



LA CREATIVE REALTY

A CURATED REAL ESTATE EXPERIENCE

Burbank

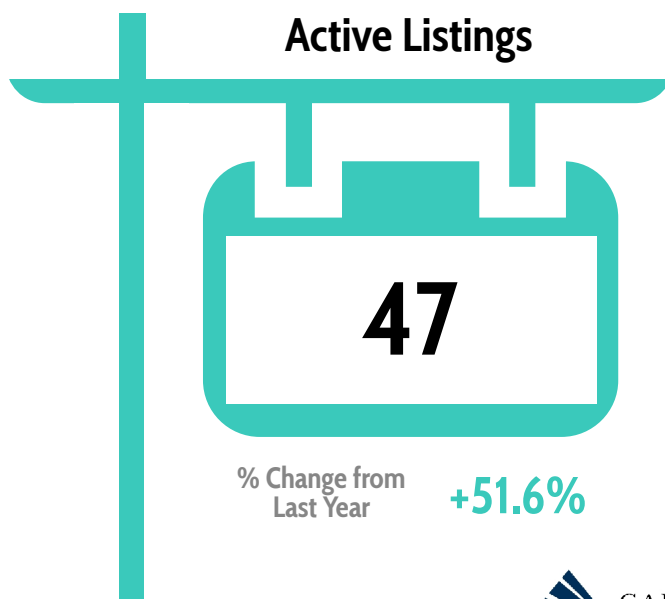
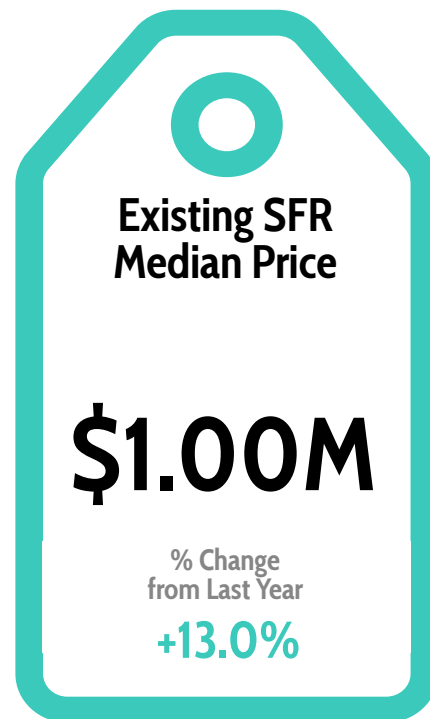
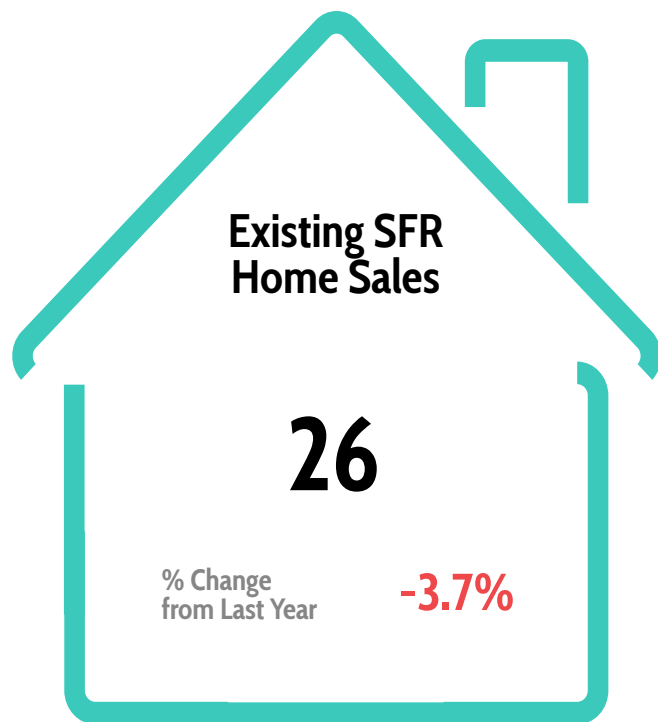
Buyer / Seller's Guide

