



Hi Friends!

I hope all is well. It's amazing to realize we are already well into the second quarter of 2010. The condition of Southern California's real estate market and economic activity are especially important because both have a profound impact on our community.

I hope you are able to find the following collection of articles and data informative and may be able to benefit from some of the information provided. This information may prove especially beneficial for those looking to invest/sell/refinance Real Estate or who may have any loved ones looking to do the same.

If you have any questions or would like additional information on anything presented below, feel free to contact me anytime. I am offering 100% Free Pre-Qualifications right now as well.

Best Regards!

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**Single Family Residential Home Sales Volume and Median Price
Data: 1 Year Comparison (2009 and 2010) - At February 28th, 2010**

All homes	Sales Volume			Median Price		
	Feb-09	Feb-10	%Chng	Feb-09	Feb-10	%Chng
Los Angeles	4,590	5,034	9.7%	\$299,000	\$315,000	5.4%
Orange	1,879	1,986	5.7%	\$375,000	\$417,000	11.2%
Riverside	3,420	3,199	-6.5%	\$190,000	\$197,000	3.7%
San Bernardino	2,324	2,095	-9.9%	\$153,000	\$150,000	-2.0%
San Diego	2,473	2,465	-0.3%	\$285,000	\$322,000	13.0%
Ventura	545	580	6.4%	\$327,000	\$350,000	7.0%
SoCal	15,231	15,359	0.8%	\$250,000	\$275,000	10.0%

The table above provides an interesting comparison between the volume of sales and median selling prices of Single Family Residential Homes (SFR) from February 2009 to February 2010. The columns indicating ' %Chng' indicate the percentage change over the one year period in Sales Volume and Median Sales Prices respectively.

*Source: DQNews.com

Up to \$8,000.00 In Federal Tax Credits Still Available!

The American Recovery and Reinvestment Act of 2009 expanded the first-time homebuyer credit by increasing the credit amount to \$8,000.00 for purchases made in 2009 before December 1st, 2009. However, the new Worker, Homeownership and Business Assistance Act of 2009 has extended the deadline. Now, taxpayers who have a binding contract to purchase a home before May 1st, 2010, are eligible for the credit. Buyers must close on the home before July 1, 2010. There are also additional incentives and tax credits available from the State of California.

For More information, Please Contact Andrew Quezada at Andrewq88@Hotmail.com. or refer to IRS.gov

*Source: Internal Revenue Service (IRS) Website

April's Important Dates

- April 14th, 2010:** The Consumer Price Index is scheduled to be released. This will disclose tons of valuable economic information and has the potential to result in a very volatile week for mortgage interest rates. The CPI is a measure of inflation at a consumer level.
- April 15th, 2010:** Don't forget to submit your Federal and State Income Taxes!



'Los Angeles Times Home of The Week.'

Making Home Affordable Program

On February 18, 2009, President Obama announced his Making Home Affordable Program (MHA), designed to help up to 7-9 million families avoid foreclosure by restructuring or refinancing their mortgages. In doing so, the plan not only helps responsible homeowners behind on their payments or at risk of defaulting, but also prevents neighborhoods and communities from being pulled over the edge too. As defaults and foreclosures contribute to falling home values, failing local businesses, and lost jobs also greatly influence the community. For more information on how this program can benefit you, please reply to this email for additional information.



For more detailed information, please contact Andrew Quezada at andrewq88@hotmail.com or refer to MakingHomeAffordable.gov.

*Source: MakingHomeAffordable.gov

- **April 30th, 2010:** Final Day of the First-Time Home Buyer Tax Credit of \$8,000 or 10% of purchase price and last day of the Extended Homebuyer Tax Credit of \$6,500 or 10% of purchase price. To receive credit, you must close on your home purchase, or have a binding written contract in place with a closing date no later than June 30, 2010 in order to be eligible.
- **Watch Out For....**
Rising energy costs. A rise in energy costs could permeate through recovering economies around the globe that are already struggling to rebound. Inflation, real or perceived, generally erodes the value of fixed income securities causing prices to fall and rates to rise. This could pressure mortgage interest rates higher further stifling a recovery in the US housing sector.

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