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**COLDWELL BANKER  
HERITAGE HOUSE**

890 Richland Road  
Yuba City, CA 95991  
(530) 674-0504

**HERITAGE  
PROPERTY MANAGEMENT**

955 Clark Ave.  
Yuba City, CA 95993  
(530) 673-8696



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**MAY HOME SALE UP FROM SAME TIME LAST YEAR.**

An estimated 40,965 new and resale houses and condos were sold statewide last month. That was up 9.3 percent from 37,481 in April, and up 4.9 percent from 39,051 for May 2009. California sales for the month of May have varied from a low of 32,223 in 1995 to a peak of 67,958 in 2004, while the average is 47,024. MDA DataQuick's statistics go back to 1988.

The median price paid for a home last month was \$278,000, up 9 percent from \$255,000 in April and up 20.9 percent from \$230,000 a year ago. The year-over-year increase was the seventh in a row, following 27 months of year-over-year declines. The median peaked at \$484,000 in early 2007.

Of the existing homes sold last month, 35.5 percent were properties that had been foreclosed on during the past year. That was down from 38.1 percent in April and down from 50.2 percent a year ago. The last time foreclosure resales were as low as last month was in March 2008, when they also represented 35.5 percent of the resale market. The all-time high was in February 2009 at 58.8 percent.

The typical mortgage payment that home buyers committed themselves to paying last month was \$1,179. That was up from \$1,108 in April, and up from \$972 a year ago. Adjusted for inflation, last month's mortgage payment was 45.4 percent below the spring 1989 peak of the prior real estate cycle. It was 54.5 percent below the current cycle's peak in June 2006.

MDA DataQuick is a division of MDA Lending Solutions, a subsidiary of Vancouver-based MacDonald Dettwiler and Associates. MDA DataQuick monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, lending institutions, title companies and industry analysts.

Indicators of market distress continue to move in different directions. Foreclosure activity is off its peaks reached in the past couple of years but remains high in a historical context. Financing with multiple mortgages is low, down payment sizes are stable, cash and non-owner-occupied buying eased last month but remain above average, MDA DataQuick reported.

**HOW DOES YUBA-SUTTER COMPARE?**

In Sutter County 123 homes sold in May of this year compared to 96 home a year ago, which represents a 28.1 percent increase. The median price paid was up 2.4 percent compared to a year ago. Last year the median sold price was \$165,000 in May 2009 compared to \$169,000 this year.

In Yuba County 94 homes sold in May 2010 compared to 102 last year – a 7.8 percent decline in home sales this year compared to last year. The median price paid for a home last month was \$163,000, up 7.3 percent from \$156,000 a year ago.

Source: MDA DataQuick Information Systems.



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**(530) 821-0756**



Newer custom built home on private 2 acres. Beautiful cherry wood floors, separate master with walk-in granite shower. Formal dining room & den/office. 9' ceilings. Two large 2 car garages. \$429,000 (T 11178)



**OPEN HOUSE**  
OPEN 11 AM TO 1 PM  
3244 Lyle Ct., Yuba City. This lovely 3 BD, 2 BA, 1877 SF home. Hwy. 20 to Royo Ranchero, R on LaMantia, L on Cynda. \$265,000.



**OPEN HOUSE**  
OPEN 11 AM TO 2 PM  
1725 Meadowlark Way, Yuba City. Home has 4 BD, 2 BA, two living rooms, bedrooms are roomy. N on Stabler, R on Jamie, R Meadowlark. \$299,900.



Nice double wide Manufactured home in family park. Home has 2 BD, 2 BA, extra large site, 2 storage buildings and mature trees including a cherry tree. Asking \$29,900 (L 2160)



Beautiful Loma Rica Property on 5.51 acres. Property has 6 fenced and crossed pastures with pressurized irrigation. Nice home with 3 BD, 2 BA, 1500 SF. Only 10 minutes from Collins Lake. \$279,900 (LR 11716)



Nice home in Live Oak. Very clean and well maintained home with 3 BD, 2 BA, 1752 SF. Bedrooms are large, great room floor plan. Backyard with large concrete patio. Asking \$155,900 (P 3289)



Beautiful home in Plumas Lake. 4 BD, 2 BA, 1841 SF. Open kitchen, office or play room for kids. Nicely decorated. Large backyard with covered patio. Near park. \$178,900 (BB 2092).



Plenty of Room in this 6 BD, 3 BA home in Yuba City. One bedroom and bath downstairs, office and in-door laundry room. 3 car garage. Beautiful tile and laminate flooring throughout home. \$389,000 (V 770).

