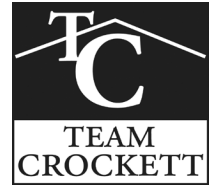


BEVERLYWOOD AREA NEIGHBORHOOD NEWS



Beverlywood
Castle Heights
Cheviot Hills
Crestview

La Cienega Heights
Regent Square
Reynier Village
South Robertson



www.DanMayRealEstate.com

May 2008

www.MyFreeBeverlywoodMLS.com



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A TALE OF TWO NEIGHBORHOODS COMPARING THE REAL ESTATE SALES ACTIVITY IN BEVERLYWOOD VERSUS CHEVIOT HILLS/RANCHO PARK FOR THE FIRST QUARTER OF 2008

According to the Beverly Hills Greater LA Area Multiple Listing Service a total of 6 single family homes sold in Beverlywood Vicinity (area 9) in the month of March 2008. Of the 6 sales the highest was 9301 Monte Mar \$1,050,000 and the lowest was 8949 W 24th St for \$610,000. The average selling price of these six homes was \$814,416 which was 97.2% of the asking price. Average days on market was 34 days. What is most notable, is the fact that only six homes sold. In the first 3 months of 2008, the total sales volume in 2008 is \$18,286,906 compared to \$46,376,272 in 2007. That is a dramatic 60% slowdown in market activity in the Beverlywood neighborhood. Median Sales price according to the MLS for the first 3 months of 2008 in Beverlywood is \$760,000 compared to \$875,000 in 2007, a 14% decrease.

Now lets look one neighborhood to the west - (area 8) Rancho Park and Cheviot Hills where at total of 10 homes sold in the month of March 2008. Of the 10 sales the highest was 2890 Forrester Drive for \$2,895,000 and the lowest was 10564 Ayres for \$765,000 and the average selling price was \$1,655,200 and was 95.5% of the asking price. The average days on market was 73. While Beverlywood had a 60% decrease in sales volume, Cheviot Hills sales volume of \$25,100,125 for the first 3 months of 2008 was only \$1.5 million or about 4% less than 2007. Furthermore while Beverlywood's median price slid 14%, the median price in Cheviot Hills jumped to \$1,416,562 from \$1,225,000 for the same time last year, a 15% INCREASE. Clearly the "hotter" neighborhood in 2008 is Cheviot Hills/Rancho Park whereas in 2007 it was Beverlywood (\$46M in sales volume in 2007).

Important Dates

- Tuesdays 2-7pm - Culver City Farmer's Market on Main St. and Venice Blvd.
- May 17 - Spring Fling Dinner & Auction for Castle Heights School
- May 17 - 9am Community Tree Planting on Castle Heights
- May 26 - Memorial Day
- June 4 - 7pm Castle Heights Neighborhood Assoc. Meeting at Castle Hts Elem
- June 11 - SoRo Monthly Meeting at Hamilton HS Cafeteria
- June 20 - LAUSD Last Day of School
- July 4 - Independence Day

NEIGHBORHOOD NEWS

Change the World... Mentor a Child

South Robertson Neighborhood council is sponsoring a mentoring program at Shenandoah Elementary School aimed at 4th and 5th graders. The Shenandoah Caring Adults Teaching Children How (SCATCH) is actively seeking new mentors for the fall semester starting Sept 2008. It only requires 1 hour per week. Please contact Barry Levine at (310)497-7500 for details.

New Senior Lead Officer: Maria Gray has replaced Officer Sharif as the Senior Lead officer for the West LA Division, Basic Car 8a59. Officer Sharif will now cover the Westside Pavillion area. Maria Gray can be reached at (310)622-3987 voice mail or 30469@lapd.lacity.org. Her area of focus is predominantly east of Robertson Blvd in the Regent Square, Reynier Village, La Cienega Heights and Crestview.

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
9821 Vicar Street	4 / 3	1,913	9,780	\$1,525,000
2306 Bagley Avenue	3 / 1.75	2,208	7,150	\$1,450,000
2037 Hillsboro Avenue	3 / 1.75	1,652	6,180	\$1,049,000
3317 Oakhurst Avenue	4 / 2.5	0	5,052	\$999,999
9007 David Avenue	3 / 1.75	1,356	5,520	\$940,000
1931 Preuss Road	3 / 3	1,736	8,640	\$875,000
1907 S Corning Street	4 / 3	1,932	6,440	\$850,000
3350 S Beverly Drive	3 / 1	1,229	5,004	\$849,000
3256 Provon Ln	2 / 2	1,595	6,090	\$799,000
8925 W 24th Street	3 / 1	1,252	5,000	\$795,000
8904 W 25th Street	3 / 1.75	1,400	5,000	\$775,000
8623 Cadillac Avenue	4 / 2.75	1,335	4,094	\$749,900
8950 Olin Street	4 / 1.5	1,492	5,880	\$749,000
8907 W 25th Street	3 / 1.5	0	5,000	\$729,000
1910 S Corning Street	3 / 2	1,476	6,808	\$699,000
8938 Cadillac Avenue	3 / 3	1,654	5,271	\$659,000
1940 S Bedford Street	2 / 1	1,157	6,300	\$659,000
1956 Chariton Street	3 / 2	1,289	5,625	\$637,000
2827 S Bedford Street	2 / 1	1,090	5,000	\$609,000
3358 Oakhurst Avenue	2 / 1	1,029	3,484	\$499,000
2006 Chariton Street	2 / 1	1,011	5,670	\$475,000

RECENTLY SOLD IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
1925 Livonia Avenue	3 / 2	1,762	6,099	\$1,295,000	\$1,200,000
9839 Vicar Street	3 / 2	1,798	9,780	\$1,129,000	\$1,100,000
2432 Bagley Avenue	2 / 1.75	1,797	6,500	\$1,049,000	\$1,060,000
1913 Preuss Road	6 / 3.5	3,303	8,624	\$949,000	\$929,500
8922 Sawyer Street	3 / 1.75	1,523	5,967	\$939,000	\$920,000
9129 Beverlywood Street	2 / 1	1,146	4,860	\$829,000	\$810,000
8972 David Avenue	3 / 2	1,622	5,000	\$710,000	\$710,000
9215 Cattaraugus Avenue	3 / 2	1,192	6,200	\$699,990	\$655,000
8901 Olin Street	2 / 1	1,008	7,150	\$699,000	\$670,000
8949 W 24th Street	3 / 1.5	1,783	5,000	\$635,000	\$610,000

RECENTLY IN ESCROW IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
2124 Hillsboro Avenue	3 / 1.75	1,756	6,090	\$939,500
9037 Hargis Street	3 / 2	1,706	5,000	\$885,000
8947 Gibson Street	3 / 2	1,453	6,615	\$799,000
8902 Guthrie Avenue	2 / 1	904	2,430	\$599,000
8850 Cadillac Avenue	2 / 1	1,165	6,020	\$389,900



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