



# BEVERLYWOOD AREA NEIGHBORHOOD NEWS



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beverlywood castle heights cheviot hills crestview la cienega heights regent square reynier village south robertson

[www.DanMayRealEstate.com](http://www.DanMayRealEstate.com)

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[www.BeverlywoodHomeValues.com](http://www.BeverlywoodHomeValues.com)



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## WHAT IS A HOMESTEAD?

### CALIFORNIA HAS AUTOMATIC HOMESTEAD PROTECTION!

*If you have ever bought a house in California, you might remember receiving odd letters in the mail asking you to complete a form for a Homestead Declaration. For a \$25 fee, the company will process your paperwork for declaring your home as a Homestead. It's really not necessary as it's automatic in California. Here's a bit more information on Homesteads. If it sounds vague, it's because it is!*

**What it is:** A Homestead gives protection against involuntary claims against an owner's home.

#### It's Automatic in California!

In California, every homeowner has an automatic homestead exemption of at least \$50,000 for his or her residence. This protection does not require the signing or filing of any papers or documents. This is the blah, blah, blah part...The amount of the

exemption increases to \$75,000 if at least one member of the family unit living in the house owns no interest in the house, as, for example, when a homeowner lives with his or her minor children. If a homeowner is 65 years of age or older, or is physically or mentally disabled, the amount of the exemption is \$150,000. The \$150,000 exemption also applies to persons 55 years of age and older if the person is (1) single and has a gross annual income of not more than \$15,000, or (2) married and the individual and his/her spouse have a combined annual income of less than \$20,000, and the sale is involuntary.

You can also declare a Homestead as well by filing a one-page document in the County Recorder where the property is located.

## Important Dates

- **Oct. 23rd - Pumpkin Patch at Castle Heights**
- **Oct. 25th - Friends of Castle Heights Fall Festival**
- **Oct. 31st - Trick or Treat! Happy Halloween**
- **Nov. 4th - CHNA meeting 7pm at Castle Heights Elementary**
- **Nov. 11th - Veterans Day**
- **Nov. 26th - Thanksgiving Day**

## NEIGHBORHOOD NEWS

### Market Update:

According to the MLS, 15 homes sold in the Beverlywood and Adjacent area during the entire month of September 2009. The homes were on the market for an average of 30 days and sold for 95.79% of their asking price at an average of \$420 per sq. ft. There are currently 52 Single Family homes for sale, compared to 51 last month, and 22 now in escrow compared to 31 last month. For additional market data and your home's current value contact Dan May at (310)739-8647 or visit [www.BeverlywoodHomeValues.com](http://www.BeverlywoodHomeValues.com) to sign up for a personalized Market Snapshot report.

## NEIGHBORHOOD BUSINESS DIRECTORY

### Antique Plus Antiques

2812 S. Robertson Blvd.  
(310) 839-8100

### Estate Services

Treasures Estate Services  
(310) 418-8203

### Child Care

Linda's Licensed Child Care  
(310) 836-5147

### Flooring

Willie's Flooring Services  
(310) 837-6712

### Electrical Service

I B Electric  
(310) 271-9588

### Rooter Service

Paul  
(310) 621-8786

### Antique Textile Restoration

[www.antiquetextileclinic.com](http://www.antiquetextileclinic.com)  
(310) 836-3252

### Save a Life - Learn CPR

SantaMonicaCPR.com  
(310) 837-3820

### Tutoring

SM Tutoring Club  
(310) 82-TUTOR

### Spanish Tutoring

Dolores  
(310) 287-0263

### Day Care

Infants and Toddlers  
(310) 559-0697

### Complete Construction

Rich Sands  
(310) 415-7312

# BEVERLYWOOD AND CHEVIOT HILLS MARKET ACTIVITY AT A GLANCE (JANUARY 1ST - SEPTEMBER 30)

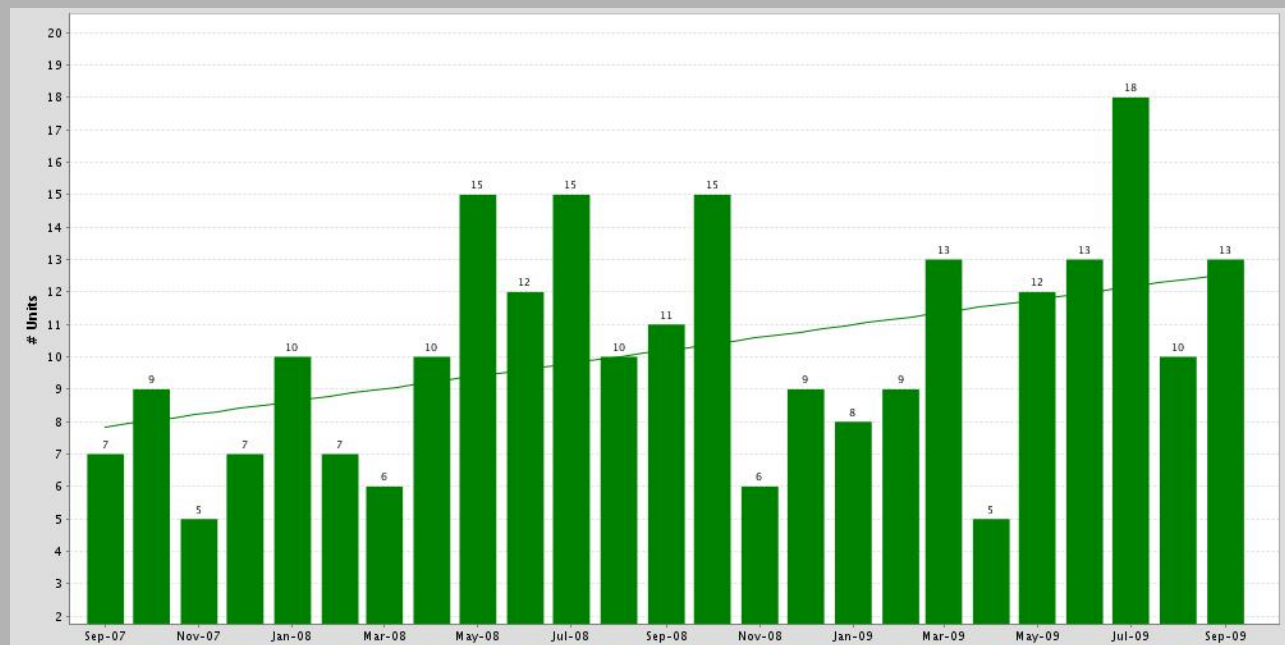
		2008	2009
<b>Cheviot Hills</b>	SFR Sold	54	66
	Median Price	\$1,430,000	\$1,207,500
<b>Beverlywood</b>	SFR Sold	96	109
	Median Price	\$775,000	\$740,000

## MARKET ACTIVITY REPORTS

Dan May

**The Number of Sold Properties by Month**  
Sep-07 vs. Sep-09: The number of sold properties is up 86%

The MLS/CLAW™



**Sep-07 vs. Sep-09**

Sep-07	Sep-09	Change	%
7	13	6	+86%



MLS: CLAW      Time Period: 2 years (monthly)      Price: All      Construction Type: All      Bedrooms: All      Bathrooms: All  
 Property Types: Single Family Residential  
 MLS Areas: 9



If you're considering listing your property,  
or if you'd simply like more information  
about what your home is worth,  
give Dan May a call today.



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