



### **APTOS TIMES – MAY ISSUE**

Oh what strange times these are!

**DAYS ON MARKET** - The MLS stopped accruing DOM (days on market) since the March 16 shelter-in-place order, so the statistics now on many things real estate are skewed. All Listings that have come on the market since March 17 continue to show Zero (0) DOM. All listings on the market before 3/17 keep the DOM they had as of that day. In a few cases, Listings are moving from Active to Pending to Sold all with 0 DOM. The MLS will begin accruing DOM again on May 17, so there will have been a 60-day stoppage in DOM accruals. DOM statistics reporting will be inaccurate for 2020.

**SHOWINGS** - Until May 1 we were not allowed to show Active Listings if the Sellers lived in the home. Only vacant homes could be shown, so many Active listings were just sitting idle since 3/17/2020. The new ordinance now allows showings for properties that have Sellers in place. We all wear masks, keep social distancing guidelines in place and stagger any showings so that there is only one buyer-viewing at a time.

**ACTIVE LISTINGS** - I have two great listings looking for a buyer.

- 324 Village Creek - \$749,000 – spacious and private forest townhome, 2 bed, 2 bath, walk to forest, Aptos Village, beach ([www.324villagecreek.com](http://www.324villagecreek.com))
- 411 Hillcrest - \$1,495,000 – custom upgraded ocean view Seacliff 3 bed, 2.5 bath, rooftop deck ([www.411hillcrest.com](http://www.411hillcrest.com))

**SMOKE / CARBON MONOXIDE DETECTORS** – All property owners, whether selling or not, are responsible for installing smoke alarms in 1) each sleeping room, 2) outside each sleeping area in the immediate vicinity of the bedrooms, 3) on each additional story of the dwelling. CO2 detectors must be installed 1) outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms, 2) on every level of the dwelling. You can use combo SD/CO2 units in any of these areas. Property owners are also responsible for these rules in tenant-occupied properties; the tenant is not responsible.

**“SOLD”** is my favorite four-letter word! For all things Real Estate, call, e-mail, text any time and **Get Results With Ruth!**