

Don, Norma
& Erik
FLASKERUD

RE/MAX Today



REAL
News

Winter 2017

Everything we touch turns to **SOLD!**

What's going to happen this year?



Often we are asked what to expect this year. Based upon past history and analysis of other expert's input, we expect the market to be strong for home sellers this winter and spring. Buyers in Pleasant Hill continue to be frustrated by very low inventory and competitive bidding on what is for sale. Buyers in Martinez and Concord have an easier time of it as those towns have a lot more inventory to choose from, slowing the appreciation. But, as in any year, it can vary in each price point and neighborhood.

Why Pleasant Hill continues to be such a "hot market" has to do with the fact it was found to be the second hottest market in the nation by Realtor.com. That in itself attracts more buyers. Why so "hot?" It benefits from being more affordable than nearby towns of Lafayette and Walnut Creek; the spillover increases the demand. It has

also attracted a lot of buyers from nearby urban areas whose prices sped into the stratosphere—Oakland and San Francisco. Young couples seeking a suburban home in which to raise a family find Pleasant Hill very appealing and more affordable than Walnut Creek, Lafayette, Danville, Alamo, Orinda. Our open houses are flooded with so many visitors fitting this dynamic! We also attract the Lamorinda move-down crowd. Retiring baby boomers are buying smaller ranchers while banking much of their equity after selling a Lafayette or Orinda home.

Condos and townhouses continue to be sought after as well as single family homes. Thinking of selling? Sooner is better than later, because creeping interest rates are sure to act as a cooler to this hot market! Reach out and ask for our input on how to get your home ready for market or what it might sell for. We look forward to hearing from you!

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Don, Norma and Erik's listings—fabulous buying opportunities!



2906 Putnam Blvd, Walnut Creek \$650,000

Original owner's family is selling this 1951-vintage lovingly maintained home. Still featuring the original Wedgewood gas stove and wall furnaces, this home has been well received on the market as the care its been given shines through. Three bedrooms, 1 bath, country kitchen, dual-pane windows. New flooring and paint. Gas-heating fireplace insert. Schools: PH Elementary, PH Middle, College Park High. Walk to nearby Larkey Park, BART and shops and restaurants plus canal trail.



148 Doray Dr, Pleasant Hill \$590,000

Coming to market in February, this Gregory Gardens home is the original 3-bedroom, 1-bath floor plan. It features upgrades like dual-pane windows, central heat and A/C, a new kitchen with granite counters and an updated bathroom, plus new floor coverings and stylish interior paint. A corner lot, it still has a large, level backyard with room to play, plant and entertain. Schools: Gregory Gardens Elementary, Valley View Middle and College Park High School. Walk to shopping.

2016 Statistics are in

As you read in our previous newsletter, Pleasant Hill is the second “hottest” real estate market in the United States. One reason was the lack of inventory (number of houses on the market).

In 2016, 289 detached homes (not including townhouses/condos) sold in Pleasant Hill, down from 355 sold in 2015, a decrease of 18.5%. The average sales price in 2016 was \$736,109. In 2015, the average sales price was \$666,000. 2016 sales price was up 10.3% from 2015.

**ECONOMICS 101—
low inventory,
high demand, prices go up!**



Pleasant Hill Yearly Statistics Detached Single Family Homes

Year	Number of homes sold	Average sales price	Change in price from previous year
2010	243	\$480,535	
2011	292	\$434,160	-9.7%
2012	346	\$469,847	+8.2%
2013	373	\$574,470	+22.2%
2014	322	\$654,557	+13.9%
2015	355	\$666,999	+1.9%
2016	289	\$736,109	+10.3%

Recent activity by Don, Norma and Erik

Street	City	Price	Status	Represented
20 Marlee Rd	Pleasant Hill	\$880,000	SOLD	Seller
1979 Carolyn Dr	Pleasant Hill	\$520,000	SOLD	Seller & Buyer
522 Maureen Ln	Pleasant Hill	\$655,000	SOLD	Seller
603 Little Ln	Pleasant Hill	\$705,000	SOLD	Buyer
593 Maureen Ln	Pleasant Hill	\$680,000	SOLD	Seller
166 Luella Dr	Pleasant Hill	\$660,000	SOLD	Seller
381 Donegal Way	Martinez	\$725,000	SOLD	Buyer
1201 Monument Blvd, #76	Concord	\$189,950	SOLD	Seller
21 Monivea Pl	Pleasant Hill	\$855,000	SOLD	Seller
118 Hardy Cir	Pleasant Hill	\$725,000	Pending	Seller & Buyer

