

# HOME

REAL ESTATE SHOWCASE & FOOTHILL LIFESTYLES

JANUARY 12, 2023



*For information on cover home, see page 5*

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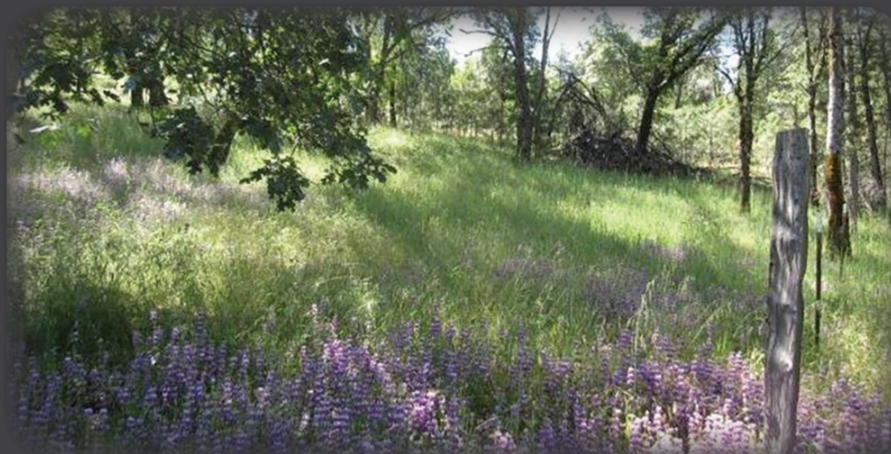
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Live in elegance in the 2022 amazing home off the grid masterpiece with complete independence and freedom to be in control of all your utilities! Dramatic architecture is surrounded by the breathtaking long range snowcapped and canyon views! Dramatic great room with surrounding floor to ceiling windows, vaulted open beam ceilings and natural light dancing throughout! Chef's gourmet kitchen features Bertazzoni appliances and Tahoe Blue granite quartzite counters is ideal for entertaining large parties! Romantic master suite with soaking tub and walk in marble showered bath. Outdoor concrete patio extends the indoor living area to enjoy year round use! Attached 400 s.f. carport, 1000 s.f. metal garage/shop and riding trails throughout the 41 acres! Minutes to Rollins Lake Reservoir . Use the AC and sauna any time with the 16kW solar power and 30kWh Lithium batteries. Freedom in luxury living is now yours! MLS #222112285 \$989,000



6 pretty oak studded acres in 3 separate parcels that lends itself to be an estate parcel with some filtered local views or develop all 3 for spec homes. NID states they are bringing water to Maranatha in the future and good wells in the area. Power at the road and nice homes in the area. Priced to sell in today's market with today's construction prices! Below the snow line and an easy commute to Hwy 49 but still offering the serenity of Nevada County! 3-2 acre parcels include APN 025-512-007 and 006. Two easements to parcels being verified by Title Company. MLS #222136599 \$99,000



Wonderful Lake Wildwood home with filtered lake views. Day to day living includes formal entry that leads into the living room with built in cabinets and wet bar, and large windows and glass doors which lead out to the stamped concrete patio. Formal dining room will seat 10 comfortably and the updated kitchen has granite counters and custom cabinets with stainless appliances and a wonderful layout. Large family room enhances the great room feeling with vaulted ceilings, large windows and sliding glass door leading out to the deck. Master suite is lovely with vaulted ceilings and deck access. Large master bath has double sinks, separate tub and shower. Wonderful stamped concrete patio with great solar exposure. Two car garage on main level, plus lower golf cart garage. Lower level living has three more spacious bedrooms with access to lower deck and loads of storage under the house. New roof being installed in 2023. A great value and ready to move in! MLS #222148991 \$599,000



Wonderful one story updated home on a pretty and private .64 acre parcel with lovely gardens accented by rock retaining walls. Nice floor plan has hardwood floors in the living room and a comfortable open floor plan. Kitchen has granite counters and stainless appliances and quality cabinets. Enclosed sun room has romantic wood stove and makes a great office or family room. Three bedrooms include primary suite with walk in closet and large travertine shower in the bathroom. Paved driveway has easy access into the house and RV or boat parking on top of parcel. Beautiful grounds have been lovingly cared for over the years and is overlooked from the large back deck. Side patio area has a delightful greenhouse. New roof and gutters. MLS #222121809 \$499,500



