HOME

REAL ESTATE SHOWCASE & FOOTHILL LIFESTYLES

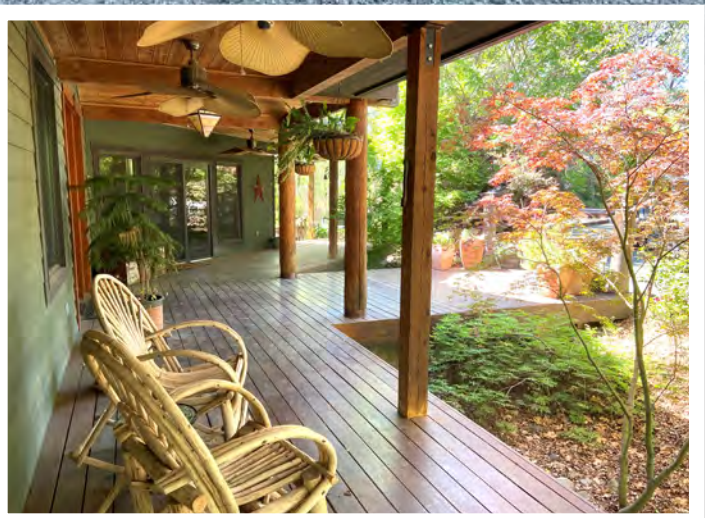
MAY 25, 2023

For information on cover home, see page 5

Offered by

Kathy Papola

Associate Broker
Global Luxury Homes
Coldwell Banker Grass Roots Realty
167 S. Auburn St., Grass Valley, CA. 95945
DRE #00498457
530-271-3815
KathyPapola@gmail.com



Team Simmons

CENTURY 21
Cornerstone Realty

Search for all Nevada County listings at:
www.mimisimmons.com

530.265.7940

CalDRE# 00871435

NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM

Fantastic contemporary Farm style home on a private, breathtaking 5 acre parcel minutes to Nevada City! Partially fenced and gated, this all useable, manicured property has Sierra Views, great solar exposure (21 solar panels-owned) & a delightful two stall barn & tack room, plus a fully insulated room above. The main home has the warm, inviting feeling the moment you walk in from the 700 s.f. deck to a grand open floor plan with knotty pine, tongue & groove vaulted ceilings and lots of room for entertaining! MLS#223031749 $845,000

Amazing large contemporary home on a breathtaking 51 private, view acres located minutes to town! Over 3250 s.f. on the main level and additional 1800 finished basement offers multiple opportunities for Home business, Guest quarters for multi-family living or massive game room! The 51 acres has irrigation with 100 GPM well, year round creek and 7000 gallons of holding tanks. Ride your horse or mountain bike throughout your own property! MLS#223005583 $1,599,000

Charming contemporary home on a level, beautiful parcel with filtered views. Professionally remodeled with quality, style and thought fullness that makes the home feel expansive. The huge surround windows bring in the natural light and beauty! The astatically pleasing 25' cathedral ceilings, knotty alder cabinets and doors, Italian porcelain tile floors and etched granite counters in the sweet kitchen. A large deck overlooks the beautiful fully fenced back yard which is accented with azaleas, rhododendrons and Japanese Maples on a drip system. MLS#223039623 $498,000

Charming and beautiful country home on just under 5 acres of gorgeous rolling pasture land with season stream and pond. Home offers 3 bedrooms plus an office, lovely formal living room with amazing light and windows as well as a peaceful covered deck space to enjoy outdoor living! Property is fully fenced and cross fenced for animals, with a gated entry and large barn that also makes an amazing shop space with room for 4+ vehicles. 30X18 space above shop that is partially finished and intended for guest quarters. This property has it all! MLS #223033161 $845,000

Team Simmons

CENTURY 21
Cornerstone Realty

Search for all Nevada County listings at:
www.mimisimmons.com

530.265.7940

CalDRE# 00871435

NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM

Stunning, 1.79 level Park-Like acres with beautiful contemporary One Story home! Formal living room with beautiful rock fireplace, fabulous cooks kitchen with center island and gourmet range, opening up to a gracious family room with vaulted ceilings and windows looking out into the private beautifully landscaped back yard. Three bedrooms include a generous Primary Suite with vaulted ceilings, 2 walk in closets, private deck, and great tiled master bath! MLS#223039407 $660,000

Delightful and charming contemporary home in a beautiful, natural setting on a quiet street on Banner Mountain in Nevada City. Level paved driveway leads you up to the sunny 3 acres with room for boats and RV's. Large front deck with sweet trellis invites you into the great open floor plan of the formal living room that boasts vaulted knotty pine ceilings and opens into the formal dining room that has easy access to an outdoor patio. MLS223010929 $649,000

Sweet rustic style home on small, low maintenance lot with charm and character. Covered front porch leads into the great room with vaulted ceilings and lots of windows. Dining area is generous and a great functioning kitchen. Two bedrooms, two baths, and extra finished bonus room upstairs has always been used as the third bedroom and not part of the square footage. MLS223025559 $449,000

Exquisite and rare in-town Craftsman style home on a breathtaking level corner lot located on the upper side of the Grass Valley City limits! Attention to detail throughout every inch of this home is apparent with the extraordinary Doug Fir wood work. Fenced and gated, this charming home will delight you with the wrap around porch to enjoy all aspects of the low maintenance, landscaped yard! Huge formal living room with Black Rock fireplace, wood floors, built in television with Mirrored drop screen and two exterior doors to the outdoor covered porch. MLS223042180 $1,095,000

SINCE 1973 RECREATION REALTY, Inc.

NEVADA COUNTY PROPERTIES
530 265-6565

Downtown Nevada City
432 Broad Street, Nevada City CA 95959
(530) 264-7586

www.NevadaCountyProperties.net

Scotts Flat Lake Area
18848 Hwy 20, Nevada City CA 95959
(530) 265-6565

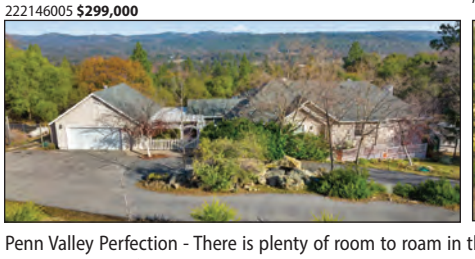
Steve Hartshorn DRE# 01710568 **(530) 277-6630**
Laurie McIntosh DRE# 01228627 **(530) 277-3118**
Laura Thorne DRE# 02050185 **(530) 263-1913**
Joe Bundy DRE# 01989555 **(925) 548-4567**
John & Sandra Hensley Owners/Brokers DRE# 00384661 **(530) 265-6565**
Adrianna Whitman DRE# 01405310 **(530) 320-2094**
Eve Ggem DRE# 00558779 **(760) 317-0280**
Bill Segers DRE# 01734838 **530) 615-7900**
Robert Nunez DRE# 02062890 **530) 263-9129**
Darin Fredericks DRE# 0193243 **(530) 205-0938**
Kristen Hensley DRE# 01990656 **(530) 210-1578**
Julie Cobden DRE# 01223026 **(530) 210-6319**
Dr. Kris Van Oeveren DRE# 02152715 **(916) 712-1797**
Connie Santos DRE #00858751 **(530) 277-3117**
Mary Englund DRE# 01319136 **(530) 263-3848**

Beautifully restored 1940's cottage with darling 1/1 guest studio. Main home is approx 1800 sq. ft, 2-3 bd, 3 full baths, updated kitchen with granite countertops, upstairs bedroom w/bath has separate entrace from rear. Also, a large basement for storage/shop. Fiber optic internet installed, newer roofing and septic system! Kristen Hensley MLS# 223001270 **$560,000**

