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The Real Estate Informer

From Bernard Gibbons, "The English Agent"

Alain Pinel Realtors, 588 San Ramon Valley Blvd., Danville, CA 94526



3719 Segovia Court, San Ramon

Welcome Home To Twin Creeks South



Offered For Sale at \$939,500

So much potential here yet so much work has already been completed including a new roof, dual-pane windows, HVAC system, carpet, paint, re-textured ceilings and so much more. The kitchen and bathrooms, although in excellent condition, are mainly original and waiting for the new owners to add their personal touches but it should be noted that similar homes have sold for well in excess of \$1 million in the past few months.

This large 4 bedroom home (could easily be made into 5) is situated on almost a quarter acre lot at the bottom of a quiet court in one of San Ramon's most popular neighborhoods. Features include a 3-car garage, side access for a boat or RV and beautifully landscaped grounds with a sparkling pool at the rear.

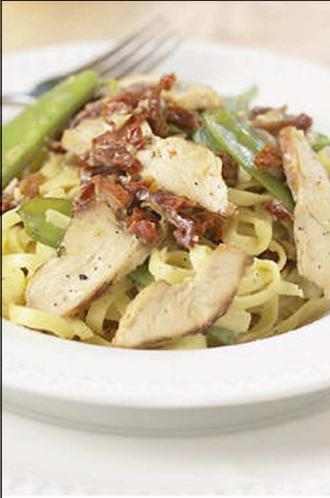
For full recorded details, phone our toll free hotline at (800) 335-1215 X105.

Call Bernard Gibbons, exclusive listing agent on (925) 997-1585 for a private showing.

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Restaurant Review:

Xenia Bistro, 115-A Alamo Plaza, Alamo



It's about time Alamo had an up-to-date restaurant with some character and good food and Xenia fits the bill very well.

Although it is in a large shopping center, once inside, all that is forgotten and the first impression that is received is that Xenia is a very popular destination. Sylvia and I visited early on a Friday evening recently and the place was almost completely full. The ambience is attractively rustic with a wood boarded ceiling with heavy beams, concrete floor and plain wood tables and chairs with the odd settle thrown in for good measure. There is also a small, very pleasant, bar area with stools and a few taller tables and chairs. The walls are painted in earth tones and the lighting is provided by numerous halogen and pendant

lights. In many ways it feels like a cross between a wine bar and an English country pub.

The menu seemed at first glance to offer fairly standard Mediterranean fare - pizza, pasta and a few meat, chicken and fish entrees. A closer look shows that they put an interesting twist on some dishes though. Appetizers include Chicken goulash soup, chipotle-honey shrimp kebabs and crab cakes.

There are also a few salads including variations of the ubiquitous Caesar. I observed lots of people eating salads. Either they are very good or Alamo folks are very health-conscious. Maybe both.

Entrees range from pizzas (that looked terrific) and a few pasta dishes to burgers, chicken and meat and fish dishes.

Neither Sylvia nor I wanted an appetizer so we headed straight for the main course. Sylvia had a grilled rib-eye steak and I chose the braised short-

ribs. Sylvia's steak was cooked exactly as ordered and came with a horseradish cream sauce and vegetables. I can testify that this was a great steak. Absolutely full of flavor. My short-ribs were served over mashed potatoes and topped with what the menu described as a red onion confit - like caramelized red onions. These were some of the tastiest short-ribs I have eaten. In both cases, portion sizes were generous. I should also note that service was excellent throughout from the bartender to our waiter to the maitre d'. Friendly and knowledgeable but not overly attentive. All very professional in fact.

We accompanied our meal with a bottle of Trinchero Chardonnay which complemented the food very well.

You will by now have gathered that we were impressed with Xenia Bistro and your assumption is correct. It is a lively restaurant with a great

ambience and good food. Prices are reasonable and the service is first class. What more could you ask?

There is one thing I should point out though. If you are looking for somewhere for a quiet romantic dinner for two then this is probably not the ideal venue. Not if you are planning on a weekend visit, anyway. Xenia has a high noise level, giving the place quite a "buzz". This suits Sylvia and me fine but I know it won't be to everybody's taste. With that one caveat, I say give it a try. We will certainly be returning.

Reviews such as the ones on this page are included as a service to introduce people to interesting restaurants in the San Ramon Valley. They should not be taken as any form of recommendation. We have no connection with any restaurateurs in the area and all opinions expressed are strictly those of the writer. Any comments or feedback is welcomed and encouraged. If you have a particular restaurant that you would like to see reviewed, email bernard@bernardgibbons.com and I will do my best to oblige.

WHO DO YOU KNOW?

Who do you know that may be thinking about buying or selling a home this year? Much of my real estate business comes to me as a result of referrals from people just like you. If you know of anybody who may be thinking about making a real estate move this year, even outside the Bay Area, please let me have their contact details. I promise to treat them like family. Call me anytime on (925) 997-1585 or email bernard@bernardgibbons.com.

