

BEVERLYWOOD AREA NEIGHBORHOOD NEWS



Beverlywood
Castle Heights
Cheviot Hills
Crestview

La Cienega Heights
Regent Square
Reynier Village
South Robertson



www.DanMayRealEstate.com

November 2008

www.MyFreeBeverlywoodMLS.com



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DAN MAY JOINS KELLER WILLIAMS SANTA MONICA

After many years of helping people move and realize their dreams, I have made a move myself. It is with great excitement that I am announcing that as of October 13, 2008 I have moved my real estate operations to Keller Williams Santa Monica. Keller Williams Realty is the fastest growing and 4th largest real estate company in the United States and Canada, with 700 market centers and over 80,000 associates. In fact, the Keller Williams Santa Monica has recently become the highest producing office of any real estate brokerage on the entire Westside.

This move will provide sellers with distinct advantages over my previous brokerage and many other real estate companies in the area. Their marketing reach and brand awareness is second to none. The technology and systems I am leveraging since joining the company are really going to take my ability to service clients to an exciting new level.

Keller Williams was founded in 1983 in Austin, Texas and began franchising in 1991 and has experienced almost 20 years of phenomenal growth and

success. The company has succeeded by treating its associates as partners and shares its knowledge, policy control and company profits on a system-wide basis. Gary Keller, one of the founders of the company, is also a best selling author and leading authority on real estate. His Millionaire Real Estate Agent and Millionaire Real Estate Investors books are "Must Reads" for anyone working in or considering investing in real estate. The newest book is called THE SHIFT: How Top Real Estate Agents Tackle Tough Times is an invaluable guidebook considering the current challenges in the marketplace.

Please note: my office and fax numbers have changed and are posted below.

My cell phone, website and e-mail addresses remain the same. My commitment to the community and my clients' needs above all else remains my top priority. Thank you for your support and have a safe and enjoyable holiday season!

Sincerely, Dan May

Important Dates

- **Nov. 11 - Veteran's Day**
- **Nov. 15 - America Recycles Day**
- **Nov. 27 - Thanksgiving Day**
- **Dec. 3 - 7pm Castle Heights Neighborhood Assoc. Meeting at Castle Hts Elem**
- **Dec. 21 - Winter Solstice (shortest day of the year)**
- **Dec. 22 - Hanukkah Begins (8 Days)**

NEIGHBORHOOD NEWS

October 2008 Market News:

According to the MLS there were 14 homes sold in the Beverlywood area during the month of October 2008. The homes that sold were on the market for an average of 56 days and sold for 97.2% of their asking price. The median sales price for all homes sold in 2008 year to date is \$775,000 compared to \$915,000 in 2007, a 16% decrease. For additional market data and your homes value contact Dan May at (310)739-8647 or email dan@danmayrealestate.com.

FREE Home Repairs for Qualifying Homeowners

The Venice Community Housing Corporation "HandyWorker" program offers a range of free home repairs for low income homeowners who are senior citizens (62 years of age or older) or physically disabled. Emergency repairs that directly affect the health and safety of occupants are also provided to other low income homeowners (regardless of age or disability status). Repairs are limited to repairs that do not require a city building permit. Contact VCHC at 310-399-4100 for qualifications and an application.

HELPFUL PHONE NUMBERS

LA City Services - 311
Illegal Dumping,
Streetlight Repair,

Sidewalk / Pothole Repair
(800) 996-2489

Bulky Item Pickup
(800) 773-2489

24 Hr. Graffiti Removal Hotline
(800) 611-CITY

Water and Power Emergencies
(800) DIAL-DWP

Robertson Library
(310) 840-2147

Councilman Herb Wesson's office
10th District (213) 473-7010

Councilman Jack Weiss office
5th District (213) 473-7005

Fire Department
(310) 473-1155

Poison Control Center
(800) 876-4766

Blake Cornish - Farmers Insurance
Agent (310) 213-3329

Report Sidewalk Vendors
(310) 451-5273

RECENTLY LISTED IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
1905 S. Durango Avenue	4 / 3.5	3,078	7,008	\$1,495,000
9139 W. 24th Street	4 / 1.75	2,291	5,724	\$1,199,000
1909 S. Crest Drive	3 / 1.75	1,644	6,270	\$1,049,000
2809 S. Canfield Avenue	3 / 2	2,000	6,250	\$949,000
2816 Bagley Avenue	3 / 2	1,270	6,250	\$919,000
1981 S. Durango Avenue	3 / 1.5	1,532	10,680	\$899,000
9030 Olin Street	3 / 1.5	1,640	5,000	\$843,000
8925 W. 24th Street	3 / 1	1,252	5,000	\$749,000
9026 Beverlywood Street	3 / 2	1,440	4,860	\$745,000
2810 Bagley Avenue	3 / 2	1,318	6,250	\$740,000
9119 Hargis Street	3 / 1.75	1,546	5,000	\$725,000
**8954 Helms Place	3 / 2	1,771	4,965	\$595,900
3349 Oakhurst Avenue	2 / 1	1,012	4,365	\$509,900
2006 Chariton Street	2 / 1	1,011	5,670	\$449,000

** Bank Owned

RECENTLY SOLD IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9135 Hargis Street	2 / 1	932	5,000	\$719,000	\$705,000
**3042 Oakhurst Avenue	3 / 2	1,338	5,100	\$669,900	\$669,900
2335 S. Holt Avenue	2 / 1	1,392	6,250	\$650,000	\$600,000
2302 Holt Avenue	3 / 2.5	1,905	4,500	\$649,000	\$630,000
3029 S. Beverly Drive	2 / 1	1,059	5,000	\$649,000	\$600,000
**3351 Cardiff Avenue	2 / 2	1,448	5,000	\$559,900	\$547,500

** Bank Owned

RECENTLY IN ESCROW IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
2037 Hillsboro Avenue	3 / 1.75	1,652	6,180	\$995,000



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