Beautiful, private, Nevada City home at the end of a paved road only minutes to town. Home shows pride of ownership and is move in ready. There are special touches everywhere you look. A beautiful stone retaining wall borders the driveway and the trees are incredible with a mix of Redwoods, Pine, Madrone, Oak, and Dogwoods, and all nicely trimmed with lots of space for a garden or room to play. If you love to cook, the kitchen is for you, with many special features. Come take a look and be ready to fall in love! Connie Santos MLS# 223040149 **$635,000**

Spectacular Views!! Be ready to build your dream home and wake up to amazing views of the sun filled canyon overlooking lower Scott's Flat lake, upper Scotts Flat lake and the snow capped Sierra Buttes. Land consists of 6.33 acres in a desirable neighborhood only minutes to downtown Nevada City and Scotts Flat Lake for recreational use. Kristen Hensley MLS# 222146005 **$299,000**

Light and bright home in a beautiful forest setting with lots of windows to take in the view! Newer deck that wraps around most of the home. Also a newer, 50 year roof. Large game room downstairs with optional 4th bedroom as it is set up now. Lots of covered parking with garage and carport. About a 10 minute drive to town and shopping. Get to either Scotts Flat lake or Rollins lake quickly. Affordable quality of lifestyle! Steve Hartshorn & Bill Segers MLS# 222116341 **$550,000**



Penn Valley Perfection - There is plenty of room to roam in this light and bright wonderfully secluded home. Enjoy the well-established fruit trees, vegetable gardens and the expansive views of the Sierra. The finest rural living is here, perfectly situated in a quiet Nevada County neighborhood, the West Ridge Estates. Enter through the mud room to the main floor where there is an office and nice pantry, the living room with large picture windows, master and two more bedrooms and bathroom. The lower level is a finished, non-permitted bonus space. Steve Hartshorn MLS# 223005199 **$710,000**

Beautiful, forested acreage near Scotts Flat Lake (and 10 minutes from downtown) with year-round recreational possibilities. Level paved road access. Scotts Flat Campground around the corner offers lake access within walking distance. Further down the road is camping, fishing, boating, swimming and picnic areas. Close to hiking and biking trails in beautiful Tahoe National Forest. This property is a prime place to build your vacation or dream home. Mary Englund MLS# 222097049 **$239,000**

Two separate homes [456 sqft each] on one 0.06 acre lot totaling 2 bedrooms and 2 baths. [1/1 X 2] Great roomy kitchen in each unit. Live in one unit and have family in the other unit or rent it out... NO SIGN ! Close to town... Public utilities. Adrianna Whitman MLS# 223005089 **$429,999**

BRING YOUR GREEN: NEVADA COUNTY TO HOST FREE DISPOSABLE EVENTS

By Jennifer Nobles Staff Writer

This weekend, May 28 and 29, the Fire Safe Council of Nevada County will be hosting a free residential green waste disposal event, a much-needed effort after a brutal winter that saw so many downed trees and limbs.

The effort represents a partnership between the Fire Safe Council of Nevada County, the county's Office of Emergency Services, and CalFire and is free to the public. Future disposal days will occur June 11, 12, 25, and 26 all from 8:00 a.m. to 3:00 p.m. The disposal site is at 12625 Brunswick Road in Grass Valley.

Accepted will be biomass consisting of all tree and plant cuttings, leaves, limbs, weeds, and pine needles. The disposal will not, however, accept brush like scotch broom, blackberries, or poison oak, nor will it accept items with a diameter of 28 inches or greater or tree stumps or root balls. No household waste or trash will be accepted.

The green waste program has been ongoing for several years, said Nevada County Office of Emergency Services Director Craig Griesbach. It was not an intentional but rather fortuitous plan the Fire Safe Council, Nevada County OES, and CAL FIRE had in place long before the storms struck, causing severe damage to vegetation throughout the area.

"Our teams were already working on this since last fall, late summer to build a program," Griesbach said. "The Fire Safe Council of Nevada County applied for a grant through CAL FIRE to help fund this."

Griesbach stated that, like with any popular event, it's best to plan on arriving as early as possible, though over the course of time the process has been stream-lined.

"Generally it's good to get to any event early," he said. "They are very well attended. Last year we took in 3,500 tons of material. You'll see huge piles. It runs smoothly and it goes pretty quick."

As for where the debris goes once it is collected, Griesbach said: "It's a mixed bag. Some goes to Biomass and locations in Lincoln and Woodland, and also we'll have a free mulch giveaway that people can get mulch through the Fire Safe council that can also be delivered."

Continue on page 6

HOME

REAL ESTATE SHOWCASE & FOOTHILL LIFESTYLES

HOME is a consumer-oriented publication focusing on real estate and foothill lifestyles. It is distributed on the 2nd and 4th Thursday in racks, and published with The Union's Prospector on the 2nd and 4th Thursday, by Nevada County Publishing Company.

PUBLISHER
Chad Wingo

ACCOUNT MANAGERS
Stephanie Azevedo
Jill Collings
Scott Conley

To submit editorial, email sconley@theunion.com or call 530-477-4201

Local Real Estate professionals & businesses that provide home goods & services are welcome to submit articles pertinent to this publication. The Union's HOME reserves the right to edit, or choose not to print submissions. Articles cannot be returned and if printed, become the exclusive property of Nevada County Publishing Company. Readers are invited to submit letters pertaining to articles in this publication.

The Union's HOME reserves the right not to print any ad that does not conform to its policies or to remove any material with incorrect or misleading information. All property prices are subject to change without notice. Neither The Union's Real Estate Showcase nor its advertisers are responsible for any errors in the ad copy. All real estate advertising in this publication is subject to the Federal Fair Housing Act of 1968 as amended which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination."

THE UNION
www.TheUnion.com
Great People Connecting Communities

ON THE COVER

STUNNING CRAFTSMAN STYLE WITH YUBA RIVER FRONTAGE!

5 bedroom 3 1/2 bath custom home on 15.77 acres. Slate, Pine plank and Tile flooring. Artisan stained glass accents, custom cabinetry, solid wood doors, Windsor wood windows throughout. New Anderson windows in the sunroom. Stone fireplace in living room, Hardi Plank concrete siding, enclosed soffits & Ironwood decking. Chef's kitchen with a 48" Wolf gas range w/ 4 burners, grill, griddle and double oven. Spacious main suite with corner fireplace. Upstairs- 4 bedrooms, family room with wet bar & gas fireplace, covered deck and office. Laundry areas on both floors. Detached 2-car garage plus workout room. 288 sf +/- shop. 780 sf +/- garage & carport. Mature landscaping 3 ponds, 1 stocked with fish, sandy beach & gazebo. Fenced vegetable garden, fruit trees, kennel w/ outdoor dog washing station, chicken house, fenced paddocks, sand arena & round pen, trail access to the River. Outdoor fire pit, commercial irrigation with water filtration system, 5 inches of BVID irrigation water. A spectacular one of a kind property. Perfect for a primary or vacation home. 1-2 hours to Sacramento International Airport or Lake Tahoe. **MLS#223043341 $1,350,000**

Continued From page 4

Elias Funez File Photo

He went on to advise that people have a plan in place when preparing their green waste for its transportation to the waste disposal location. In years past he has witnessed a number of people find success in laying a tarp down in the bed of the carrying truck, then pull the tarp out, removing the debris in "one fell swoop."