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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



One-of-a-kind property with AMAZING PANORAMIC VIEWS which will take your breath away! 3200 s.f. Mediterranean quality home with detached guest house and conditioned garage, plus 40X60 metal shop and 16X23 storage office and loft. This lovely estate home has formal entry with travertine and hardwood floors throughout, Custom cherry cabinets and built ins and views from every window! Formal living room and family room enjoy the gas fireplaces and the fantastic custom kitchen has Thermador's six burner stove, plus new Wolf & Bosch appliances. Romantic primary bedroom suite, plus second ensuite at the other end. Formal dining room has French doors, and the office/sewing room enjoys the views as well. 1130 s.f. covered wrap around porch is ideal for year-round enjoyment. 440 s.f. gym, equipment room and wine cellar in lower basement which totals 1000 s.f. Detached one story guest house has vaulted ceilings, 700 s.f. deck and patio for hot tub, plus conditioned detached 2 car garage; the setting is away from the main house and shop. 45KW Generac generator, 2500 gallons of storage tanks for the excellent well, and Three 200 amp panels! Built by the Sellers as their Forever Home with so much thought and detail to mention! The shooting stars at night will leave you speechless!! MLS #222137883 \$1,699,000



Rare one owner, one story home that has been impeccably maintained on a quiet cul-de-sac in City Limits of Grass Valley. Sweet 3 bedroom that has been upgraded with new roof, kitchen with stainless appliances and granite counters! Wonderful huge living room with gas stove and lots of light that looks out to a large back yard deck, plus a delightful side entertainment deck for lively gatherings! Very quiet and private and nestled on a top of the sunny hill, this charming home boasts pride of ownership! All City utilities including high speed internet, sewer and piped treated water and great insurance! Generous finished two car garage has room for storage or work shop and lower basement area can be developed. Groomed natural back yard with pretty pines gives a very private and natural feel. Section 1 clearance, back flow device and ready to move in and enjoy living in Nevada County! MLS #222145005 \$549,000



Two separate homes on a pretty and private 3.29 acre parcel in Penn Valley. This home is very clean and move in ready! Living room has wood paneling, soaring vaulted ceilings and a gas fireplace which gives a real cozy feeling. Kitchen has plenty of counter space and a sweet nook for a table. Bedrooms are generous with room for all your needs. Bathrooms are large and serve the 3 bedrooms well. There is a large deck for entertaining and relaxing and a small basement area that could be used for a wine cellar, great storage or even a workshop! There is great fencing that housed a large goat family! The separate cottage on the property is rented for \$1,395.00 per month. The two units are separated nicely for privacy. The home is right next door to the Wildwood Shopping Center and the Holiday Market for shopping convenience and just minutes to the Yuba River at Bridgeport! This home sits up on a hill and on a private setting. The main home has been a popular Air BnB and the tenant in the little home is long term. MLS #222142678 \$549,000



Welcome to one of the most unique large parcels of land in the County. . .38 rolling acres with year round Shady Creek and a one of a kind, \$600,000 swimming pool with waterfalls and a gourmet outdoor kitchen. Built for business executives to get away from the big city, this private, gated parcel is completely park-like and all useable! Prior owners had concerts and weekend events with friends with RV's and chef's that were flown in! Use your imagination on what could be created here, since it is located on a public road! Strong well with holding tank, star-gazing tower and magical trails throughout this parcel. Gated and fenced for privacy and serenity! There is nothing on the market like this! Located minutes to Bullards Bar and the Yuba River and 20 minutes to downtown historic Nevada City and 30 minutes to Nevada County Airpark! MLS #222108345 \$899,000

# HERE ARE THE U.S. CITIES WHERE HOME PRICES ROSE— AND FELL—THE MOST IN 2022

*By Evan Wyloge*



By any definition, 2022 was one wild, white-knuckle roller coaster of a year for real estate. Demand and home prices hit new highs, before abruptly turning in the opposite direction in response to higher mortgage interest rates.

With so much churn and fluctuation in markets across the U.S., it's been a challenge all year to keep track of which places were up and which were down—the cities where prices remained near their peak and where they dipped the most. That's why Realtor.com® crunched the numbers to come up with the definitive home pricing scorecard for 2022.

And there's plenty at stake. For those who purchased a home earlier this year, the dip in prices in some areas could mean their home is worth less now than what they paid. For those who were priced out of homeownership, the same price declines could mean a renewed chance to finally snag a place.