Q2 2020

Monthly Market Report

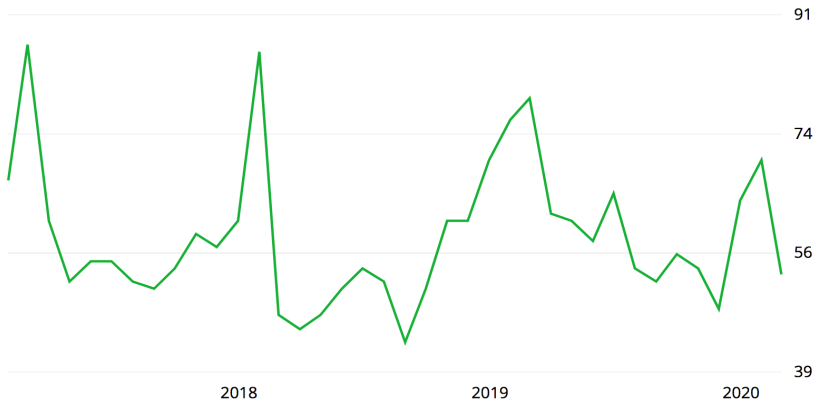
Burbank, California

Q2 2020



Selling a home in Burbank

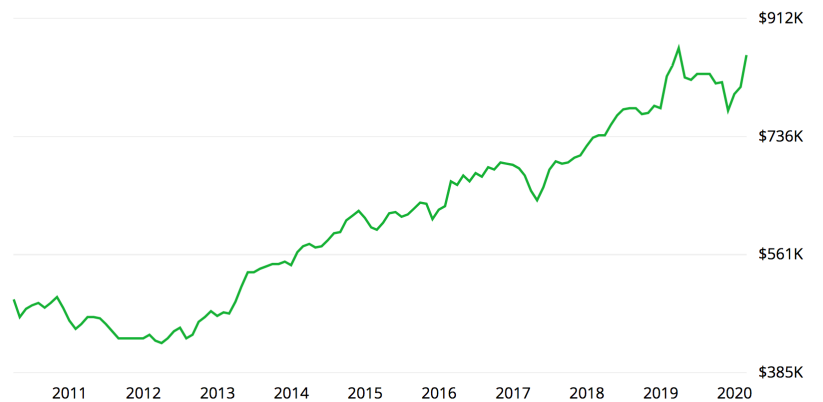
Days on Market



Average days on market in Burbank have decreased from seasonal highs early in the year as a result of strong buyer demand due to the low interest rates and trends toward working from home caused by the pandemic.

Home values in Burbank are rebounding from late 2019 dips as qualified buyers are looking to move to a home for privacy and home office uses. Burbank home values continue to benefit from low inventory and buyer demand for safety and excellent school districts.

Home Values



Burbank Seller Insights

Burbank's offering of safe suburban homes with favorable socioeconomic trends are very desirable to today's home buyer. Strong buyer demand and low inventories make for competitive sales and strong sale prices, as evidenced by the low count of days on market for current properties and the roughly 100% price to sale ratio.



5 Reasons to Sell a Home

Record Low Inventory

Less housing inventory on the market means more eyeballs on your property than ever before! This makes for a competitive buying environment which should help you get top dollar for your home!

Record Low Interest Rates

With mortgage rates at near all time lows financing is extremely cheap, which means prospective purchasers can afford more home than ever! This should help support strong pricing and clean offers that help homes sell fast.

Resilient Home Prices

Although the economy has taken somewhat of a beating, because of the two factors mentioned above, home prices have stayed at elevated levels, meaning selling a home now could help you realize strong gains on the value of your home.

Changing Work / Commute / Family Needs

Many homeowners are experiencing changes in their home needs as a result of the Pandemic, including the need for more space for a home office, a need for more outdoor space, or no longer needing to live close to their employer due to working from home. Homeowners with these needs may find it wise to consider making a move.

