OAKLEY	8.0	8.4	14.5
BRENTWOOD	11.4	7.7	11.4	ORINDA		4.7	6.6
BYRON	7.7			PACHECO			
CASTRO VALLEY	14.0	8.4	5.7	PIEDMONT		4.0	5.1
CLAYTON			8.0	PINOLE		7.4	6.0
CONCORD	4.0	7.0	7.1	PITTSBURG	24.0	12.0	16.4
CROCKETT	9.3			PLEASANT HILL		5.6	12.0
DANVILLE		8.0	11.2	PLEASANTON	4.0	8.0	6.5
DIABLO				RICHMOND	7.2	10.8	8.3
DISCOVERY BAY		15.2	10.4	RODEO		8.0	8.0
DUBLIN		4.5	4.7	SAN LEANDRO	6.7	7.8	5.5
EL CERRITO	2.0	2.8	7.0	SAN LORENZO		6.0	4.0
ELSOBRANTE		8.0	18.0	SAN PABLO	4.0	5.0	12.0
EMERYVILLE				SAN RAMON	8.0	5.3	5.7
FREMONT	6.0	6.6	6.6	SUNOL	4.0		
HAYWARD	44.0	5.8	8.9	UNION CITY		13.3	3.6
HERCULES		12.0	12.0	WALNUT CREEK		2.7	10.2
KENSINGTON		1.3	12.0				



United States MBA 30-Yr Mortgage Rate

Summary Calendar Forecast Stats Alerts Download ▾

The average contract interest rate for 30-year fixed-rate mortgages with conforming loan balances (\$647,200 or less) in the US fell by 24bps to 6.9% in the week ended November 11th, the biggest decline since the last week of July, and pushing borrowing costs to the lowest in five weeks, data from the Mortgage Bankers Association (MBA) showed. Bond yields were lower last week after US inflation for October came lower-than-expected. Still, mortgage rates remain close to levels not seen since 2001, and more than double the 3% reported a year earlier. [source: Mortgage Bankers Association of America](#)

1Y 5Y 10Y 25Y MAX Chart Compare Export API Embed



A Testimonial from Rainee McGrew

“I was initially impressed with Ramesh’s enthusiasm, communication skills and professional demeanor when I first hired him as our realtor in Alameda. At that time, Ramesh handled the sale of our home AND the purchase on BOTH sides of our second home on Park Avenue --- and when I say he went beyond his general duties, it barely describes this man’s work ethic and morals. Moreover, the additional marketing tools he offered at NO COST to the sellers were unheard of with most agents we met with. He even helped us secure a loan. It was the easiest transaction I had ever had with an agent/broker.

Ramesh is reliable, dedicated and eternally upbeat. His ability to calm frustrated sellers is unparalleled and his enthusiastic embrace of change (meaning this yoyo market) and unwavering commitment to exceeding customer expectations and his outstanding level of service, professionalism and follow-through. He consistently demonstrated all of these qualities and more, and I heartily endorse him for any real-estate services you require.” --- Rainee McGrew



Can I interest you in a confidential, no-obligation, drive-by estimate for your property in the East Bay?

If so, I can be reached at 510-523-0707. Thank you.



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