And where prices remain high, those who have owned for more than

a couple of years can revel in the mighty home equity they've gained. Those still looking for a home in the same areas will feel the pressure of high home costs.

What the numbers reveal is not a huge surprise, especially in the list of the metro areas that have fallen in price the most.

"It's a who's who of cities that became popular during the [COVID-19] pandemic," says George Ratiu, Realtor.com® senior economist and manager of economic research. "These are destinations for people who were fleeing high-cost urban cities."

Now, those areas are seeing prices that had risen the most coming back down to Earth.

"It's the natural reaction to the sharp run-up in prices over the past couple of years now meeting the new, higher mortgage rates this year," Ratiu says.

*Continue on page 7*

# 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.*

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## ON THE COVER



## CUSTOM BUILT HOME!

Premium quality-built custom home at the end of a cul-de-sac in a newer small custom home community in a close-in location. The splendid floor plan with two master suites on the same level, one with a private office area lends itself to extended family living. Expertly planned kitchen designed for the gourmet cook! Large center island and stainless appliances and granite counters. Spacious and comfortable with 9 foot doors, high ceilings, floor to ceiling windows bringing in natural light throughout, focused on a center courtyard. French doors from most rooms, three fireplaces for warmth and ambience. Great outdoor living on the back patio. Oversized 3 car garage. Pristine condition and ready for your buyer(s) to move right in!



*Congratulations!*

**DECEMBER TOP PRODUCERS**

Nevada City

Grass Valley

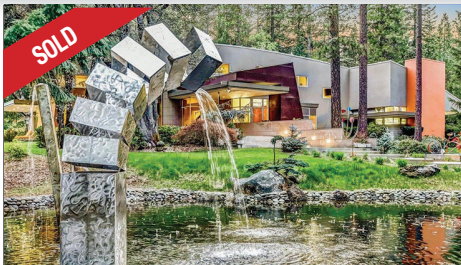


Kirk Pharis

Nevada City



Amber Kerr



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Nevada City, CA 95959  
\$2,500,000  
MLS #222053249  
Agent: Erin Sorani  
Lic: 01966470  
Primary: 530-277-8373



9844 Township Rd  
Browns Valley,  
CA 95918-9683  
\$1,150,000  
MLS #222114092  
Agent: Robin Webster  
Lic: 01450575



10597 Bragg Ave,  
Grass Valley, CA 95945  
\$550,000  
MLS #222149629  
Agent: Erin G Sorani  
Lic: 01966470  
530-277-8373



15936 Hovick Stone Way,  
Rough and Ready,  
CA 95975  
\$439,000  
MLS #222146309  
Agent: Jan Wilson  
Lic: 00841336  
530-271-3842

## COLDWELL BANKER GRASS ROOTS REALTY (CBGRR) WELCOMES HANNAH BRYANT AS ITS NEWEST REALTOR



Coldwell Banker Grass Roots Realty is proud to have Hannah Bryant join their team of real estate professionals in Nevada County!

Hannah joined CBGRR after living in New York City for several years. However, as a native of Nevada County Hannah returned home to help her mother run her restaurant, Bistro 221. In addition, Hannah owns Say Cheese with Charcuterie, a NYC inspired hobby-turned-business.

While she still loves to help at the Bistro, Hannah leaped into her new real estate career with full force. "Luckily, I have joined the most supportive team at Coldwell Banker Grass Roots Realty in Grass Valley. The integrity and energy I immediately felt with everyone at Coldwell Banker was unbeatable and felt like family—which is how I like to run my business—so I knew it was going to be the perfect fit for me," says Hannah.

"Hannah is such a joy to be around. Her enthusiasm, empathy, compassion for others, in addition to her quick wit and humor are all traits that will benefit her in the real estate industry. We are so fortunate to have Hannah in our office of professionals and feel we will all benefit from her character," says Diann Patton, Broker/Owner.

Hannah is looking forward to re-connecting with her roots here and would love to help buyers pursue their dreams of real estate ownership and guide sellers to their successful sales. She can be reached at 530-913-0576 (direct line) or by email at [hbry8realestate@gmail.com](mailto:hbry8realestate@gmail.com)

Submitted by: Diann Patton, Coldwell Banker Grass Roots Realty

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*Continued From page 4*

As for the markets that have held on to their price increases, Ratiu says they all have something in common: They're all historically affordable locations, mostly in the middle of the country.