Tax Advantages

Sellers with significant equity in their homes at these prices may carry forward a gain of \$250k(Single) or \$500k(Married) tax free! This makes it very advantageous for homeowners to carry their equity forward into a new larger property.

Buyer's Guide to Burbank, CA



Q2 2020

with 20% down
 with 3% down



**1
Bedroom**

Median Price:	Monthly Payment	Down-payment
\$422K	■ \$1,940 □ \$2,249	■ \$84K □ \$13K

Homes for Sale:
2

Homes for Sale:
16

Median Price:	Monthly Payment	Down-payment
\$739K	■ \$3,392 □ \$3,933	■ \$148K □ \$22K



**2
Bedroom**



**3
Bedroom**

Median Price:	Monthly Payment	Down-payment
\$889K	■ \$4,085 □ \$4,736	■ \$178K □ \$27K

Homes for Sale:
28

Homes for Sale:
17

Median Price:	Monthly Payment	Down-payment
\$1.69M	■ \$7,762 □ \$8,998	■ \$338K □ \$51K



**4+
Bedroom**

Current Interest Rate	Last Month's Interest Rate	Last Year's Interest Rate
3.16%	3.23%	3.80%

Buying a Home in Burbank

Mortgage Rates

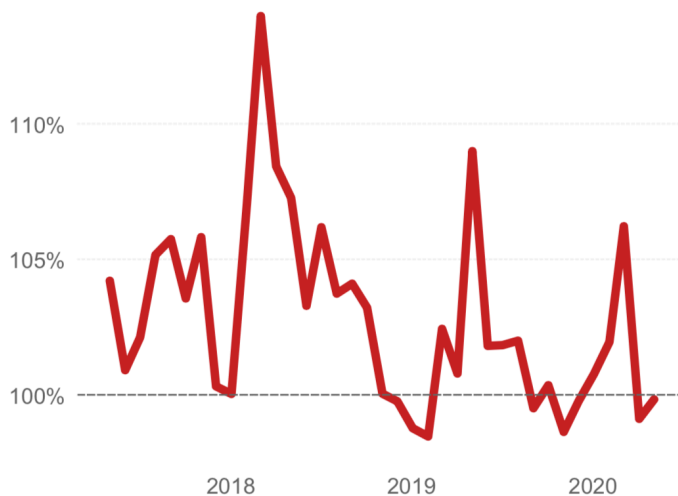
Mortgage rates are currently near all time low levels, making the financing of a home cheaper than anytime in recent history. Low interest rates can mean low monthly payments for qualified buyers.



June 2019	June 2020	Year-Over-Year
3.8%	3.1%	-0.7%

Sale to List Ratio

The Sale to List Price ratio is near 100% meaning buyers should be prepared to face competition when buying a home in Burbank. Low inventory and heavy buyer demand mean most homes in Burbank will trade near their listed prices.



May 2019	May 2020	Year-Over-Year
109.0%	99.9%	-2.3%

Burbank Buyer Insights

The pride of ownership, low crime, excellent school districts, and central location of Burbank make it a very desirable area to buy a home. Buyers should be ready to face competition over hot properties in this market, but with cheap financing and a strong offer, buyers should enjoy an excellent home for their family as well as an excellent long term investment.



5 Reasons to Buy a Home

Privacy and Freedom – your house is yours,
express yourself!

Stability – staying in one neighborhood
allows you and your family to build
meaningful long-term relationships.

Equity – money spent on rent is gone forever,
but money paid on a mortgage is like an
automatic savings plan!

Appreciation – historically, property owners
have enjoyed long-term, stable growth in
value.

Tax Advantages – mortgage interest, property
taxes, and some other costs are tax
deductible!



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Thanks for taking the time to read through our
buyer and seller's guide for Burbank!

Any questions, inquiries or if you'd like to speak to
us about buying or selling, you can contact Gabe
Rudner here:



T: +1 (949) 636 – 0365

E: lacreativerealty@gmail.com

W: www.lacreativerealty.com

We look forward to hearing from you!