"I would say this is the time to do this work," Griesbach said. "If you are nervous about burning this is a great resource. It's one of the only (that's) free. We have more days this year than we ever have had before. If you're loading trailers think about how you can efficiently unload them. You will have help from Fire Safe Council staff."

The green waste movement is—in part, at least— a step in reducing wild fire hazards as we move into summer, where fire risk is at a high.

"It's been a heavy rain year, and that means you have more fuel when it dries out," said Mary Eldridge, Public Information Officer for CAL FIRE. "You have more fuel and it dries out. We were going through drought years and the grass thinned and area vegetation dried out. The precipitation isn't going to heal those trees that have already been killed.

"Then we started getting rain and with that rain we measured water weight per pound, per acre, so we'll mow an acre of grass in test areas and weigh it and it's been a dramatic increase since we got so much more precipitation. You are still going to get a lot of grass growth. The concern is that the water runs to streams and then rivers and then to the ocean. It's not like all the water from the snow pack will contribute."

Eldridge said that despite the wet weather the area has experienced, fire is not out of the question.

"We get wind," Eldridge said. "We've already had escaped debris burns. A couple of days of dry winds on those fires, and those fires are escaping already. It's been years of build-up of material."

Eldridge reminds citizens to be vigilant in creating a defensive zone around their residencies, with CAL FIRE advising a clear 20 foot space between trees and a 10 foot clearing around roofs.

"Nevada County is doing a wonderful job at messaging defensible space," Eldridge said. "We have more fuel breaks and people getting together in Fire Wise communities to create fuel breaks, and you do that by getting people together."

For more information on the Green Waste Disposal events please visit https://www.areyoufiresafe.com/programs/residential-green-waste-disposal-2023

RE/MAX GOLD

GRASS VALLEY
530-477-0711
776-B Freeman Lane
GO-REMAX.COM

THE SUITES
762-F Freeman Lane

DOWNTOWN GRASS VALLEY
530-274-1570
101 Mill St
530-477-0711
114-A East Main St

AUBURN
530-268-0711
10598 Combie Road

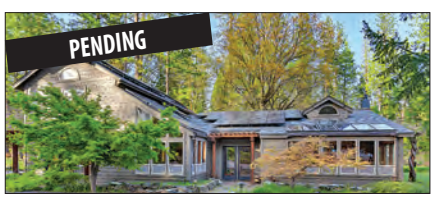
PENN VALLEY
530-432-0711
10126 Commercial Avenue

TRUCKEE OFFICE
530-477-0711
10001 Soaring Way, Suite 130

TOP PRODUCERS FOR MARCH 2023

Auld Real Estate Team | Betsy Hamilton Team | Carol Willis | Debbie Dejesus | Marisa Dardi | Rebecca Franks | Rebecca Mooers | Ricki Manahan | Robin Hamilton | Team Rellstab | The Jamie Barber Team

NOBODY SELLS MORE REAL ESTATE THAN RE/MAX!



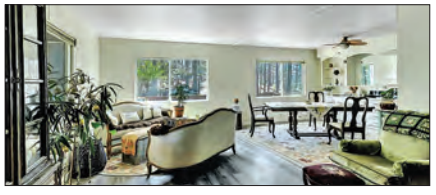
BRIGHT AND AMAZING HOME INSIDE AND OUT
4bd, 3ba, 2449sf, 2.0ac. | MLS# 223041463 **$699,000**

RUSTIC LUXURY AT THIS ENCHANTING LOG HOME
3-4bd, 3ba, 4175sf, 5.99ac. | MLS# 222114092 **$996,000**

LOVELY UPDATED FARM HOUSE ON PRIVATE COUNTY LANE
4bd, 3ba, 2260sf, 40.45ac. | MLS# 223041435 **$875,000**

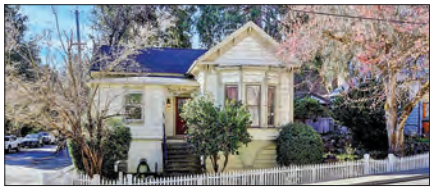
ULTIMATE PRIVATE AND QUALITY HOME
3bd, 3ba, 1682sf, 9.09ac. | MLS# 223038435 **$585,000**

PRIVATE AND SECLUDED LAND WITH AN NID POND
7.32ac. | MLS# 223010050 **$175,000**

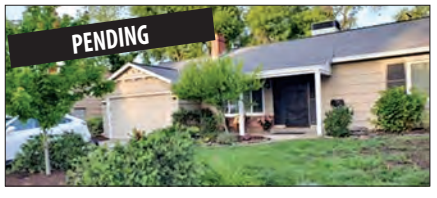


BEAUTIFUL WOODED 3.97 ACRES JUST MINUTES FROM BRUNSWICK
2bd, 2ba, 1390sf, 3.97ac. | MLS# 223032427 **$299,900**

REMODELED HOME WITH MODERN AMENITIES IN DESIRABLE LOCATION
3bd, 2ba, 1917sf, 0.50ac. | MLS# 223025862 **$625,000**



CHARMING HISTORIC DOWNTOWN NEVADA CITY HOME
3bd, 2ba, 1700sf, 0.13ac. | MLS# 223027459 **$550,000**



CHARMING UPDATED 1950S SACRAMENTO HOME
2-3bd, 1ba, 1094sf, 0.26ac. | MLS# 223036736 **$419,000**

DREAMY UPDATED CONTEMPORARY CABIN
4bd, 3ba, 3006sf, 2.0ac. | MLS#223042207 **$865,000**

TWO HOME ESTATE NEAR ROLLINS LAKE
5ba, 5bd, 3942sf, 11.27ac. | MLS# 223043185 **$1,325,000**

DREAMY TRANQUIL AND CHARMING GRASS VALLEY HOME
2bd, 2ba, 808sf, 0.13ac. | MLS# 223040353 **$359,000**

THE HYBRID APPRAISAL: IT'S CHEAPER, BUT DOES IT PROTECT HOMEBUYERS?

If you need a mortgage to buy a home you have your eye on, it's standard for your lender to order an appraisal of the property.

But when your lender says it's ordering a hybrid appraisal instead of a traditional appraisal, what does that mean exactly?

Here's what you need to know about this newer appraisal method and how it works to determine the value of the home you want to buy.

When you need a home appraisal

Before diving into the hybrid appraisal, it's essential to understand how an appraisal is used in the mortgage process.

First, your lender needs to confirm the home is worth the agreed-upon sales price you offered to ensure you're not overborrowing. Lenders have a vested interest in the home appraisal because it protects them from lending more money than they can recoup should you default on your loan and go into foreclosure.

The appraisal also protects you as a buyer. For instance, you can add an appraisal contingency clause allowing you to back out of the sale if the appraisal is too low to justify the purchase price.

What's a hybrid appraisal?

In a traditional appraisal, an appraiser goes to a home and does a thorough walk-through, recording details like square footage, acreage, number of bedrooms and bathrooms, home improvements, and additions.

An appraiser also does a market data analysis, which values other homes in the area, and records the findings in the Uniform Residential Appraisal Report, or URAR.

The hybrid appraisal uses a form almost identical to the URAR, but the appraiser doesn't go to the property.

"For a hybrid appraisal, the inspection, sketch, and photos are completed by a third party," says Matthew Love, a HUD/FHA-approved Certified Residential Appraiser at Real Estate Bees.

"Another appraiser, an appraiser trainee, a real estate agent, or a home inspector can provide this service," adds Love. "Just as a pit crew collaborates to complete tasks quickly and efficiently, a hybrid appraisal involves multiple professionals working together to complete the appraisal form."