"They offer home buyers a lot of value," says Ratiu.

They likely also benefited from another dynamic at play during the pandemic era: a spillover effect from markets that were hottest during the same period, but which now see prices plateauing or falling.

To determine our rankings, we looked at the year-over-year change in the median price per square foot for the 100 largest metro areas in the country on Realtor.com, from mid-December 2021 to mid-December 2022. Then we pulled out the five markets with the biggest year-over-year increase and the five markets with the biggest decrease. We limited our rankings to only the single largest increase and decrease per state, in order to ensure geographic diversity. (Metros include the main city and surrounding suburbs, towns, and smaller urban areas.)

## Biggest price increases of 2022

### 1. Omaha, NE



**Year-over-year change in price per square foot: +21.6%**  
**Mid-Dec. 2022 median listing price per square foot: \$181**  
**Mid-Dec. 2022 median listing price: \$342,500**

Omaha has the biggest year-over-year price gains of any place on the list, rising from the median of \$149 per square foot to \$181. However, even with the 20%-plus increase in prices in just one year, it's still relatively affordable compared with the rest of the country. Prices are about 15% below the national average of \$212 a square foot.

Nebraska's largest city by far is home to several Fortune 500 companies, including Warren Buffett's international holding company, Berkshire Hathaway. The area is also known for its low cost of living, vibrant

music scene, and world-class zoo and aquarium.

Omaha is also halfway between Denver and Chicago and, Ratiu says, is a prime example of how midsized cities in the Midwest benefited from their proximity to larger places, especially those that had become frenzied markets during the pandemic.

"The markets where the most people were looking at home [listings] in Omaha were Chicago, Washington, DC, and Denver," Ratiu says.

### 2. Jackson, MS



**Year-over-year change in price per square foot: +21.6%**  
**Mid-Dec. 2022 median listing price per square foot: \$144**  
**Mid-Dec. 2022 median listing price: \$316,000**

Jackson led the Deep South in year-over-year appreciation, rising more than 20%—but it's still more than 30% below the national average.

Prices rose in the capital of Mississippi throughout the year, with a small dip in the middle of the year. It ultimately ended the year almost tied with Omaha for the biggest year-over-year increase in price per square foot.

This iconic Southern city has several fundamental strengths that add to its draw. In addition to being the capital of Mississippi and the seat of state government, it's also home to Jackson State University and the University of Mississippi Medical Center, as well as a strong manufacturing industry. It's also a hub of Southern culture, and the area is filled with antebellum mansions and historical sites.

For \$320,000, home hunters can get a midcentury four-bedroom home in the Belhaven neighborhood, north of downtown Jackson, or a sprawling, ranch-style home farther in the Jackson suburbs.

*Continue on page 10*

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## TOP PRODUCERS FOR NOVEMBER 2022



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**IDYLIC COUNTRY HOME YOU'VE ALWAYS WANTED**  
4bd, 3ba, 3289sf, 5.43ac. | MLS# 222114439 **\$699,000**