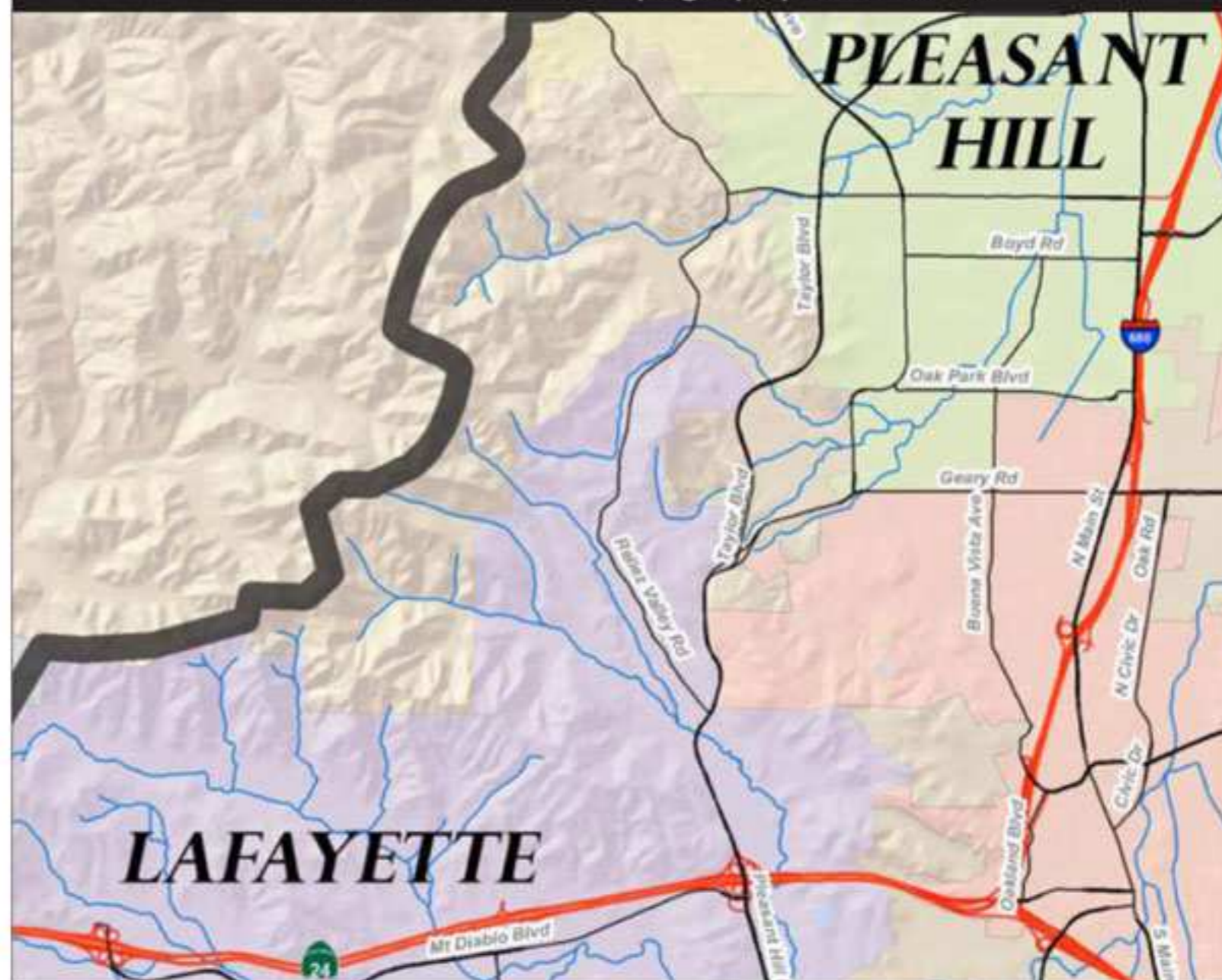


The rain and the creeks —continued from back page

The victim found hanging from that Oak tree was Native American. Back in the 1850s the law was weak and vigilante justice was common in California. In 1849-1853 there were 200 cases of lynching. Over the next 4 years the number decreased to 100 as courts and jails were established. As the story goes, the Indian was hung for horse stealing. (Source: *Hang 'em High – Sudden Death in Old Contra Costa Shadow on the Hills* by William Mero)

Back in 1984 the county made suggestions to build concrete-lined channels along Grayson Creek to help with flooding, but they were fought off by a citizens group called Friends of Creeks in Urban Settings, now an affiliate of Urban Creeks Council. So many of us enjoy the natural beauty of creeks and are thankful for their efforts. But the flooding concerns have led to a project proposed by the Contra Costa County Flood Control and Water Conservation District to improve the sub-regional drainage improvements in the Grayson/Murderers Creek sub-

This closeup from the watershed overview map, centered on the City of Pleasant Hill, shows how the creeks relate to the topography in this area.



watershed, primarily in downtown Pleasant Hill and Poets Corner near Patterson Blvd. and Oak Park Blvd. It is a study and work in progress.



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The rain...

...and the creeks

Early January 2017, it's raining, a lot. This reminded us to check the creek running through Poets Corner which flooded in 1997, 2005 and 2008. Murderers/Grayson Creek was running high but smoothly, not overflowing its banks. City maintenance crews some years back began a program requiring homeowners backing to said creek to keep it clear of debris and it has not flooded as readily since then.