San Ramon Valley Market Update

In view of the decline in prices and home sales activity over the past year or so, it is interesting to take a close look at how the market is evolving as we move into Spring of 2007.

The Prognosis Appears To Be Encouraging

I am happy to say that the market appears to be recovering nicely. Take a look at the top chart shown here. This represents all single family home sales activity in Alamo, Danville, Blackhawk and San Ramon from December 2005 through February 2007. A close look at this reveals exactly what happened to real estate in our area last year. Consider the numbers of homes for sale. We saw ever-increasing inventory levels right through September. Homes were just failing to sell at a reasonable rate so numbers for sale kept on climbing. Many people who were in a position to buy were reluctant to enter the market as they felt that prices could decline. As things turned out, prices did not decline much at all as can be seen from the lower chart. Consumer confidence returned to some degree as the year went by and homes started to sell again.

Buyer Confidence Returns In Early 2007

Now consider the last 3 months as seen in these charts. The line to watch is the "Pended" or Sales Agreed one. From a low for the year of 83 sales agreed in December to a high for the year of 157 sales agreed in February. That is almost a 100% improvement. No wonder people say "The real estate

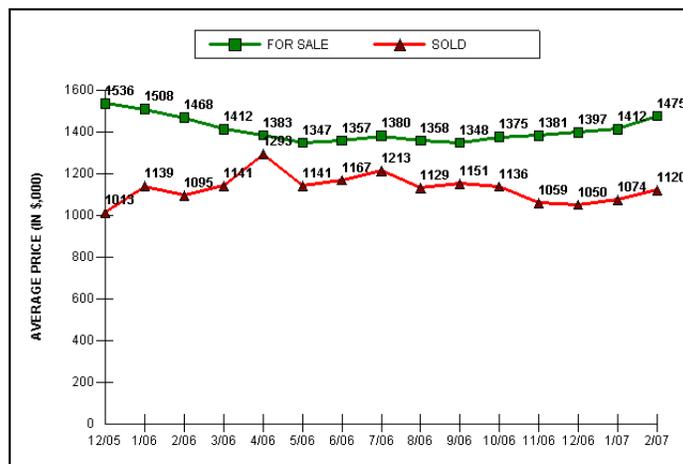
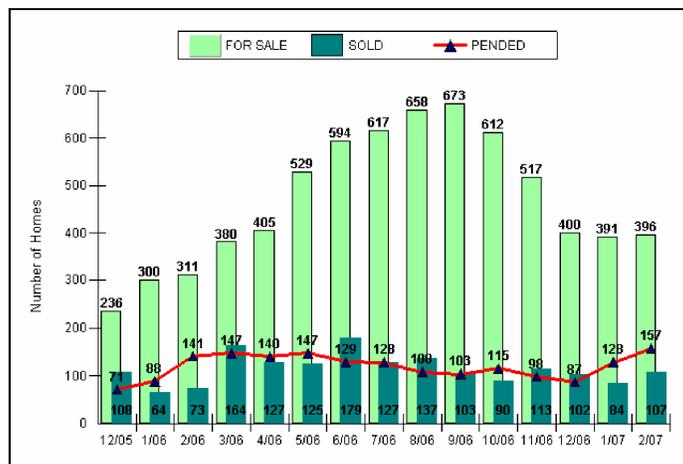
market turns on a dime!". Perhaps not surprisingly, the average price for homes in this period has also increased significantly.

Now here's another figure that is not shown on the charts below as it was unavailable until yesterday. Through the month of March, the figure for sales agreed in the same areas jumped to 178. If that is not a sign of a recovering market, I don't know what is. As we move into Spring, we will undoubtedly see the numbers of homes for sale rising but this is fairly normal as this is the time of year when more people decide to move than

at any other time. I don't expect to see significant increases in home prices this year but the market should certainly remain active.

Real Estate Is Local

I know that this is not the story you see reported in the newspapers as it is not typical for most of California or even throughout the Bay Area. Here in the East Bay, we have a micro-economy that is strong and high levels of employment. Our housing market is very resilient as a result and it has rebounded quickly. 2007 will be a good year for the real estate market.



Interest Rate Update:

30 Year Fixed (Conforming) - 6.25%

30 Year Fixed (Jumbo) - 6.375%

(Source: Wells-Fargo - Apr 2nd, 2007)

April Dates:

Apr 8 - Easter Sunday

Apr 16 - Tax Returns Due

Apr 25 - Administrative Professionals Day

THINKING ABOUT MAKING A MOVE?

I Will Help You Get Your Home Ready To Sell

If you are considering selling your home, please contact me now to ensure that your home selling experience is smooth and stress free.

I have a team of proven, reliable Painters, Carpet Fitters, Landscapers, House Cleaners and Contractors ready to do whatever is needed to get your home on the market.