**LITTLE DOWNTOWN GRASS VALLEY GEM**  
2bd, 1ba, 1476sf, 0.48ac. | MLS# 222137215 **\$399,900**





# Cheryl & Allison Rellstab

Broker Associate • REALTOR® CABRE #0112108

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THANK YOU TO OUR CLIENTS FOR CONTRIBUTING TO OUR SUCCESS 2022



1/5/22

11294 Sierra Cir

\$252,500

6/22/22

10300 Jitney Ln

\$550,000



1/6/22

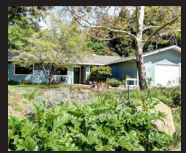
920 Springett Ln

\$475,000

6/24/22

11627 Caroline Ln

\$1,250,000



1/14/22

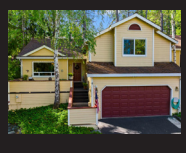
13045 Hoot Owl Rd

\$505,000

7/5/22

11620 Redwing Ct

\$380,000



1/27/22

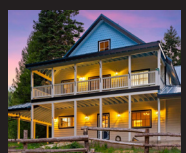
10065 East Dr

\$350,000

7/19/22

10726 Murchie Mine Rd

\$1,150,000



2/7/22

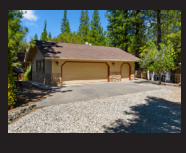
115 Rockwood Dr

\$292,000

7/29/22

17954 River Ranch Rd

\$835,000



2/10/22

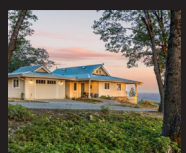
11845 Goldfinch Ct

\$575,000

8/1/22

20448 Chaparral Cir

\$500,000



2/28/22

11581 Lower Colfax Rd

\$895,000

8/1/22

328 Bridge Way

\$465,000



3/14/22

12890 Greenhorn Rd

\$659,000

8/3/22

11659 Pamela Dr

\$535,000



3/29/22

11836 Trish Ct

\$959,000

8/5/22

385 Eskaton Cir

\$625,000



3/30/22

10409 Jitney Ln

\$725,000

8/9/22

14499 Osborne Hill Rd

\$795,000

3/30/22

14781 Benton Pl

\$650,000

8/12/22

12114 Lower Colfax Rd

\$1,150,000

4/1/22

17679 Chaparral Dr

\$495,000

8/22/22

10409-10411 Carey Dr

\$475,000

4/8/22

17367 Norlene Way

\$535,000

8/26/22

555 Cape Horn Rd

\$750,000

4/12/22

11554 Linnet Ct

\$1,250,000

9/9/22

14213 Loma Rica Dr

\$2,400,000

4/14/22

10792 Willow Valley Rd

\$1,128,300

9/16/22

14070 Pleasant Valley Rd

\$330,000

4/26/22

11617 Dennis Way

\$525,000

9/24/22

17153 State Highway 49

\$755,000

4/29/22

13118 Goodall Mine Rd

\$900,000

10/21/22

218 Rockwood Dr

\$388,000

5/12/22

18716 Falcon Loop

\$440,000

10/25/22

15349 Mcquiston Ln

\$532,500

6/14/22

18319 Blue Tent School Rd

\$995,000

10/26/22

16254 Grizzly Ridge Rd

\$585,000

6/14/22

320 American Hill Rd

\$375,000

10/28/22

20291 Chaparral Cir

\$360,000

6/16/22

10945 Cole Way

\$849,000

11/3/22

14152 Sweethaven Ct

\$1,090,000

6/16/22

5900 Stanley Dr

\$1,050,000

11/8/22

11257 Butler Rd

\$242,500

6/16/22

15151 Greenhorn Access Rd

\$1,000,000

12/7/22

11547 Brunswick Pines Rd

\$1,133,350

6/22/22

18345 Spring Valley Dr

\$1,010,000

12/12/22

10967 Atolia Rd

\$710,000



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RE/MAX GOLD



### 3. Wichita, KS

**Year-over-year change in price per square foot: +21.5%**  
**Mid-Dec. 2022 median listing price per square foot: \$135**  
**Mid-Dec. 2022 median listing price: \$289,900**

Wichita, known as “The Air Capital of the World,” is the least expensive location on the list—a boon for buyers on a budget. The median listing price per square foot was more than 35% below the national average. And that’s after median listing prices rose by \$60,000 over the past year.

Wichita is known for its aviation industry, with aerospace companies Learjet, Cessna, and Airbus located there.

The city offers a mix of the walkable urban center, with the Old Town entertainment district at the center, and lots of outdoor lifestyle activities, like hiking and biking, or getting out on the Arkansas River.

Buyers can find updated, three-bedroom, two-bathroom houses on almost a half-acre for just under \$230,000. Or they can pick up a smaller, two-bedroom, one-bathroom house for about \$135,000.

### 4. Milwaukee, WI



**Year-over-year change in price per square foot: +20.9%**  
**Mid-Dec. 2022 median listing price per square foot: \$204**  
**Mid-Dec. 2022 median listing price: \$374,900**

An anchor of the Midwest, Milwaukee, located on the shores of Lake Michigan, has the highest median listing price per square foot of any city on the biggest-increases half of the list. But it’s still about 4% lower than the national figure. And with a median listing price of \$374,900, Milwaukee is still cheaper than what buyers will find in much of the rest of the country.

Continue on page 11

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**CENTURY 21**

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*Continued From page 10*

The city is known for its breweries and as the birthplace of the Harley-Davidson Motor Co. Motorcycle enthusiasts can visit the Harley-Davidson Museum and check out Elvis Presley's own rides.