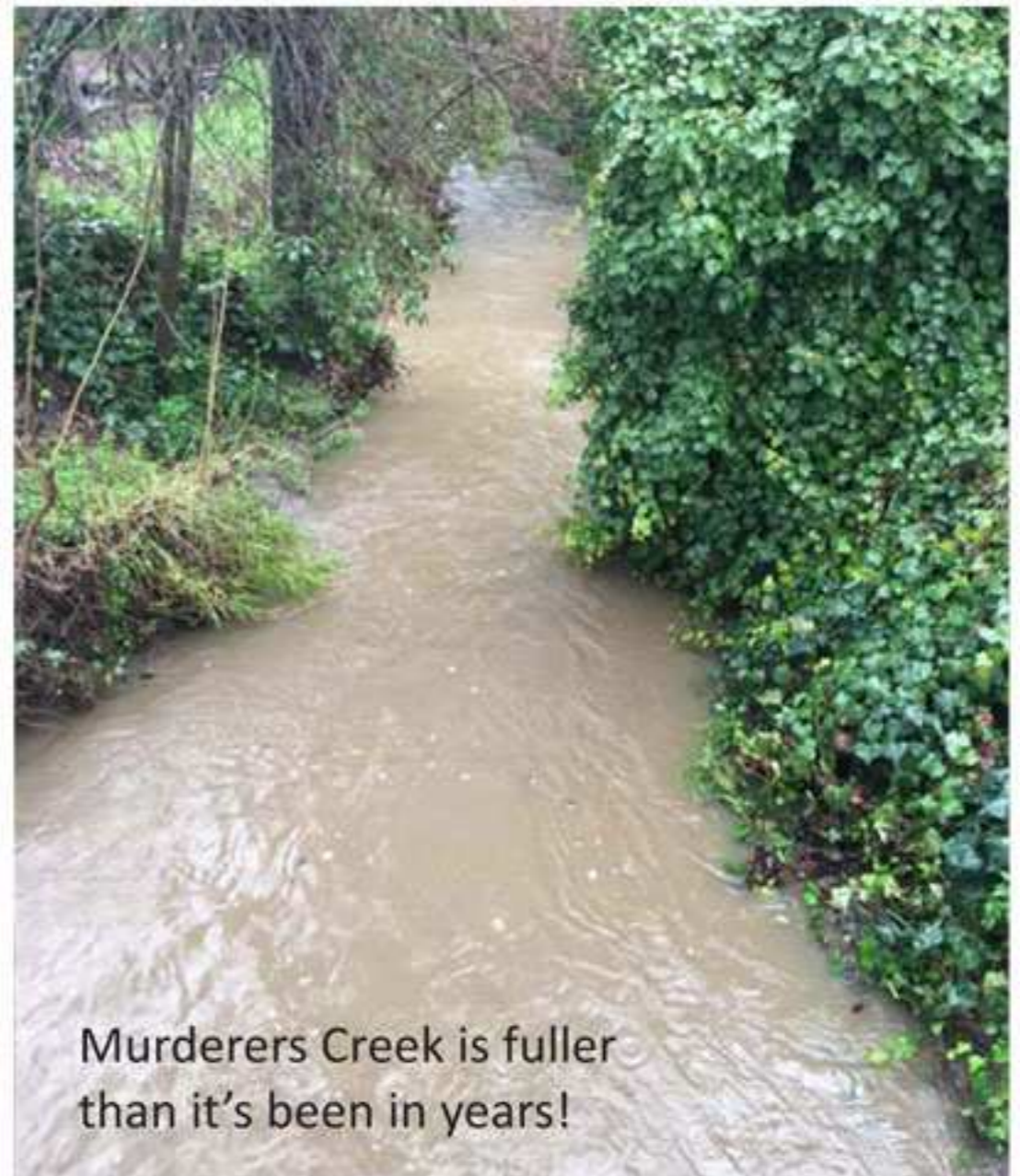
But why is it called Murderers (aka Murderous) Creek? It was named that when surveyors in 1849 (or 1852 depending on the history book) found a victim hanging from a 200-year-old Oak tree near the stream running below the hillside near Pleasant Hill Road and Withers Avenue. Said stream continues, crosses Pleasant Hill Road and goes under Oak Park Blvd, east of Stevenson, runs through Poets Corner, under Boyd Road west of the Sequoia schools and meanders to Pacheco. (See the watershed map on page 3 for an overview of creeks in Pleasant Hill.)

Grayson Creek (named by Daniel Grayson as the creek crossed his land in the 1860s, first showing up on a map in 1864) also known as Murderers Creek,

flows northeasterly 7.4 miles from its origin in Briones Regional Park to Pacheco Slough 4 miles east of Martinez. Pacheco Slough connects to Suisun Bay. (source Wikipedia) (source: History of Pleasant Hill California by Vallie Jo Whitfield)

There are really two stories here—the ability of the creek to carry heavy rain runoff and the backstory on its name, Murderers Creek (aka Murderous Creek in 1850s historical documents).

—article continues inside



Murderers Creek is fuller than it's been in years!