Why is the hybrid appraisal becoming popular?

The hybrid appraisal has been around for about 13 years and was mainly used for foreclosures and short sales.

"In these instances, a hybrid appraisal is to determine the home's fair market value but also to confirm the true condition before the home goes into a short sale or foreclosure scenario," says Alvaro Moreira, owner of the Georgia mortgage company Moreira Team.

And in 2018, Fannie Mae began testing its hybrid appraisal, a method it had worked on for years to speed up and modernize the traditional appraisal process.

But the hybrid appraisal really took off when the COVID-19 pandemic struck in 2020. Then, the hybrid became more relevant as a way to provide fast and flexible appraisals, relying more on technology when government stay-at-home orders prevented appraisers from entering people's houses.

Is a hybrid appraisal accurate?

You might wonder how a hybrid stacks up against a traditional appraisal if no one is setting foot in your house. Could something get missed if the appraiser isn't on-site and relying on third-party vendors?

The fact that hybrid appraisers have a high standard to meet might reassure you.

"Fannie Mae requires that data collectors be professionally trained, have annual background checks, and the knowledge necessary to complete the property data collection competently," says Kennon Chen, executive vice president of strategy and growth at Clear Capital, an approved Fannie Mae vendor, who has completed more than 250,00 Government Sponsored Enterprise hybrid appraisals.

A hybrid appraisal is also less expensive and takes less time to complete as appraisers can focus on evaluating the local market and comparable sales instead of managing several appointments and driving to different homes.

According to Chen, there are generally fewer customer escalation issues due in part to the required robust, standardized data and the use of mobile technology, which drive a more consistent appraisal process in every neighborhood.

When is the hybrid appraisal used?

For the most part, the traditional appraisal remains the gold standard. But the pandemic catapulted the hybrid to the forefront.

"The knowledge, understanding, and conversations of hybrid appraisals are growing within the lending community," says Moreira.

And to give the hybrid appraisal more clout, Fannie Mae recently officially included the hybrid appraisal for single-family sellers (manufactured homes, condos, co-ops, and nonresidential real estate are ineligible) as one of its accepted options to establish a property's market value.

Deciding between a hybrid and traditional appraisal lies with the lender, not the buyer. The type of transaction, lenders' rules, and the rules of the investors they sell their loans to determine the type of appraisal ordered. And both types must comply with the Uniform Standards of Professional Appraisal Practice.

https://www.realtor.com/advice/buy/the-hybrid-appraisal-its-cheaper-but-does-it-protect-homebuyers/

CENTURY 21
Cornerstone Realty
www.DianeHelms.com
Lic. #00713462 CalDRE #01011224

101 Boulder Street,
Nevada City

Diane "Di" Helms
530-913-8598 di4land@sierragoldre.com
Broker Associate, Certified Mediator | DRE # 00713462

IMMACULATE QUALITY BUILT HOME **MLS 223034363**
High Wood Beam Ceilings. 3 beds with Master on the Main floor. Lots of Light throughout this home. Downstairs you will find 2 more large bedrooms with outside access and Another Beautiful full bath. **$589,000**

5 PRIVATE LANDSCAPED ACRES **MLS 223042689**
5 PRIVATE landscaped ac. Quiet, peaceful setting at the end of paved Driveway. High open beam vaulted ceilings. 3bd, 2.5ba , 2,496+/-sf. Attached 2 car garage & 2 car carport plus a det 2 car garage. RV parking. Circular Driveway & Massive covered wrap around deck w/ hot tub. **$825,000**

OWNED SOLAR W/TESLA BACKUP BATTERIES! **MLS 223032658**
Delightful One Story 3bd, 2ba, 2,364+/-sf. on Private and Quiet 4.53 acres. Spacious rooms, abundant storage. Huge 500 S.F. Bonus room. Perfect space for guests, crafts, home office, or Airbnb w/ private entrance. **$539,000**

GREAT LOCATION **MLS 223017612**
Great Location close to town on 4 usable acres with Sunset Views and a Beautifully maintained and remodeled 3/3 2,650+/-sf home. Huge 3 car garage with a 352 sf Shop. Check out the potential for guest quarters on the Lower level consisting of 700 sq. ft. with two Very Large Separate Rooms and full bath. Plenty of room for horses, RV parking and more. Lovely Natural landscape, Quiet & Private Setting yet only 1.5 miles to town. **$680,000**

$112,000 BELOW APPRAISAL **MLS 223000111**
An Outstanding value! Exquisite attention to detail in this sought after IN TOWN HOME, located in Carriage House Estates. Quiet cul-de-sac. Sit on the beautiful deck and enjoy the year-round sounds of Wolf Creek 3/2.5 2,849+/-sf, .71+/-ac. Bonus office space and work room w/1/2 bath in the attached garage. **$859,000**

MULTI USE PROPERTY **MLS 222133624**
Most recently used as a Dental office. There are 4 op. rooms with sinks, dental chairs and equipment. Also, a Lobby, Reception room, Back room with sink and workspace and bath. Also, an additional structure with a break room and office space. Newer asphalt driveway, 8 parking spaces, ADA Compliant. **$575,000**

Nothing takes the place of Experience and Integrity

Top Producer – 30+ Years Experience Masters Club • Lifetime Charter Member • Specializing in Real Estate Conflict • 2011 Association President

CALIFORNIA HOUSING AFFORDABILITY RISES TO HIGHEST LEVEL IN A YEAR DURING FIRST-QUARTER 2023 AS HOME PRICES EBB AND THE COST OF BORROWING DIPS, C.A.R. REPORTS

2023 Housing market forecast revised to 279,900 units sold and a statewide median price of $776,600.

Twenty percent of California households could afford to purchase the $760,260 median-priced home in the first quarter of 2023, up from 17 percent in fourth-quarter 2022 and down from 24 percent in first-quarter 2022.

A minimum annual income of $188,400 was needed to make monthly payments of $4,710, including principal, interest and taxes on a 30-year fixed-rate mortgage at a 6.48 percent interest rate. Twenty-six percent of home buyers were able to purchase the $619,900 median-priced condo or townhome. A minimum annual income of $153,600 was required to make a monthly payment of $3,840.

Infographic: https://www.car.org/Global/Infographics/HAI-2023-Q1

LOS ANGELES (May 16) – Retreating home prices and slightly lower interest rates improved the outlook for more California homebuyers in the first quarter of 2023, as the state's housing affordability rose to the highest level in a year, the CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) said today.

Looking ahead, C.A.R. also announced it has revised its 2023 Housing Market Forecast and projects existing single-family home sales to reach 279,900 units in 2023, a decline of 18.2 percent from the 342,000 units sold in 2022. While home prices in general are expected to improve in the second half of the year, the California median home price is projected to decrease 5.6 percent to $776,600 in 2023, down from the annual median price of $822,300 recorded in 2022. The updated projection on the statewide median price, however, is an increase from the estimate of $758,600 forecast last October. C.A.R. also projects the 30-year fixed mortgage interest rate to average 6.3 percent for the year.

One in five homebuyers could afford to purchase a median-priced, existing single-family home in California in first-quarter 2023, up from 17 percent in the fourth quarter of 2022 and down from 24 percent in the first quarter of 2022, according to C.A.R.'s Traditional Housing Affordability Index (HAI). The first-quarter 2023 figure is less than half of the affordability index peak of 56 percent in the first quarter of 2012. With interest rates near the highest level in the past 16 years, housing affordability will remain a challenge for many homebuyers in the coming quarters.