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# COLDWELL BANKER HERITAGE HOUSE

(530) 674-0504



Beautiful, well built custom home on a lush, landscaped acre setting in the country side of Gridley. Well maintained and updated with dual pane windows. Home is 3498 SF with 4 BD, 3 BA plus den. \$495,000 (E 409)



Adorable 3 BD, 2 BA home in Northeast Yuba City. Home is over 1800 SF on almost a half acre. New paint and carpet. Garage has new roof. \$189,000 (K 669).



Beautiful North Yuba City Home. Close to Stabler Park. 3 BD, 2 BA, 2059 SF with 2 car garage. Nice floor plan. Asking \$309,900. (S 1841).



Home has been completely renovated on the inside. 3 BD, 1 BA, 1141 SF on almost 1/2 acre. New central heat and air. New windows, new kitchen, new carpet. Asking \$140,000. (K 8867).



NOT A SHORT SALE OR REO! Great neighborhood. 4 BD, 2 BA, 2091 SF, 3 car garage., alarm system, wired for surround sound in family room. Granite counter tops in kitchen. \$229,900. Make an offer!



Cute 3 BD, 2 BA home in Yuba City. New dual pane windows, new comp roof. In-door laundry room. Corner lot with RV parking. \$155,000 (B 555).



VICTORIAN HOME with a grand staircase, formal living room & dining rooms, master bedroom suite downstairs with an attached family room/retreat. Beautiful grounds. Now only \$650,000. (C224)



Panoramic views of the Sutter Buttes. 4 BD, 4 BA, 6200 SF home on 100 acres. A duck hunters paradise. Property includes 4 rice checks, lake, pond and black bottom swimming pool. Asking 2.7 million (LR 36)



Sacramento River frontage with riparian rights, two parcels, spacious home with many energy efficient features including solar panels, new dual pane windows, extra insulation, and more. \$599,000 (M 670)



Cute home. 3 BD, 2 BA, 1600 SF. Nice kitchen. Big lot. Offered at \$150,000. \$100,000 (T1432)



Super clean 4 BD, 2.5 BA in Yuba City. Kitchen has cherry cabinets, in-door laundry room, dining room, and a half bath downstairs. Large concrete patio in backyard. Asking \$222,900 (SB 297)



Bank Owned 3 BD, 2 BA home in Plumas Lake. Very open floor plan. Kitchen has tile countertops. Concrete patio in backyard. \$155,000 (LG 1325).



Nice 7.66 acres for custom home. or crops. Utilities available. Asking \$199,000. (A 5987)



A true Solar/Green Home!! Pull up to your Shipwrecked House and sit in your main residence looking through the wall of windows onto Folsom Lake's Rattlesnake's Bar. Asking \$4.3 million. Call for more information. (H 3599)



RARE FIND! 3 residential homes all recently remodeled inside and out. A double wide mobile home, two street frontage homes, and two nice shops. All units are currently rented. \$429,000 (H 1382)



Enjoy the pleasure of country living close to town on 3.36 acres. Manufactured home on perm foundation with 2318 SF, 3 BD, 2 BA, 2 car garage. Plus a barn. Only \$259,900 (L 98).



Zoned Commercial Office/ CO. Close to Fremont hospital. There are two 0.25 acres next to each other. Price negotiable. \$315,000. (S915).



Gently rolling, oak studded parcel. Cleared area for building pad, paved road access. Development has CC & R's. MUSDA in place. Owner will carry with 20% dn. O.A.C. \$95,000 (F1).

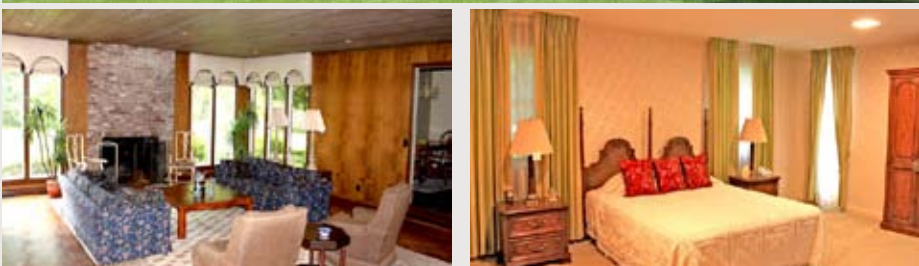


Close to Fremont Hospital and medical buildings. Access from both Shasta St. and Harkey Way. 50ft. frontage and 216ft. deep. House of little or no value on property. Zoned Commercial Office. \$250,000 (S909)

