



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

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www.BeverlywoodHomeValues.com



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PERSONAL ISSUES TO CONSIDER PRIOR TO SELLING

Before deciding which agent to entrust the sale of your home to, you might benefit from considering several factors. There is much, much more to selling a home at top dollar than placing a sign in the yard, entering it into the multiple listing service (MLS), running a few ads and holding open house. There is also a great deal more to successfully completing the sale process without hassles than in obtaining a signed contract and opening escrow. There are numerous costs and pitfalls than an experienced agent can help you avoid.

For example, and especially in the weak market we have been experiencing, approximately 45 percent of the homes listed have failed to sell. This is often due to such factors as the agent's price strategy, lack of expertise in preparing the home for sale, and/or insufficient sales skills in a highly challenging market.

Some people decide to list their homes with close friends or relatives, and do not recognize the potential drawbacks in doing so. For most people, there is too much on the line to risk such a situation, and to try to save some fees or do a favor for a friend may not be enough to offset the costs that are stake.

On a strictly personal level, there are several other factors you may wish to

consider. If your relationship is fairly close with your potential real estate agent, would he or she be professionally able to be objective and completely candid in communications with you? Do you think he or she would feel comfortable telling you things that might hurt your feelings even though intended to be helpful? If the sale or escrow process had some significant difficulties, might that affect you relationship with them?

Is feeling obligated a reason to list your home with someone you know? Have you considered that you do have choices and alternatives? As long as you do not select an agent who is another friend or relative, you would not likely offend or upset anyone, and a good friend is likely to fully understand and support your position in such an important matter. You will also be avoiding the risk of losing a good friendship in the event that serious problems or issues come up during the sale and escrow process.

For most of us, our homes are our single greatest asset. Is it really worth risking potentially tens or hundreds of thousands of dollars to do a favor for a friend or relative? I have often cautioned owners to carefully consider the issues involved before making such an important decision.

Important Dates

- **Nov. 11th - Veterans Day**
- **Nov. 15th - America Recycles Day**
- **Nov. 25th - Thanksgiving Day**
- **Dec. 1st - Hanukkah Begins at Sundown**
- **Dec. 20th - Last Day of School for LAUSD**
- **Dec. 21st - Winter Solstice Shortest Day of the Year**

NEIGHBORHOOD NEWS

Market Update:

According to the MLS, 7 homes sold in the Beverlywood and Adjacent areas during the entire month of October 2010, compared to 9 last month and 11 in October 2009. The 7 homes that sold were on the market for an average of 54 days, compared to an average of 47 days last month, and sold for 94.16% of their asking price at an average of \$486.12 per sq. ft. Currently, there are 56 Single Family homes for sale, compared to 62 last month. These homes have been on the market for an average of 68 days. 30 single family homes are now in escrow. 9 more homes had their contracts expire without finding a buyer up from 8 that expired last month. Curious of your home's value in the current market? Call for a confidential and Free Home Valuation. In this market, local experience counts more than ever. Contact Dan May at (310)739-8647 to get exceptional service with results.

NEIGHBORHOOD BUSINESS DIRECTORY

Eyelash Extensions

Chou Chou Grant
(310) 559-1710

Psychiatrist & Hypnotherapist

Dr. Michale Franzblau
(310) 559-4466

Electrician

Ken Kaiser
(310) 838-2446

TLC Estate Services

Susan Avolio
(310) 463-6780

Beverlywood Retirement Home

Rozana
(310) 980-8620

Linda's Licensed Day Care

Linda
(310) 836-5147

Marriage/Family Therapist

Lenore Dvoren, M.A. #M8835
(310) 838-1005

Catch Matchmaking

Personal Matchmaking
(310) 867-0851

Home Haircuts & Styling

Adults & Children
(310) 430-3937 Phyllis

Licensed Massage Therapist

Christa
(310) 985-2627

Licensed Family Daycare

Tatiana
(310) 845-5845

Baby Sitting

Caroline Winston
(310) 559-8652

RECENTLY LISTED - BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price
9550 Oakmore Road	4 / 2	1,898	6,600	\$1,179,000
9100 Hillsboro Drive	3 / 2	1,857	9,180	\$1,049,000
9143 Hillsboro Drive	3 / 2	1,731	6,720	\$919,000
9144 Hillsboro Drive	2 / 1.75	1,631	6,350	\$849,000

RECENTLY SOLD - BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
1521 S. Durango Avenue	4 / 3	2,231	6,400	\$1,099,000	\$1,057,000
1480 S. Durango Avenue	3 / 2	1,667	6,400	\$995,000	\$900,000

IN ESCROW - BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price
2400 S. Beverly Drive	4 / 3	0	9,430	\$1,849,000
9515 Sawyer Street	4 / 4	2,763	7,490	\$1,699,000
9330 Kirkside Road	3 / 2	2,048	6,360	\$1,228,000
9412 Oakmore Road	3 / 2.5	1,975	7,160	\$1,189,000
2106 S. Canfield Avenue	4 / 2	2,200	5,500	\$895,000

RECENTLY LISTED - BEVERLYWOOD ADJACENT

Address	Beds/Baths	Square Feet	Lot Size	List Price
9139 W. 24th Street	4 / 3.5	2,291	5,724	\$1,295,000
9045 Beverlywood Street	4 / 2.5	2,396	4,860	\$1,145,000
3361 Shelby Drive	3 / 1	952	1,720	\$529,000

RECENTLY SOLD - BEVERLYWOOD ADJACENT

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
3243 Castle Heights Avenue	4 / 2.5	2,605	7,496	\$969,000	\$970,126
2935 Oakhurst Avenue	2 / 1.75	0	5,500	\$749,000	\$730,000
9317 Kincardine Avenue	3 / 1.75	1,396	5,512	\$679,500	\$655,000
9323 Cattaraugus Avenue	2 / 1	1,200	6,199	\$595,000	\$590,000
8918 Kramerwood Place	2 / 2	1,200	5,500	\$485,000	\$480,000

IN ESCROW - BEVERLYWOOD ADJACENT

Address	Beds/Baths	Square Feet	Lot Size	List Price
3222 Cardiff Avenue	4 / 2.5	1,832	5,000	\$799,000
3349 Oakhurst Avenue	2 / 1	1,200	4,365	\$499,000



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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