For right around Milwaukee's median home price, shoppers can get a Victorian four-bedroom home in the Bay View neighborhood, walking distance from the Lake Michigan shore.

## 5. Little Rock, AR



**Year-over-year change in price per square foot: +20.1%**  
**Mid-Dec. 2022 median listing price per square foot: \$142**  
**Mid-Dec. 2022 median listing price: \$299,900**

Arkansas' capital, Little Rock, rounds out the biggest-increases list, still with more than 20% listing price per square foot gains over the past year.

Little Rock is home to the Clinton Presidential Center, the Arkansas Arts Center, and the Old State House Museum, the oldest state capitol building west of the Mississippi River. It's also an educational hub of the South, with the University of Arkansas at Little Rock and Philander Smith College.

There was some homebuying spillover from nearby markets that became overheated during the pandemic, says Melanie Jackson, the broker and owner of Unlimited Properties Realty in Little Rock.

"People who would not normally have considered buying in or investing in Little Rock were gobbling things up. They were buying everything they could," she says. "It was nice, as a listing agent, but hectic—and it was tough on the buyers."

While the sustained higher prices mean equity gains for owners, Jackson says it's been tough to watch as locals have been priced out, or priced out of what they wanted.

## Biggest price decreases of 2022

### 1. Boise City, ID



**Year-over-year change in price per square foot: -5.8%**  
**Mid-Dec. 2022 median listing price per square foot: \$263**  
**Mid-Dec. 2022 median listing price: \$509,900**

Boise was one of the hottest markets during the pandemic as an influx of former Californians moved in and builders rushed to put up more homes. List prices rose more than 70% between the beginning of 2020 and the middle of 2022.

The skyrocketing prices in Boise reflected the surge in demand for places that offered affordability, relative to big coastal metropolitan areas that many buyers were moving from.

Realtor.com economist Ratiu says it's no surprise to see Boise leading the country in price declines since hiked interest rates put the brakes on the market.

"The run-up in prices in a place like Boise, where there was such an inflow of new buyers, was tremendous, [especially] when you look at the size of the market or the local incomes," Ratiu says. "The prices were out of alignment."

Many sellers have been forced to reduce their asking prices to attract buyers—a big departure from a year ago. The percentage of homes in the metro with price cuts were up 100.9%. The sellers of this updated, three-bedroom, two-bathroom house cut the price \$56,000 to \$449,000 since it went on the market in late November.

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## 2. Denver, CO

**Year-over-year change in price per square foot: -5.7%**  
**Mid-Dec. 2022 median listing price per square foot: \$280**  
**Mid-Dec. 2022 median listing price: \$599,990**

The Mile High City's mile-high prices have come down some, as this pandemic destination's red-hot market cools off.

Like Boise, Denver attracted a lot of newcomers who were fleeing urban areas that made Denver's already above-average home prices look affordable. A perk for buyers were that the city and state are known for some of the lowest property taxes in the nation. That helped to keep monthly mortgage payments more manageable.

Home prices in Denver surged about 35% between the beginning of the pandemic and early in 2022. But like in other cities, home prices began to fall, and now are almost 6% below last year.

For around \$600,000, home shoppers can find a two-bedroom bungalow built in 1905 in Denver's coveted Highlands neighborhood.

## 3. Sacramento, CA

**Year-over-year change in price per square foot: -3.1%**  
**Mid-Dec. 2022 median listing price per square foot: \$328**  
**Mid-Dec. 2022 median listing price: \$591,500**

California's capital of Sacramento is the most expensive metro on the



list, with homes around 50% above the national average.

However, it's long been known for a relatively low cost of living and more relaxed lifestyle, compared with San Francisco, about an hour and a half southwest, where the median home list price in the metro was over \$1 million in November.

Those lower prices in Sacramento helped the city to attract Californians fleeing higher prices in the Bay Area who could suddenly work

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remotely. That helped to give prices a hefty boost.

Prices rose more than 35% between the beginning of 2020 and mid-2022. But the real estate market has since cooled as higher mortgage rates have changed the affordability equation.

For just under \$600,000, home shoppers can find a small, two-bedroom home in Sacramento's Marshall School neighborhood, east of the Capitol Mall city center.

#### 4. New Orleans, LA

**Year-over-year change in price per square foot: -2.7%**

**Mid-Dec. 2022 median listing price per square foot: \$179**

**Mid-Dec. 2022 median listing price: \$325,000**

The Crescent City is the only Southern metro on the list of price declines, with prices down around 3% year over year.