C.A.R.'s HAI measures the percentage of all households that can afford to purchase a median-priced, single-family home in California. C.A.R. also reports affordability indices for regions and select counties within the state. The index is considered the most fundamental measure of housing well-being for home buyers in the state.

A minimum annual income of $188,400 was needed to qualify for the purchase of a $760,260 statewide median-priced, existing single-family home in the first quarter of 2023. The monthly payment, including taxes and insurance (PITI) on a 30-year, fixed-rate loan, would be $4,710, assuming a 20 percent down payment and an effective composite interest rate of 6.48 percent. The effective composite interest rate was 6.81 percent in fourth-quarter 2022 and 3.97 percent in first-quarter 2022. Interest rates are expected to remain elevated for the rest of the year as inflation continues to stay above the Federal Reserve's target range, which will continue to put pressure on affordability in the coming quarters.

The median price of condominiums and townhomes in California slipped from a year ago but inched up from the previous quarter. As a result, the share of households that could afford a typical condo/townhome in first-quarter 2023 was unchanged from the 26 percent recorded in the previous quarter but fell from the 32 percent recorded in the first quarter of 2022. An annual income of $153,600 was required to make the monthly payment of $3,840 on the $619,900 median-priced condo/townhome in the first quarter of 2023.

Compared with California, four in 10 of the nation's households could afford to purchase a $371,200 median-priced home, which required a minimum annual income of $92,000 to make monthly payments of $2,300. Nationwide affordability was down from 47 percent a year ago.

Key points from the first-quarter 2023 Housing Affordability report include:

When compared to the previous quarter, housing affordability improved in 35 counties, remained unchanged in eight counties and declined in another eight. When compared to the previous year, nine counties saw an improvement in affordability, four counties were unchanged, and 38 counties recorded a drop.

Lassen (53 percent) remained the most affordable county in California in the first quarter of 2023, followed by Plumas (42 percent) and Siskiyou (41 percent). These counties were also the only counties that recorded an affordability index higher than the national figure of 40 percent. Lassen required the lowest minimum qualifying income ($61,200) of all counties in California to purchase a median-priced home and was the only county in the state with a qualifying income less than $65,000. It was also one of three counties with a minimum income requirement below the state's median household income of

Continue on page 11

Continued From page 10

$78,000, along with Siskiyou ($65,600) and Tehama ($76,000). The least affordable counties in California were Mono (7 percent) and a three-way tie between San Luis Obispo, Monterey and Orange, all at 12 percent. Each of those four counties required a minimum annual income of at least $208,000 to purchase a median-priced home in the respective counties. Two counties both in the Bay Area continued to require the highest minimum qualifying income to buy a median-priced home in the first quarter of 2023. San Mateo and Santa Clara counties required a minimum qualifying income of $458,400 and $401,200, respectively.

Housing affordability declined the most on a year-over-year basis in Kings County, falling 18 points in first-quarter 2023. San Bernardino and Solano counties were tied for second place, each dropping nine points from a year ago, followed closely by Amador, Lassen and Merced counties with each declining eight points from the previous year. Elevated mortgage rates, along with higher home prices, continued to be the primary factors for the plunge in affordability in most of these counties.

Leading the way...® in California real estate for more than 110 years, the CALIFORNIA ASSOCIATION OF REALTORS® (www.car.org) is one of the largest state trade organizations in the United States with more than 200,000 members dedicated to the advancement of professionalism in real estate. C.A.R. is headquartered in Los Angeles.

CALIFORNIA ASSOCIATION OF REALTORS®
Traditional Housing Affordability Index
First quarter 2023

1st Qtr. 2023	C.A.R. Traditional Housing Affordability Index						
STATE/REGION/COUNTY	Qtr. 1 2023	Qtr. 4 2022		Qtr. 1 2022		Median Home Price	Monthly Payment Including Taxes & Insurance	Minimum Qualifying Income
Calif. Single-family home	20	17		24		$760,260	$4,710	$188,400
Calif. Condo/Townhome	26	26		32		$619,900	$3,840	$153,600
Los Angeles Metro Area	19	18		24		$720,000	$4,460	$178,400
Inland Empire	24	23		31		$550,000	$3,410	$136,400
San Francisco Bay Area	21	20		20		$1,120,000	$6,940	$277,600
United States	40	38		47		$371,200	$2,300	$92,000
San Francisco Bay Area								
Alameda	18	17		17		$1,128,000	$6,990	$279,600
Contra Costa	28	25		30		$785,000	$4,860	$194,400
Marin	20	18		21		$1,500,000	$9,290	$371,600
Napa	20	16		20		$850,000	$5,270	$210,800
San Francisco	21	20		20		$1,550,000	$9,600	$384,000
San Mateo	19	19		18		$1,850,000	$11,460	$458,400
Santa Clara	21	20		20		$1,618,440	$10,030	$401,200
Solano	28	27	r	37		$579,500	$3,590	$143,600
Sonoma	18	17		24	r	$800,000	$4,960	$198,400
Southern California								
Los Angeles	17	13		20		$746,750	$4,630	$185,200
Orange	12	13		13		$1,195,520	$7,410	$296,400
Riverside	22	21		28		$597,000	$3,700	$148,000
San Bernardino	30	29		39		$464,500	$2,880	$115,200
San Diego	15	15		19		$880,000	$5,450	$218,000
Ventura	17	16		21		$828,750	$5,130	$205,200
Central Coast								
Monterey	12	12		16		$843,000	$5,220	$208,800
San Luis Obispo	12	11		18		$843,500	$5,230	$209,200
Santa Barbara	15	11		12		$860,000	$5,330	$213,200
Santa Cruz	14	13		13		$1,200,000	$7,440	$297,600
Central Valley								
Fresno	32	30		37		$390,000	$2,420	$96,800
Glenn	32	35		36		$350,000	$2,170	$86,800
Kern	33	30		38		$365,000	$2,260	$90,400
Kings	33	35		51		$355,000	$2,200	$88,000
Madera	34	31		38		$397,120	$2,460	$98,400
Merced	32	34		40		$384,000	$2,380	$95,200

1st Qtr. 2023	C.A.R. Traditional Housing Affordability Index						
STATE/REGION/COUNTY	Qtr. 1 2023	Qtr. 4 2022		Qtr. 1 2022		Median Home Price	Monthly Payment Including Taxes & Insurance	Minimum Qualifying Income
Placer	30	29		34		$635,000	$3,930	$157,200
Sacramento	29	28		34		$500,000	$3,100	$124,000
San Benito	23	18		24		$735,000	$4,550	$182,000
San Joaquin	28	28		34		$513,680	$3,180	$127,200
Stanislaus	31	29		36		$430,000	$2,660	$106,400
Tulare	37	32		41		$339,000	$2,100	$84,000
Far North								
Butte	32	29		33		$412,000	$2,550	$102,000
Lassen	53	54		61		$247,000	$1,530	$61,200
Plumas	42	31		36		$325,000	$2,010	$80,400
Shasta	39	39		42		$365,000	$2,260	$90,400
Siskiyou	41	31		42		$265,000	$1,640	$65,600
Tehama	40	40		35		$307,000	$1,900	$76,000
Other Calif. Counties								
Amador	32	34		40		$422,500	$2,620	$104,800
Calaveras	32	30		35		$440,000	$2,730	$109,200
Del Norte	32	25		32		$337,250	$2,090	$83,600
El Dorado	28	25		29		$600,000	$3,720	$148,800
Humboldt	26	24		30		$429,000	$2,660	$106,400
Lake	31	28		38		$331,000	$2,050	$82,000
Mariposa	25	27		29		$385,000	$2,390	$95,600
Mendocino	26	14		24		$427,000	$2,650	$106,000
Mono	7	7		7		$857,000	$5,310	$212,400
Nevada	29	27		33		$502,500	$3,110	$124,400
Sutter	37	34		39		$392,500	$2,430	$97,200
Tuolumne	36	36		38		$385,000	$2,390	$95,600
Yolo	28	24		28		$559,000	$3,460	$138,400
Yuba	28	30		33		$430,000	$2,660	$106,400

r = revised

Traditional Housing Affordability Indices (HAI) were calculated based on the following effective composite interest rates: 6.48% (1Qtr. 2023), 6.81% (4Qtr. 2022) and 3.97% (1Qtr. 2022).

