

July 2010

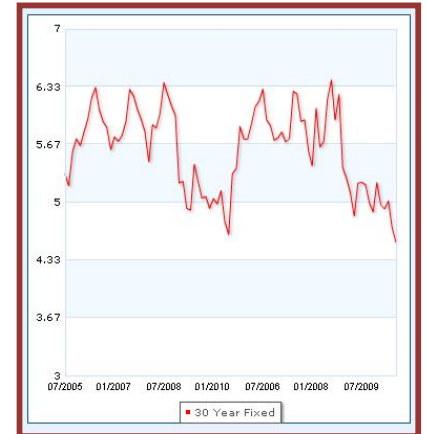
Dear Clients and Friends,

Don and I celebrated the 4<sup>th</sup> of July at the Hollywood Bowl with a patriotic tribute by the Los Angeles Philharmonic Orchestra and then spectacular fireworks. What a fun evening!

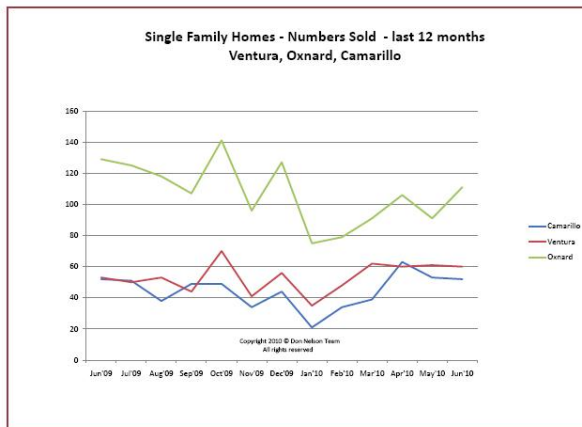


The big news on the economic front is the record breaking low interest rate for 30 year fixed loans! This chart from BankRate.com tracks 30 year, fixed rate mortgages for the past 5 years . average near 4.6%.

Has this super low rate heated up the housing sector now that the federal tax credit of \$8,000 for first time homebuyers has expired?



Check out the post I wrote on July 13th, %Can all time low interest rate sustain real estate fever?+on our website, [www.DonNelsonTeam.com](http://www.DonNelsonTeam.com). Also included is the detail of this graph showing the number of single family homes in the past 12 months for Ventura, Oxnard and Camarillo.



The number of houses sold peaked in April, then dropped with Ventura and Camarillo remaining rather flat and Oxnard starting to scream back up!

Graphs have always fascinated me to see at a glance the housing market trends . number of homes sold, sold prices, etc. So now we are providing charts so you can quickly see this data . **and foreclosure stats** - at a glance. For you die-hards out there, the traditional stats remain a feature!



It's really very interesting . check out the various graphs . you'll be amazed!

On a side note . Don's been very busy the last few months taking a series of 4 very intensive, heavy duty commercial investment classes (CCIM) in Los Angeles and Orange County. Don comes back exhausted but excited with what he learns and can put to immediate use!

My time is focused on consulting and helping buyers and sellers in the residential side of real estate. I love the relationships and connecting with my clients!

Have a terrific rest of the summer and remember - your referrals make all the difference!

*Leslie Nelson*