That's after prices in New Orleans went up around 30%. Home insurance costs in and around the storm-prone Big Easy are expected to rise in 2023, and the pandemic real estate frenzy has died down, helping to bring down prices.

Median listing prices in New Orleans are still about 15% below the national average. And for about the metro's median price of \$325,000, shoppers can find a three-bedroom home in the Central City neighborhood, southwest of the city's famous Canal Street.

#### 5. Chicago, IL

**Year-over-year change in price per square foot: -1.6%**

**Mid-Dec. 2022 median listing price per square foot: \$188**

**Mid-Dec. 2022 median listing price: \$320,000**

Chicago is the most populous metro on the list, and the one with the decline closest to flat for the year. That more modest home pricing decrease is a function of the Second City's size and diversity, according to Nancy Nugent, the global real estate adviser and senior vice president at Jameson Sotheby's International Realty.

"Chicago fares better because we have so many industries and multiple economies," Nugent says.

Despite the modest declines, Nugent says she is still seeing plenty of activity in Chicago's real estate market. It's still relatively affordable compared with many other large cities.

"We're climbing out of the COVID era, and people are coming back to the city," she says. "There's a real resurgence right now."

<https://www.realtor.com/news/trends/here-are-the-u-s-cities-where-home-prices-rose-and-fell-the-most-in-2022/>



# SHOWCASE

OF HOMES



**THIS CHARMING COUNTRY VICTORIAN HOME HAS ALL OF THE SPACE THAT YOU COULD WANT.** Up front, on the main level, there is a light and bright living room with adjoining dining room. The kitchen features plenty of work space and a lovely view of the country setting from the sink. The wood stove in the family room will keep the house plenty warm all winter long. Upstairs, there are 4 spacious bedrooms including a beautiful master suit with separate soaking tub and shower for two. The lower level is below the main living level of the home and is connected with an interior staircase that can be locked for privacy. There is an additional living room and kitchen with a large master bedroom and bath. Both the main level and the lower unit have their own brand new wrap around style decks. The property features an animal barn for your 4H projects as well as a large workshop.  
**MLS#222117601 \$525,000**

**John Renwick • DRE#01711090 • 530-682-3000 • RE/MAX GOLD**



**EXQUISITE 3-BEDROOM, 2.5-BATH, 2,849 SQFT HOME** on 0.71 acres located in the Carriage House Estates of Grass Valley on a quiet cul-de-sac with year-round creek. The home features high coffered ceilings, crown moldings, skylights, wood flooring, built in ovens, custom cabinetry, and a 6ft jacuzzi tub in the master suite.  
**MLS#223000111 \$859,000**

**Diane Helms • DRE#00713462 • Century 21 Cornerstone**



**ELEGANT MEDITERRANEAN HOME ON 32-ACRE LAKE ZYAC.** Commanding lake frontage with ancient rock outcroppings; unique, classy home. Grand foyer; open stairway, lovely light, & style promising delights beyond foyer. Cathedral ceiling, massive windows in great room. Open dining enhances living & kitchen & library with light & space. Large kitchen window affords views, more light. Viking range, soapstone counters, quality, make inviting work space. Upper master with stunning bath, sitting room, & balcony. Two more bedrooms, with gallery hall. Dumb waiter connects to garage, laundry, impressive storage. Outdoor shower, hot tub overlook lake. Porches front & back; deck lakeside. Gentle path to impressive two-level studio. 15 acres.  
**MLS#222049771 \$1,680,000**

**Lee Good • DRE#00647280 • Good & Company Realty**

# SHOWCASE OF HOMES



**ONE OF A KIND PROPERTY WITH AMAZING PANORAMIC VIEWS WHICH WILL TAKE YOUR BREATH AWAY!** 3200 s.f. Mediterranean quality home with detached guest house and conditioned garage, plus 40X60 metal shop and 16X23 storage office and loft. This lovely estate home has formal entry with travertine and hardwood floors throughout, Custom cherry cabinets and built ins and views from every window! Formal living room and family room enjoy the gas fireplaces and the fantastic custom kitchen has Thermador's six burner stove, plus new Wolf & Bosch appliances. Romantic primary bedroom suite, plus second ensuite at the other end. Formal dining room has French doors, and the office/sewing room enjoys the views as well. **MLS#222137883 \$1,699,00**

