

Bill Carpenter

From: Debbie Carpenter <Debbie_Carpenter@mail.vresp.com>
Sent: Tuesday, March 29, 2016 4:41 PM
To: bill@bcarpenter.com
Subject: We're not in a housing bubble . . . yet?

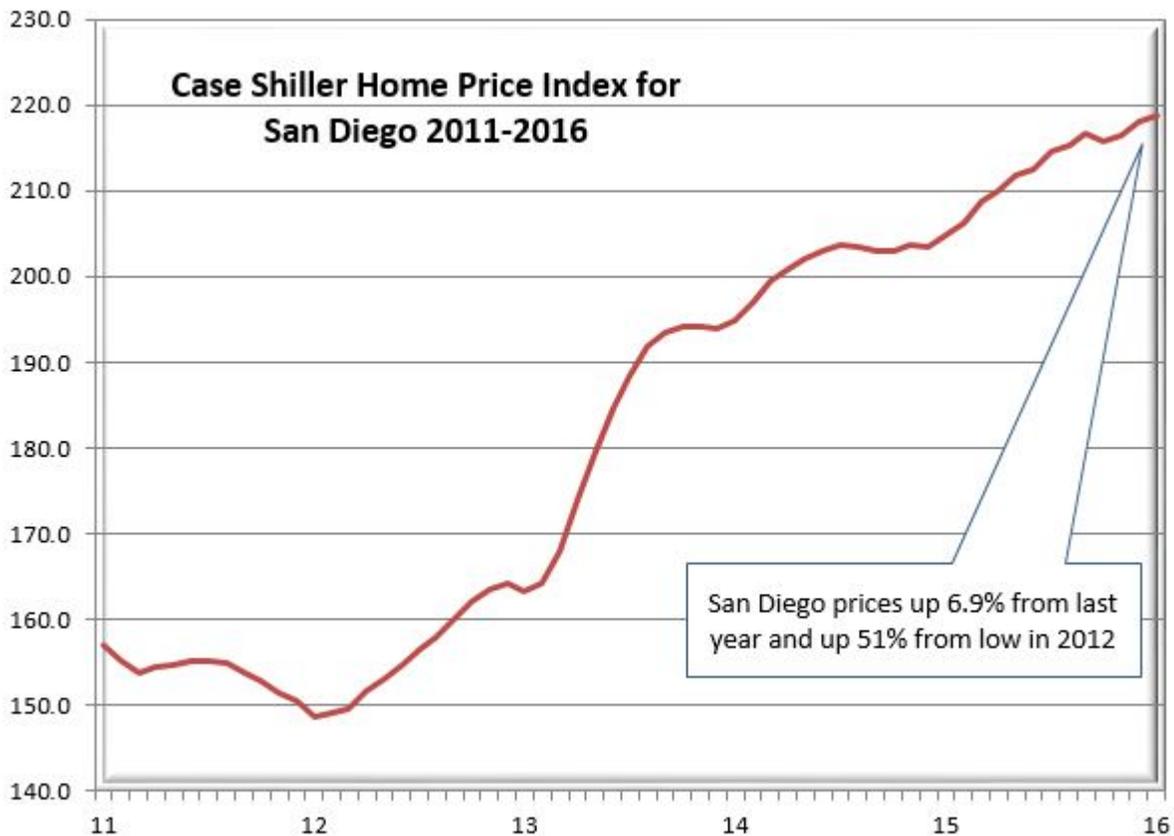
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Nobel-Prize-winning economist and Yale professor Robert Shiller was quoted today as saying that, despite the large and steady home price increases we've seen in the last four years, we are not in bubble territory . . . yet . . . and he sees more upside potential due to persistent low inventory of available homes.



While he was talking nationwide trends, local price growth is even more pronounced. The latest [Case Shiller Home Price data](#) was just published today, showing the San Diego real estate market continues its steady climb:



As I've said before, "mind the gap" when looking at home price data. There's an important difference between the median home sales data we read about in the paper (median home prices in San Diego are about \$500K) and data for home price ranges that may be relevant to you.

And there's a dangerous time gap, too - this Case Shiller data is lagged by 4-5 months compared with new contract prices. Today's news about closings in January is based on prices agreed to last November. But I can report that, after a brief "holiday" over the New Year, prices for properties priced under \$2m continue to go up. And, we're about to enter the Summer Selling Season, so if you're thinking of selling, this is the best time to bring a home onto the market.

Homes that are well presented and realistically priced are moving fast. That's where a great Realtor can be of great value - helping sellers get their home ready to market, and choose the optimal listing price that can produce competing offers resulting in the highest net selling price.

Questions about how best to achieve your housing goals? Feel free to give me a call at 858-735-0924 - email me at dmark@san.rr.com.

P.S. I greatly appreciate your referrals, so please connect me with your friends who might appreciate my help! [Click here](#) to read new reviews from my many happy clients, with names, details, and "Five Star" ratings. [Click Here](#) to see an example of our premium property marketing methods.



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