



BEVERLYWOOD AREA NEIGHBORHOOD NEWS

DAN MAY

DANMAYREALESTATE.COM

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



Dan May
Keller Williams
Santa Monica
Realtor®

Office: 310.482.2110

Cell: 310.739.8647

Dan@DanMayRealEstate.com

Q&A WITH THE NEIGHBORHOOD REAL ESTATE EXPERT

Q: I am planning to list my home for sale in 2010. Can you suggest some affordable improvements I can make that will increase my chances of getting the most money for my home?

A: Absolutely. Here are some items to consider:

1. Fresh Paint: You will likely get the "best bang for your buck" by repainting the interior of your home with a light, attractive shade of white. In fact, white walls assist homebuyers to visualize how they will use the space. If you have wallpaper that is in good shape, you might keep it, but select a neutral shade of white or off-white paint to complement it. If the wallpaper is peeling or dated, remove it and apply paint.

2. Deep Cleaning: The number one detractor is dirt so make sure your home gets a comprehensive and professional cleaning front to back, top to bottom. Be sure to wash walls, floors, carpets and windows. Be sure not to miss the fan blades and air vents too! Curtains and window coverings should be cleaned and if you don't have the time or energy, hire a reputable cleaning company to help you get it done.

3. De-clutter and Organize: if your home appears too small to you homebuyers will likely agree and think it's too small

also. Remove everything but a few essentials from your kitchen and bathroom countertops, half the books from their shelves and non-essential clothes out of the closet and packed away. Don't forget to organize the garage too. Your home will seem more spacious and you will get a jump on packing for your move.

4. Repairs: Make sure everything is in good working order or you could pay dearly when it comes time to sell. Today's buyer just wants to move in and get on with their life. Be sure to oil squeaky doors, fans and windows, screw in loose knobs, replace burned out bulbs and repair damaged or missing screens. The better shape your home is in the more likely a buyer will pay top dollar for it and the easier time you will have when the buyer inspects your home.

5. Power Wash then Mow and Plant: Buyers make quick decisions on which homes they will buy so you generally have less than 15 seconds to impress them. Make the most of what you have by giving the exterior of your home and landscape a face lift. Trim hedges and trees back, plant colorful flowers, remove weeds, mow the grass and get a professional landscaper to help you if necessary. Then power wash and touch up or repaint the exterior of your home to have it looking its absolute best.

Important Dates

- **Dec. 11th - Hanukkah Begins at Sundown**
- **Dec. 18th - Last Day of School for LAUSD**
- **Dec. 21st - Winter Solstice (Shortest Day of the Year)**
- **Jan. 4th - Back to School for LAUSD**
- **Jan. 6th - 7pm CHNA meeting at Castle Heights Elementary**
- **Jan. 9th - Neighborhood Tree Planting on Beverly & Cardiff**

NEIGHBORHOOD NEWS

Market Update:

According to the MLS, a total of 7 homes sold in the Beverlywood and Adjacent area during the entire month of November 2009. The homes were on the market for an average of 92 days, compared to an average of 67 last month, and sold for 98.27% of their asking price at an average of \$475 per sq. ft. Currently there are 41 Single Family homes for sale, compared to 46 last month, and 26 now in escrow compared to 26 last month. Sign up for your up-to-the-minute "Market Snapshot" report showing homes for sale and recently sold around your home by visiting: www.DanMayRealEstate.com or www.BeverlywoodHomeValues.com. It's totally Free and very cool so don't miss out! For tips on increasing your homes curb appeal and market value, contact Dan May at (310)739-8647 or email: Dan@DanMayRealEstate.com

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

Interior Design/Home Staging
Pristine Staging
(310) 270-7497

Piano Lessons
Karen
(310) 202-8692

Electrical Service
I B Electric
(310) 271-9588

Router Service
Paul
(310) 621-8786

Antique Textile Restoration
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