Call me at any time for a free consultation and market valuation without any obligation. I will also let you have a copy of my High Impact Marketing Plan that will describe exactly what I will do to get your home sold.

All Agents are not alike!
Contact Bernard Gibbons at (925) 997-1585 and be prepared to experience the highest level of personal and professional service in real estate.

MARKET UPDATE

SAN RAMON VALLEY & LAMORINDA

Source: Contra Costa / MAX MLS

**The 40 most recently Closed Sales in Alamo, Blackhawk, Danville, San Ramon,
Walnut Creek, Lafayette, Moraga and Orinda**
(Sorted By City and Sold Price)

Address	City	Beds	Baths	½ Baths	SqFt	Lot Sq Ft	List Price	Sold Price
301 W Meadows Lane	Danville	3	2	1	1992	2700	\$699,950	\$685,000
81 Fawn Pl	Danville	3	2	1	1590	3008	\$699,000	\$715,000
175 Tivoli Ln	Danville	3	3	0	2195	2465	\$779,900	\$760,000
102 Lomitas Rd	Danville	3	2	0	1700	9375	\$789,950	\$797,000
226 Abigail Cir	Danville	4	2	1	2396	4000	\$799,950	\$799,950
4160 Buckingham Drive	Danville	4	2	0	2657	17450	\$1,099,000	\$1,058,000
26 Bormio Ct	Danville	5	3	1	3305	6660	\$1,199,999	\$1,161,000
826 Casita Ct	Danville	5	3	0	2828	25300	\$1,289,000	\$1,265,000
474 Helen Ave	Lafayette	3	2	1	1651	10010	\$849,000	\$799,000
3164 Sun Ridge Ct	Lafayette	3	2	0	1462	12000	\$899,000	\$865,000
4136 Canyon Road	Lafayette	5	5	2	6500	104369	\$4,650,000	\$4,600,000
1403 Camino Peral	Moraga	3	2	0	1709	3968	\$649,500	\$675,000
325 Calle La Montana	Moraga	4	2	1	2340	24840	\$900,000	\$880,000
205 Holly Ln	Orinda	3	2	1	1955	10400	\$998,500	\$1,010,000
9085 Alcosta Blvd	San Ramon	2	1	0	952	0	\$335,900	\$335,900
9005 Alcosta Blvd.	San Ramon	3	2	0	1308	0	\$399,900	\$390,000
705 Watson Canyon Court	San Ramon	2	2	0	967	0	\$459,000	\$450,000
236 Canyon Woods Way	San Ramon	2	2	0	1042	0	\$529,950	\$529,950
1410 Arianna	San Ramon	2	2	0	1211	0	\$569,000	\$560,000
16 Almond Orchard Ln	San Ramon	4	2	1	1995	2560	\$769,000	\$750,000
6885 Aberdale Circle	San Ramon	3	2	1	1866	5000	\$769,800	\$765,000
140 Pebble Pl	San Ramon	4	2	0	2011	7000	\$824,000	\$815,000
245 Victory Circle	San Ramon	4	3	0	2359	4280	\$869,000	\$849,000
12 Tackwood Ct	San Ramon	4	3	0	2310	5401	\$885,000	\$873,000
6105 Hedgecrest Cir	San Ramon	4	3	0	3000	7320	\$1,169,000	\$1,159,000
400 Henry Lane	San Ramon	5	2	1	3350	12400	\$1,349,888	\$1,305,000
3393 Ashbourne Drive	San Ramon	6	6	1	5604	16803	\$2,199,975	\$1,950,000
3173 Wayside Plz	Walnut Creek	1	1	0	740	0	\$320,000	\$318,000
1761 Carmel Dr	Walnut Creek	2	2	0	1112	0	\$449,000	\$430,000
1315 Alma Avenue	Walnut Creek	2	2	0	780	0	\$526,000	\$520,000
31 Iron Horse Ln	Walnut Creek	1	2	0	1144	0	\$554,900	\$554,900
1949 Highridge Ct	Walnut Creek	3	2	1	1820	1500	\$719,000	\$719,000
2088 San Miguel Dr	Walnut Creek	3	2	0	1172	20700	\$720,000	\$720,000
1857 Newell Avenue	Walnut Creek	3	1	0	1225	10336	\$745,000	\$755,000
1418 Carriage Dr	Walnut Creek	3	2	0	1767	10200	\$784,900	\$781,900
3408 Sugarberry Ln	Walnut Creek	4	2	0	1842	9200	\$835,000	\$815,000
600 Rock Oak Road	Walnut Creek	4	2	0	1866	10800	\$879,000	\$885,000

How much did that home down the street sell for? For more detailed information on home sales anywhere in Contra Costa or Alameda County, call Bernard Gibbons on (925) 997-1585 or send an email to Bernard@BernardGibbons.com