

# PLATINUM STAR PROPERTIES

## PLATINUM STAR POST NEWSLETTER | MAY 2021 | SPRING

### Real Estate Market Update

The majority of the economic and market data remains positive, with several encouraging developments of late. April home sales remained robust through the weekend, fueled by ongoing growth in buyer demand. Additionally, rates have started to help out—falling below 3% for the first time in 7 weeks. The ongoing improvements in California's public health numbers have enabled the economy to improve significantly as well. In addition to the uptick in jobs we reported on last week, the unemployment rate and new unemployment claims are both falling. There are still nearly 2 million workers on the state's unemployment rolls, so there's still significant healing left ahead of us, but overall, the past week has seen the economy and the market get better.

**California Housing Market Closing April Out Strong:** After a strong showing in March, home sales remain poised to accelerate on a year-to-year basis as we enter the beginning of the period when home sales began to be affected by the lockdown last year. Based upon the first 4 weeks of data, home sales were up by more than 50% from the first 4 weeks of April 2020. The seasonally adjusted level of home sales is likely going to show some deceleration from the previous month as low inventory prevents growth from being even stronger, but the current forecast of nearly 460,000 home sales this year is likely still relatively close.

**Locally Here in the Coachella Valley,** The median price for a Valley detached home in March was \$549,000, which is 27.3% above last year. The attached home median price in March was \$345,000, up 15.4% over the last twelve months. We think prices will continue to move higher by following the seasonal pattern of reaching highs in the month of May before pulling back. Seven cities now have median price increases for detached homes over 20%, with two up more than 30%.

**For more information on your neighborhood contact Carl at 760-285-1281**

Source – California Association of REALTORS® And Desert Market Report by Market Watch LLC

Search Homes at:

[www.PlatinumStarProperties.com](http://www.PlatinumStarProperties.com)

Platinum Star Properties

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### MEET YOUR BROKER Carl Borey, Broker

My journey in the Real Estate industry began in the early 90s as a Mortgage Broker in Florida. For more than 12 years I have been a full-time resident of Palm Springs, and I have seen many changes in this market. Whether you are a first-time homebuyer, a luxury home seller or an investor, you will have a skilled, trusted advisor on your side. My commitment to you, and my community, is that I will always deliver an experience with integrity, passion, and a personalized approach. From curbside to contract and beyond the sold sign, I am grateful to be here for you.

Welcome Home! | DRE 01975302

Carl Borey

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### OUR SERVICES








#### Real Estate Done Right

Nervous about your property adventure? Don't be. Whether you're getting ready to buy or sell, in the middle of it, or just looking for some answers, my top-notch skills ensure you get the best experience possible. It's what I love to do.

#### Rely on Expertise

If you have questions about affordability, real estate lending or other real estate related matters let me help find you what you need fast. I will make sure you feel confident and educated every step of the way. I look forward to helping you!

## Palm Springs YTD Market Overview

 TOTAL SOLD VOLUME	<b>\$417,244,344</b>
AVERAGE SALES PRICE  <b>\$1,146,275</b>	MEDIAN PRICE  <b>\$904,750</b>
AVERAGE LIST PRICE  <b>\$1,135,227</b>	AVERAGE DAYS TO SELL  <b>43</b>
AVG. SALES PRICE / AVG. LIST PRICE  <b>100.97%</b>	NR. OF LISTINGS SOLD  <b>364</b>

**What Is Your Home Worth Now?**

Contact Us For A Custom Analysis – 760-424-8027



*By Chad Steinmetz* - In celebration of Cinco De Mayo, I wanted to create a dish using all the traditional Mexican ingredients in an unexpected way. Whether you eat these for Cinco De Mayo or as a meal during the weeknight, these are AMAZING! Adding Jalapeno peppers to the meat mixture or serving toasted tortillas alongside the stuffed bell peppers would be a great touch.

### Ingredients

- |                          |                         |
|--------------------------|-------------------------|
| 4 Large Bell peppers     | 1 Yellow Onion –        |
| 2 Tablespoons Olive Oil  | Chopped                 |
| 1 Tablespoon salt        | 2 Teaspoons Colona Oil  |
| 2 Teaspoons Black Pepper | 3 Cloves Garlic – Diced |

For the full recipe instructions visit

<http://www.Anotherbite.us>

## El Patio Opens In Palm Springs!



El Patio is Downtown Palm Springs newest Mexican Restaurant and you will not be disappointed. Expanding from its sister restaurant Felipe's on El Cielo, El Patio is a family run business with great atmosphere, Food and Drinks.

Located at: 139 E Andreas Rd., Palm Springs, CA 92262

or Visit <http://https://www.elpatiopalmssprings.com/>



## Not all Hero's wear Capes...

The Community Food Bank @ The Center is a flagship initiative that provides nutritional assistance for those in need. Since 2008, our food bank has been providing fresh produce, baked goods, meat, canned goods, dairy and more to low-income Riverside County residents in need of food assistance. Every Thursday evening throughout the year, The Center hosts a clean, safe and accessible drive-thru distribution model at the Food Bank that provides FREE pre-bagged groceries for visitors. Food donations are crucial for the existence of our operation and your generosity is highly appreciated. Visit : <https://www.thecenterps.org/> for more information or to be a hero.

## TIPS FOR STORING WINE AT HOME

If you are a big wine connoisseur or just saving a few bottles to crack open on special occasions, it's important to understand how best to store them safely until you're ready to partake. Follow the guidelines below!

### Temperature

To ensure each wine bottle maintains the proper flavor and aroma, storing it at the correct temperature is essential. Regardless if it is red, white, or sparkling, storing your bottles at 53°F to 57°F is most ideal. Keeping your bottles in a room where the temperature is much warmer than that may cause the flavor to become flat. Keep your wine in the dark and away from direct UV rays as much as you can to protect the wine's flavor.

### Moisture

Controlling the humidity in the room is important if you plan to store bottles for more than a couple of years. The ideal humidity for storage is between 50 to 75 percent and anything below that could cause the corks to dry out, letting air seep into the bottle.

### Positioning

Generally, it is advised to store wine bottles on their sides. This allows the wine to stay up against the cork which should aid in keeping it from drying out. However, if you don't plan to store the wine for long or if the bottle has a screw top or plastic cork, this is not required for safe storage.

### Timing

Not all wine is designed to have a long shelf life or be aged. Make sure you know what the winemaker's intention was for that particular bottle. It is always better to open it a little early and enjoy it!