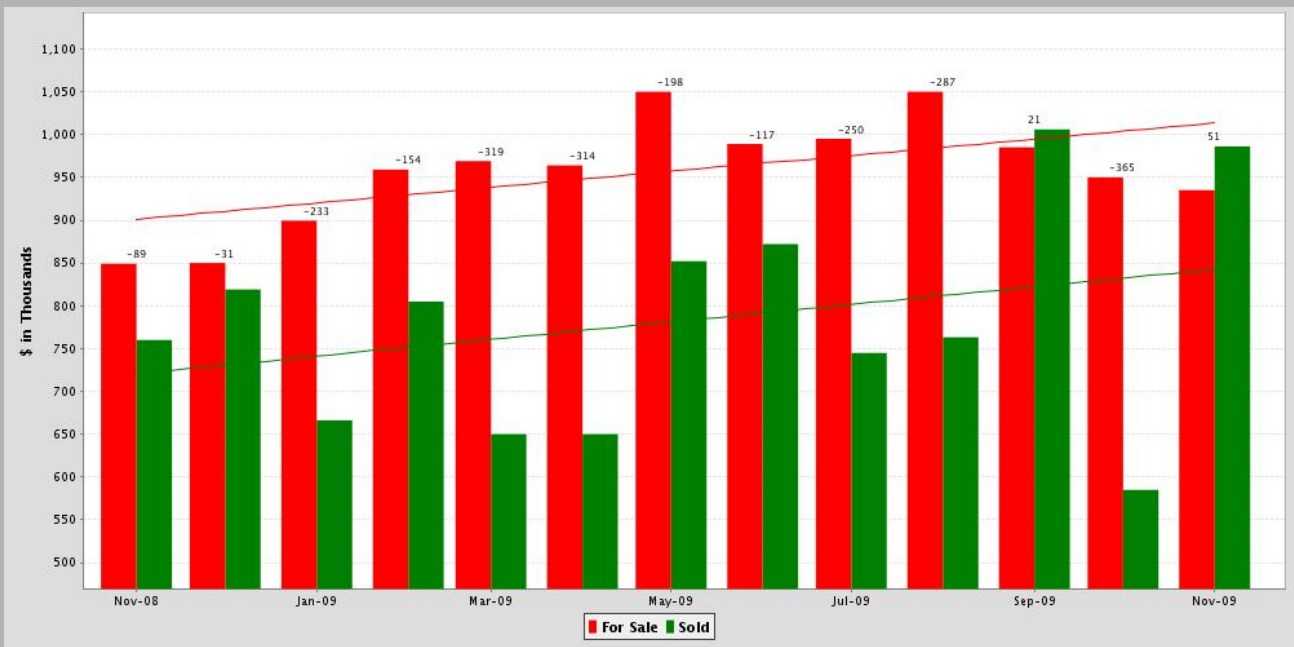
Baby Sitting
Caroline Winston
(310) 559-8652

SINGLE FAMILY HOME SALES IN 90034 YEAR TO YEAR COMPARISON

	2008	2009 to Date
Number of Sales	122	119
Average Price	\$789,000	\$715,000
Average Days on Market	65	62
Average Price per Square Foot	\$502	\$433

MARKET ACTIVITY REPORTS

Dan May The MLS/CLAW™
Median For Sale vs. Median Sold
 Nov-08 vs. Nov-09: The median price of for sale properties is up 10% and the median price of sold properties is up 30%



Nov-08 vs. Nov-09				 +10%	 +30%	Nov-08 vs. Nov-09			
Nov-08	Nov-09	Change	%			Nov-08	Nov-09	Change	%
849,000	935,000	86,000	+10%			760,000	986,250	226,250	+30%

MLS: CLAW Time Period: 1 year (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.



Office 310.482.2110
Mobile 310.739.8647
Fax 310.626.8734
 Dan@DanMayRealEstate.com
 www.DanMayRealEstate.com
DRE 01069168