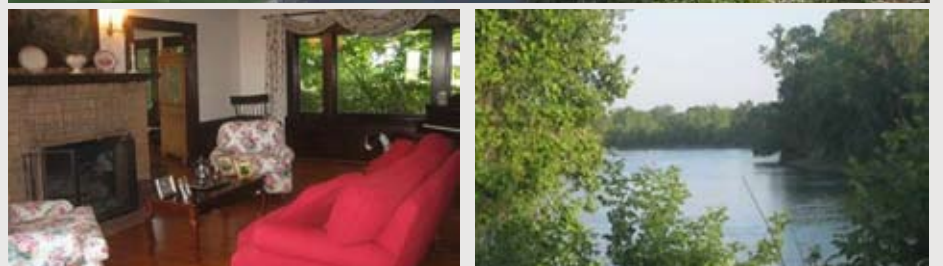


Double wide mobile home in Senior Park. Original owner. New H/A 6 yrs ago. Appliances replaced 12 years ago. Unit has been well maintained, except for needing new carpet. Only \$29,000 (A 6105).

## EXCEPTIONAL PROPERTIES REQUIRE EXCEPTIONAL MARKETING



A rare find! This absolutely stunning home is one of Yuba City's most prestigious homes in the community. This home has been cherished and meticulously maintained by its owners. Studded with mature trees the grounds include a rose garden, small orchard, gated garden area and a pool with pool house. Pool house has covered area, kitchenette, sauna, shower & bathroom. This home offers the privacy you want, while enjoying the benefits of living in town. Offered at \$854,900 (R 1535)



Spectacular Spanish Colonial/Craftsman home located on the Sacramento River, 1/2 mile downstream from Colusa, w/river frontage & river views. Beautiful 4 BD, 2.5 BA restored home with oak hardwood floors w/mahogany inlay & extensive woodwork throughout, original paned windows & French doors, sunroom with fireplace, formal living room w/ fireplace, front porch with views of Sutter Buttes & countryside, plus 800 sq. ft. basement, 600 sq. ft. guesthouse on 2.1 acre setting with mature landscaping. Live where you hunt & fish! \$595,000 (BS 3329)

# PROPERTIES FOR RENT

Visit [www.YubaSutterRental.com](http://www.YubaSutterRental.com)  
to see all our rentals online!



1493 Countryside, Yuba City  
Great neighborhood. Living room w/fireplace, family room, Eat-in-Kitchen, range, dishwasher, in-door laundry room. 3 BD, 2 BA.



261 Shanghai Bend, Yuba City  
Newer two story home. Home has 2000 SF, 3 BD, 3 BA. Living rm, dining rm, patio with great backyard. 2 car garage.



716 Shanghai Bend, Yuba City  
Newer home in great neighborhood. Living room, dining rm, central heat and air, 2 car garage. Home is 2000 SF, 4 BD, 2 BA.



5935 Garden Ave., Olivehurst.  
Totally remodeled duplex.. Fresh paint, tile floors, new windows, new blinds, gas range fenced yard. Home is 950 SF, 2 BD, 1 BA.



1172 Forestwood, Yuba City  
Nice duplex. Living room w/fireplace. Dining area, fenced yard. 950 SF, 2 BD, 2 BA.



5804 Riverside, Olivehurst  
Well maintained home with 800 SF, 3 BD, 1 BA. Living rm, dining room. Fenced yard.



949 Tiburon Way, Plumas Lake,  
NEWER HOUSE CLOSE TO BEALE AIR FORCE BASE!  
Beautiful House with Living Room w/ fireplace,Dining Room,Great Kitchen with Granite Counters tops.



663 ELM ST, YUBA CITY.  
NICE HOUSE!! CLOSE TO YUBA CITY HIGH SCHOOL. Great Property w/ 2 BD, 1 BA, 1100 SF. Hardwood Floors,Mini Blinds,Ceiling Fans,Range,Refrigerator,Laundry Room.



214 1st Street, Lincoln  
SPACIOUS HOME W/LARGE FENCED BACKYARD!! Large Lot! This House has a Living Room W/Fireplace . 2 Car Garage, RV Parking. Close to Schools and Shopping.



1101/1107 Ramirez St., Msvl.  
GREAT MOVE IN SPECIAL \$99.00 1st Month Rent + Deposit. Section 8 is Welcome!!! Water,Sewer and Garbage Paid By Owner,Refrigerator. Each unit is 1 BD, 1 BA.



5939 Cohn, Olivehurst. Newer home! Tile floor in living rm, kitchen, and bathrooms. 3 bedrooms, 1 bath with. Large fenced backyard.