SHOWCASE OF HOMES

IMMACULATE LOCK & LEAVE HOME NESTLED IN HISTORICAL DOWNTOWN NEVADA CITY! A Vintage 1910 COMPLETELY redone Exquisite home w/ a Vibe all it's own. Grande spaces for Entertainment with Cozy feels. For those who Love to be Physically Active w/ 4 levels, city style on-street parking & a short walk to; Farmers Markets & Parades, Community Events that change with the Seasons, an Authentic Social Scene. A Charming, Old Gold Rush Town" that boasts Excellent Food, Culture, & Entertainment. An Opportunity as a Mountain Retreat 1 hr from Lake Tahoe or as an Airbnb w/ a History of $500 @ night. Separate Quiet Areas for Work or Meditation, this Home Accommodates Multiple Needs. Amenities Include, Travertine & Sandstone, Dumbwaiter, European Spiral Staircase, 2 Wine Fridges, Shiplap stairs, Loft, Fantastic Primary closet, Jetted-tub TV, 7-Zone Radiant Flooring for the Winter, Cooling Breeze off the Creek in the Summer, a Stone Fairy-tale Walkway to a Delightful Happy Hour" Outdoor Seating area. Nothing compares to the Quality & Uniqueness of this Stunning Urban Oasis, in a Rural Destination town. Crafted by a Master Carpenter & Perfectionist, This is one of the nicest built homes I've ever seen - Whole House Inspector. To walk through the front door is to Fall In Love! **MLS#223001731 $1,100,000**

Blaine Farber • DRE#02062370 • 530-559-4482 • 530-913-1347 • Ashford Real Estate and Investments

---

ONE OF A KIND PROPERTY WITH AMAZING PANORAMIC VIEWS! 3,200 Sf Mediterranean quality home with a fantastic kitchen and covered porch that is ideal for entertaining. Three bedrooms Four bathrooms, with space to add on! Property includes a detached guest house, garage, a large metal shop, and a storage office and loft. Space for RV parking. The shooting stars at night will leave you speechless!!
MLS#223025681 $1,699,000

Mimi Simmons • DRE#00871435 • Century 21 Cornerstone Realty

SECLUDED 3-BEDROOM, 3.5 BATH, 3,541 SQ FT HOME ON 3.19 ACRES. Backs up to BLM land and just 1.5 miles to downtown Nevada City. A circular driveway leads to a 650 sq ft, 1-bedroom guest house with full bath and living room. All rooms are spacious with wheelchair access. **MLS#223024037 $789,000**

Lynn Stanley • DRE#00862565 • Century 21 Cornerstone Realty

SHOWCASE OF HOMES

REMARKABLE MEDITERRANEAN VILLA ON A BREATHTAKING HILLTOP PARCEL! Over 6300 s.f. of luxury living with over 5000 s.f. on one level! AMAZING sunrises/sunsets throughout the year. Huge primary owner's suite with private patio & firepit; secondary owners' suite, and guest quarters with interior & exterior access. 1000 s.f 'Gathering Room' on lower level with wine cellar. Solar heated pool, outdoor kitchen with an imported Italian Pizza oven!! Gently tiered gardens with a 35 zone irrigation system. 4 car tandem garage, plus carport, huge garden shed with Italian washing station, 13 fruit trees and a Mongolian Basalt water feature. The level back parcel has an 1849 replica of a miners' cottage and can be developed to an ADU or bring the critters! **MLS#223006427 $2,998,000**

Mimi Simmons • DRE#00871435 • Century 21 Cornerstone Realty

WELCOME TO YOUR DREAM RETREAT IN GRASS VALLEY! This updated contemporary cabin offers an escape from the bustle of everyday life. With only one step from the driveway, you access the main level of the home via a large deck, entering through the rebuilt sunroom into the open-concept living room and updated eat-in kitchen with top-of-the-line appliances. Also on this level is a guest room, newly remodeled hall bathroom, and the Primary bedroom with in-suite bathroom and balcony. Downstairs offers more space for guests with all new flooring across 2 bedrooms, fully remodeled hall bath, brand new laundry room, sitting area, and a large family room with a new split system for maximum comfort. At the end of the day, sit in the hot tub beneath the pergola and take in all the loveliness this home and property has to offer! This home is perfectly situated just 10 minutes to beautiful downtown Grass Valley, 10 minutes to Rollins Lake, and 15 minutes to I-80 SELLERS OFFERING $10,000 CREDIT! **MLS#223042207 $865,000**

Kristen Adams • DRE#02106432 • RE/MAX GOLD

CUSTOM QUALITY ONE STORY HOME! /2.5 2,400+/- sf home approx. 4 ac. Just minutes from shopping. Beautiful Natural Rock Columns, Cedar siding exterior & Wrap around Covered Decking. Beautiful Rock KOI Pond & a Waterfall feature fed from NID. Walk for miles on the NID canal trail from your backyard. OWNED Solar. Nearby little Deer Creek. **MLS#223000564 $675,000**

Diane Helms • DRE#00713462 • Century 21 Cornerstone Realty

NEVADA COUNTY FAIR GUIDE

Fair dates: August 9-13

- Don't miss your chance to reach **100,000** fair goers! Showcase your business!

Advertising Deadline: June 30
Cover Deadline: June 26
Publishes in *The Union*: August 5

Contact your account manager today
or
Dora Scott at 530-477-4237
or dscott@theunion.com

THE UNION
www.TheUnion.com
Great People Connecting Communities

REAL ESTATE TRANSACTIONS

All information is furnished by the Nevada County Association of Realtors and its partnership with MetroList MLS.