**Mimi Simmons • DRE#00871435 • Century 21 Cornerstone Realty**

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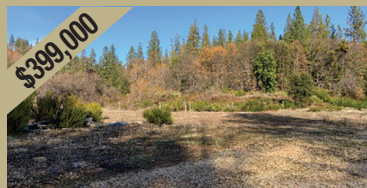
Eric Hatch  
DRE #01180864



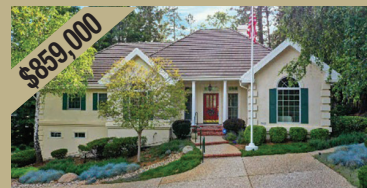
Tami Anderson  
DRE #01818775



This 2-bedroom, 2-bath, 1,440 sq ft mobile home sits on a delightful corner location in the 55+ community of Olympia Glade Estates in Grass Valley. There is new interior paint, all new exterior paint, new fixtures, new toilets, and a new heater. MLS# 222148315



35-acre property on Tyler Foote Rd across from Ananda Village. Shady Creek runs through the property year-round. Several level building and recreation sites throughout the property connected with unpaved roads. MLS# 22215602



Exquisite 3-bedroom, 2.5-bath, 2,849 sq ft home on 0.71 acres in Grass Valley. Close to shopping and restaurants, on a quiet cul-de-sac, with a year-round creek. High coffered ceilings, crown molding, and ventilated skylights. MLS# 223000111



Private 3.29-acre parcel with two separate homes in Penn Valley. The main home is very clean and move-in-ready with 3-bedrooms and 2.5-baths. The separate cottage on the property is rented but units are separated nicely for privacy. MLS# 222142678



Wonderful 4-bedroom, 2.5-bath 2,820 sq ft Lake Wildwood home with filtered lake views on 0.4 acres. Formal entry leads to the main living with ensuite main bedroom. Lower level has three bedrooms and access to lower deck. MLS# 222148991



Gorgeous, fully remodeled, 2-bedroom, 2-bath, 1,334 sq ft home in Grass Valley retirement park with a spectacular view. Also includes a 2-car garage with plenty of storage, new roof, new landscaping, and new drip system in front. MLS# 222145060



First time on the market since 1989, this 9.95-acre property has a large, gentle, flat spot in the center that offers an excellent building site. MLS# 222149450



1-2-Bedroom, 1-bath, 838 sq ft retreat in Grass Valley sitting on nearly 5 acres of lush land. Space around the home is flat and useable with horseshoe pit, fire pit area, and large shop. MLS# 222144990



Nice, single-level, 3-bedroom, 2-bath, 1,422 sq ft home in the gated Lake of the Pines community in Auburn. Roof was replaced in 2013 and interior of the house was just painted. MLS# 222146519



Roomy 2-bedroom, 2-bath, 1837 sq ft home on 0.34 acres that sits at the 11th fairway in Lake of the Pines' gated community golf course. Home offers 2 main bedroom setups and separate family room. MLS# 222145183



Price Improvement! Just over 91 acres in Nevada City of amazing views with the Sierra Buttes to the north and the Sutter Buttes and Coastal Mountains to the Southwest. Multiple wells, existing roads, and gated. MLS# 222094917



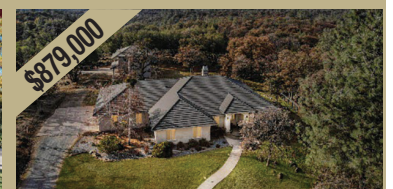
20.13 pristine mountain top acre parcel now available just minutes from Grass Valley and Penn Valley. Property is backed up by BLM land and has end of the road privacy. Septic already installed. MLS# 222147565



Delightfully updated 2-bedroom, 2-bath, 1,440 sq ft home in the 55+ Forest Springs Mobile Home Park of Grass Valley. MLS# 222146440



Rare one-owner, 3-bedroom, 2-bath, 1,459 sq ft home in Grass Valley that has been impeccably maintained on a quiet cul-de-sac. Has been upgraded with new roof and kitchen with stainless appliances and granite counters. MLS# 222145005



Custom one-owner 3-bedroom, 3-bath, 2,475 sq ft home on 5 acres in Grass Valley built by Vogue Homes. Comes with an open floor plan yet you feel privacy. Private office with built in bookshelves. Fenced and cross fenced. MLS# 222145224

<b>LAND</b>	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

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