**Can't Sell Your Home?**  
**Consider Renting it!**  
**Call us today.**  
**(530) 673-8696**

## COLDWELL BANKER COMMERCIAL- CBCYC.COM



Brent Bosanek  
530-870-6904



Mike Darnell  
530-701-2798



Dan Flores  
530-673-6614



Dale Eyeler  
530-713-4757



Greg Quilty  
530-632-8634



HISTORIC MARYSVILLE...OWNER WILL CARRY...  
Gorgeous all-brick building built in 1850, and renovated in 1981, retail or commercial, turn-key, includes rear lot for parking. Can also be leased. Call Brent at (530) 821-0756.



Large industrial/manufacturing property. Building is 51,500 SF on 5.5 acres of fenced and paved yard area. Building has 16-18 ft ceilings, oversized grade level doors, and 800 amp voltage. Call Greg Quilty (530) 632-8634.



Very modern 2000 sq. ft. office along with over 14,000 sq. ft. of warehouse. Fenced yard and it's own private loading dock. \$5000/month Gross lease. Call Greg Quilty at (530) 632-8634.



Fenced industrial lot with a small building that would make a great yard storage area for a contractor; tow yard etc. Possible owner financing. Call Greg Quilty at (530) 632-8634.



Historic building in downtown Marysville. Price reduced to \$495,000. Large fenced in yard space. Building sits on zero lot line. Call Greg Quilty (530) 632-8634.



Come and check out this unique property. This property includes a secure yard; covered R.V. parking; retail space; warehouse/shop space and a 2 bedroom 1 bath apartment/house. Owner financing avail. \$319,900 (A 1972)



FOR LEASE. Over 20K SQ. FT. of warehouse and office on high traffic corner. Close to downtown, yet convenient to highways. Modern office space. Dock height and grade level doors available. Call Greg Quilty (530) 632-8634.



Branded gas station and C-Store. Store has been remodeled and all upgrades have been completed on the pumps. Business and real estate included in sales price. Call Greg Quilty for more information. (530) 632-8634.



Mixed use commercial property. Good for both retail and warehouse use with 1000 to 10,000 SF of space. For Sale or Lease. Call Greg Quilty at (530) 632-8634.



Bank Owned. New asking price of \$239,000 now \$219,000. Remodeled down to the studs a few years ago. Come and start your dream business here. Call Greg Quilty at (530) 632-8634



New REO listing. 850 N. George Washington Blvd, Yuba City. Industrial/showroom. Merchandise display area with 2 separate offices. Warehouse area 4,100 +/- sq. ft. Additional separate 950 +/- sq. ft office. Enclosed yard. Greg Quilty.

# COLDWELL BANKER HERITAGE HOUSE

(530) 674-0504

## Sutton Ranch Estates

Build Your Dream Home in this Exclusive Gated Community in Hallwood



5 Acre Lots starting at \$109,500. Call Brent Bosanek for more information (530) 870-6904



Nice 3 acre lot in Yuba City. Take advantage of this great time to build your dream home, and enjoy the perfect mix of city/country life. Owner is motivated and will look at all offers. \$299,000 (S 683)



Charming home with lots of potential. Hardwood flooring throughout home has recently been refinished. Original garage has been converted into a bonus room. Detached garage with carport. \$129,000 (M 21)



Prime development property. Zoned low density. Two houses per acre. Close to Plumas Lake Golf Course. Call for more information. (FR 0143)



Home has 3 BD, 2 BA, 1296 SF. Asking \$100,000 (OB 3625)



GET AWAY FROM IT ALL! Camping, hiking, enjoy your ATV, possible homesite, etc. Plenty of trees. Approx. 30 minutes from Marysville. \$79,000 (B27).



For Lease. This is a 55+ Mobile home park. Water, Sewer, and Trash are paid by the park. Space 12 is available for rent at \$429.00 per month. Bring your used or new Manufactured home. (NH 8831).



Home has 3 BD, 2 BA, 1299 SF. Asking \$92,000 (B2116).



Enjoy this wonderful two story home on a quiet cul de sac. All bedrooms upstairs, Open floor plan to family rm, Formal Dining and living room. Granite Countertops in kitchen. Concrete patio all around back yard. (K2370).

## COLDWELL BANKER HERITAGE HOUSE AGENTS

Richland Road Office • (530) 674-0504



Brent Bosanek



Christy Bosanek



Leann Reis



Ashley Mervau



Alex Meer Ali



Manjit Bhungal



Paul Berkley



Sandra Desmith



Christine Jones



Monica Valencia



Zach Macy



Dave Prather



Christie Villa



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