AREA	ADDRESS	BED/BATH	SQ. FT.	SOLD PRICE	TYPE	DOM	CLOSING DATE
Grass Valley	14240 Hollydale Rd	3 2 (2 0)	2182	$599,999.00	Residence	78	4/25/2023
Grass Valley	17639 Penny Ct	3 2 (2 0)	1568	$455,000.00	Residence	24	4/7/2023
Grass Valley	12824 Colfax Hwy	3 (4) 2 (2 0)	2451	$548,000.00	Residence	189	4/13/2023
Nevada City	324 Bridge Way	2 (3) 3 (2 1)	1650	$309,000.00	Residence	131	4/7/2023
Lake Wildwood	19135 Lake Forest Dr	2 2 (2 0)	1252	$395,000.00	Residencee	164	4/10/2023
Nevada City	15590 Cascade Loop	3 2 (2 0)	1734	$510,000.00	Residence	172	4/24/2023
Penn Valley	18496 Hummingbird Dr	3 3 (2 1)	2493	$800,000.00	Residence	147	4/18/2023
Grass Valley	13335 Wild Life Ln	2 (3) 2 (2 0)	1344	$215,000.00	Residence	153	4/4/2023
Rough and Ready	12671 Rough And Ready Rd	3 2 (2 0)	1650	$490,000.00	Residence	144	4/10/2023
Nevada City	16576 Countrywood Ln	1 1 (1 0)	712	$415,000.00	Residence	97	4/7/2023
Grass Valley	11660 Squirrel Creek Rd	4 3 (3 0)	1700	$325,000.00	Residence	53	4/14/2023
Grass Valley	11315 Alpine Ln	1 (2) 2 (1 1)	870	$270,000.00	Residence	5	4/18/2023
Grass Valley	15320 Wolf Ridge Ct	4 3 (2 1)	2614	$820,000.00	Residence	63	4/12/2023
Penn Valley	19168 Wildflower Dr	3 2 (2 0)	2355	$759,000.00	Residence	112	4/24/2023
Grass Valley	16719 Indian Springs Ranch Rd.	3 2 (2 0)	2152	$752,500.00	Residencee	131	4/21/2023
Grass Valley	14429 Penn Rd	2 2 (1 1)	1200	$130,000.00	Residence	133	4/28/2023
Nevada City	13032 Hoot Owl Rd	3 2 (2 0)	1518	$552,000.00	Residence	113	4/28/2023
Grass Valley	13331 Brookview Drive Cir	2 3 (2 1)	1399	$308,000.00	Residence	84	4/10/2023
Grass Valley	15933 Norlene Way	5 3 (3 0)	2696	$519,000.00	Residence	77	4/7/2023
Grass Valley	515 S Auburn St	3 1 (1 0)	1000	$362,000.00	Residence	35	4/21/2023
Nevada City	10484 Pryors Gulch Rd	2 2 (2 0)	1440	$340,000.00	Residence	85	4/5/2023
Penn Valley	18807 Chaparral Dr	3 (4) 3 (2 1)	2781	$670,000.00	Residence	81	4/24/2023
Smartsville	14195 Mooney Flat Rd	3 2 (2 0)	2004	$930,000.00	Residence	41	4/13/2023
Nevada City	16100 Countrywood Ln	4 3 (3 0)	2562	$810,000.00	Residencee	23	4/3/2023
Grass Valley	15728 Fremont Rd	4 4 (3 1)	2897	$599,000.00	Residence	19	4/14/2023
Penn Valley	11047 Chances R Rd	3 2 (2 0)	1456	$466,000.00	Residence	18	4/17/2023
Penn Valley	14162 Lake Wildwood Dr	3 (4) 3 (3 0)	1364	$379,900.00	Residence	11	4/10/2023
Grass Valley	20524 Buck Ridge Rd	3 3 (2 1)	2204	$527,500.00	Residence	30	4/18/2023
Grass Valley	13725 Peardale Rd	1 (2) 1 (1 0)	956	$299,000.00	Residence	56	4/28/2023
Grass Valley	12597 Wolf Rd	2 (3) 4 (3 1)	2505	$949,000.00	Residence	49	4/21/2023
Auburn	23610 Woodhaven Pl	4 3 (2 1)	2483	$1,900,000.00	Residence	0	4/5/2023
Auburn	23983 Oakmont Way	3 2 (2 0)	1977	$582,000.00	Residencee	40	4/11/2023
Grass Valley	167 Arcadia Dr	3 2 (2 0)	2008	$550,000.00	Residence	34	4/7/2023
Auburn	23340 Wayfarer Ct	3 2 (2 0)	1869	$741,069.00	Residence	29	4/5/2023
Grass Valley	375 Alta St	2 2 (2 0)	1649	$410,000.00	Residence	16	4/25/2023
Grass Valley	11224 Orion Way	3 1 (1 0)	1151	$535,000.00	Residence	3	4/18/2023
Grass Valley	11004 Pekolee	2 2 (2 0)	1400	$385,000.00	Residence	3	4/7/2023
Nevada City	14417 Banner Mtn Lookout Rd	3 (4) 3 (2 1)	2924	$789,000.00	Residence	9	4/18/2023
Auburn	24937 Oro Valley Rd	3 2 (2 0)	1983	$520,000.00	Residence	1	4/5/2023
Penn Valley	12169 Lake Wildwood Dr	3 2 (2 0)	1756	$550,000.00	Residencee	21	4/20/2023
Grass Valley	13832 Adair Ave	4 (5) 4 (3 1)	3089	$680,000.00	Residence	19	4/3/2023
Penn Valley	13647 Buttercup Ct	3 2 (2 0)	1344	$428,000.00	Residence	31	4/18/2023
Penn Valley	12274 Lake Wildwood Dr	3 2 (2 0)	1898	$540,000.00	Residence	6	4/24/2023
Nevada City	13082 Madrone Forest Dr	3 2 (2 0)	2412	$1,200,000.00	Residence	13	4/28/2023
Grass Valley	134 Sparrow Cir	2 2 (2 0)	1358	$472,250.00	Residence	17	4/7/2023
Auburn	23704 Ironwood Ct	4 3 (3 0)	3180	$1,275,000.00	Residence	18	4/10/2023
Grass Valley	365 Alta St	3 2 (2 0)	1302	$550,000.00	Residence	44	4/20/2023
Auburn	27765 Table Meadow Rd	4 3 (3 0)	2256	$860,000.00	Residencee	38	4/26/2023
Nevada City	348 Clay St	3 (4) 2 (2 0)	1330	$540,000.00	Residence	5	4/24/2023
Grass Valley	159 Berriman Loop	3 2 (2 0)	1579	$568,427.00	Residence	17	4/20/2023
Penn Valley	18566 Song Sparrow Ct	3 3 (2 1)	2059	$420,000.00	Residence	6	4/20/2023
Grass Valley	11578 Shangrila Ln	2 2 (2 0)	1008	$400,000.00	Residence	2	4/6/2023
Grass Valley	11050 Meyer Way	4 3 (3 0)	2314	$635,000.00	Residence	13	4/28/2023
Grass Valley	10796 Welsh Ln	6 3 (2 1)	2832	$622,500.00	Residence	4	4/14/2023
Penn Valley	11799 Lake Wildwood Dr	2 2 (2 0)	1496	$395,000.00	Residence	2	4/19/2023
Grass Valley	12536 Polaris Dr	3 2 (2 0)	1536	$560,000.00	Residencee	4	4/12/2023
Grass Valley	129 Doris Dr	2 1 (1 0)	800	$365,000.00	Residence	12	4/26/2023
Auburn	25190 Table Meadow	3 (4) 2 (2 0)	2134	$745,000.00	Residence	3	4/17/2023
Penn Valley	12006 Warbler Way	4 2 (2 0)	1980	$470,000.00	Residence	19	4/26/2023
Grass Valley	201 Jan Rd	3 (4) 2 (2 0)	1425	$579,000.00	Residence	5	4/14/2023
Auburn	26586 Table Meadow Rd	4 3 (2 1)	2676	$850,000.00	Residence	4	4/19/2023
Grass Valley	19736 Buckboard Rd	4 3 (3 0)	4934	$1,460,000.00	Residence	8	4/14/2023
Nevada City	13199 Loxie Ln	3 3 (2 1)	2595	$1,175,000.00	Residence	18	4/28/2023
Nevada City	11838 Forest View Dr	3 2 (2 0)	1914	$581,000.00	Residence	11	4/21/2023
Nevada City	20232 Scotts Flat Rd	3 2 (2 0)	1302	$499,000.00	Residence	6	4/25/2023
Grass Valley	10512 N Manzanita Dr	2 1 (1 0)	1155	$176,000.00	Residence	4	4/21/2023
Grass Valley	125 Ventana Ridge Pl	4 3 (3 0)	3258	$989,000.00	Residencee	8	4/26/2023
Penn Valley	14185 Pepperwood Dr	3 2 (2 0)	2099	$488,000.00	Residence	3	4/28/2023
Nevada City	506 Nevada St	2 2 (2 0)	1813	$715,000.00	Residence	0	4/11/2023
Grass Valley	17415 Aileen Way	2 4 (2 2)	2723	$590,000.00	Residence	5	4/25/2023
Grass Valley	19677 Panther Ct	4 3 (3 0)	3425	$799,000.00	Residence	7	4/19/2023
Penn Valley	18763 Quiet Way	1 (3) 2 (2 0)	1176	$310,000.00	Residence	1	4/21/2023

LEGEND: NEVADA COUNTY REAL ESTATE TRANSACTIONS - (Solds include all single family residences in Western Nevada County) Furnished by the Nevada County Association of REALTORS®

LISTING COUNT:

TOTAL		HIGH	LOW	AVG
72	DAYS ON MARKET:	189	1	

	HIGH	LOW	AVG	MEDIAN	TOTAL PRICE
LIST PRICE:	$1,800,000	$175,000	$617,064	$554,500	$43,404,145
SOLD PRICE:	$1,900,000	$130,000	$602,835	$549,000	

Data as reported from MetroList, Inc. 5/4/2023

CENTURY 21 Cornerstone Realty

Contact us TODAY for a FREE Market Analysis or list of available properties!

DRE #01011224

Visit Our Website for All MLS Properties | www.C21Cornerstone.com

APRIL TOP LISTING

Diane Helms
DRE# 00713462

Team Simmons
DRE# 00871435

Joan Lehman
DRE# 00868074

Charley Lehman
DRE# 01998746

Deanne Gutierrez
DRE# 01945393

APRIL TOP PRODUCERS

Dana Frederick
DRE# 01788943

Sarah Stone-Francisco
DRE# 02133990

Eric Hatch
DRE# 01180864

CJ Jenkins
DRE# 01427700

Jeannie DePalma
DRE# 00875263

Beautiful, single-level, 3-bedroom, 2-bath, 2,363 sq ft home on 1.67 acres nestled between Grass Valley and Auburn. Featuring a 4-car garage, large shop, great room, large main suite, walk-in pantry, and an office. MLS#223040585

Level 15-acre parcel with great 2-bedroom, 2-bath, 1,793 sq ft home in Smartsville. The home overlooks a pond in the back yard, has an oversized garage, and features a great bonus room. Property has a full perimeter fence. MLS#223036647

Wooded South County 4-bedroom, 2.5-bath, 2,984 sq ft, 2-story estate-style home on 9.9 acres in Grass Valley. Property features include a 3,000 sq ft commercially licensed shop, oversized primary suite, and two offices. MLS#223040762

Impeccable 3-bedroom, 2.5-bath, 2,354 sq ft home on 0.28 acres in downtown Nevada City. The home has a breakfast nook with sky lights, vaulted ceilings, huge deck, oversized 2-car garage, tiled kitchen, and secondary deck. MLS#223038986

Two charming single-story homes on a beautiful 12.98 acres with fantastic valley and sunset views in Rough and Ready. Main home is 2-bed, 1.5-bath plus an office. Home two is 2-bed, 1-bath. MLS#223038806

Immaculate 4-bedroom, 4.5-bath, 3,000 sq ft country home on 4.14 acres in Grass Valley. Features circular driveway, drive-through shop building, guest quarters, walking path, upgraded appliances, and 2 ensuite bedrooms. MLS#223035232

Large contemporary 3-bedroom, 2.5-bath, 3,250 sq ft home on 51.22 acres in Nevada City. The finished basement offers multiple opportunities for home business, guest quarters, or massive game room. Dramatic main-level living. MLS#223034554

One-of-a-kind 3-bedroom, 2.5-bath, 2,496 sq ft home on 4.9 acres in Nevada City. Home features an open concept great room, exposed wood beams, vaulted ceilings, expansive wrap around deck, and 2 large bonus rooms. MLS#223042689

Secluded 3-bedroom, 3.5-bath, 3,541 sq ft home on 3.19 acres in Nevada City. Backing to BLM land, this well-maintained home has a private guest house, in-ground pool, circular driveway, ample storage, and generators. MLS#223024037

Price Improvement! Stunning 3-bedroom, 2.5-bath, 3,429 sq ft home on 1.5 acres in Grass Valley. The property is fully fenced, and the custom designed home has an open concept layout with large widows and tall ceilings. MLS#223032320

Price Improvement! Beautiful single-story 2-bedroom, 2-bath, 1,209 sq ft on 1.21 acres in Grass Valley. The backyard is fenced, property has been well-maintained, the kitchen is large, ample storage, screened porch, and RV parking. MLS#223019215

Price Improvement! 3-Bedroom, 2-bath, 1,854 sq ft Lake of the Pines golf course home on 0.25 acres with a large deck, tall ceilings, open floor plan, and near the lake. MLS# 223032205

Pristine 3-bedroom, 2-bath, 2,100 sq ft home on 0.24 acres in Lake of the Pines with a trex deck front porch and metal railings. Extra long garage provides boat storage, located just ½ mile from the clubhouse. MLS# 223040679

Price Improvement! Charming and elegant 2-bedroom, 2.5-bath, 2,041 sq ft Grass Valley home on 0.2 acres. The home boasts a fully remodeled kitchen, expansive outdoor deck, fully fenced backyard, and low-maintenance landscaping. MLS#223010563

Price Improvement! Great location on this 3-bedroom, 3-bath, 2,650 sq ft home on 4 acres in Grass Valley. High open-beam ceilings, double sided fireplace, newer appliances, remodeled shower, and spacious wrap-around deck. MLS#223017612

LAND

0.40 acres	221100029	$385,000	4.35 acres	221144127	$85,000	16.50 acres	221143294	$169,000	8.52 acres	221140047	$349,000
2.93 acres	221127141	$115,000	7.49 acres	221144921	$119,490	8.64 acres	221142770	$249.000	0.95 acres	221130423	$35.000
10.02 acres	221084759	$265,000	9.78 acres	221086638	$159,000	1.59 acres	221129573	$125,000	21.24 acres	221113098	$199,000
2.06 acres	221072083	$35,000	1.78 acres	221147731	$159,000	3.69 acres	221142233	$159.000	40.87 acres	221125318	$149,000
0.62 acres	221142230	$47,000	1.80 acres	221124020	$165,000	5.11 acres	221102768	$275,000	8.90 acres	221120026	$74,999

5 LOCATIONS TO SERVE YOU!

CENTURY 21 Cornerstone Realty

11360 Pleasant Valley Rd
Penn Valley
(530) 432-5444

133 Brunswick
Grass Valley
(530) 273-5330

901 La Barr Meadows Rd, Ste A
Grass Valley
(530) 273-1336

101 Boulder St
Nevada City
(530) 265-5885

10063 Combie Rd
Auburn
(530) 268-2250

#1 REAL ESTATE COMPANY IN NEVADA COUNTY

©2020 CENTURY 21 Cornerstone Realty. All rights reserved. CENTURY 21® and the CENTURY 21 Logo are registered trademarks owned by Century 21 Real Estate LLC. Each Office is Independently Owned and Operated.