

BEVERLYWOOD AREA NEIGHBORHOOD NEWS



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
Broker Associate
Realtor®

Office: 310.482.2110

Cell: 310.739.8647

Dan@DanMayRealEstate.com



I am pleased to announce the recent launch of the new neighborhood resource designed specifically with Beverlywood Homeowners in mind. At www.BeverlywoodHomeValues.com Beverlywood homeowners can access FREE Real-time market information specific to their particular home. Sign up today for an MLS Market Snapshot report and access clear, concise answers to time sensitive real estate market related questions such as:

- How your home value compares to others in the neighborhood?**
- How do actual selling prices compare to listing prices in the area?**
- How many unsold homes are there in the Beverlywood/Cheviot Hills area?**

Each month you will receive a comprehensive report containing the answers to all the above questions and more. Visit www.BeverlywoodHomeValues.com today to receive yours. It only takes a minute and requires a valid email address. That's it! Don't miss the "Beverlywood Seller Information Center" where you can obtain a series of FREE helpful homeowner reports including:

- A Step by Step Guide: Selling Your Home for the Most \$\$\$ in the Shortest Amount of Time**
- Expired Listing? Don't Quit! 5 Helpful Tips to Get Your Home Sold**
- How Home Staging Will Increase Value and Decrease Sell Time**

To receive your report(s) simply click on the link and enter the basic info (a valid e-mail address is required) and they will be e-mailed to you immediately. I welcome your comments and suggestions on how this website should be further enhanced for the benefit of the neighborhood. Thank you, Dan

Important Dates

- **May 25 - Memorial Day**
- **May 29 - Shavou'ot**
- **June 3 - 7pm CHNA Meeting at Castle Hts Elem**
- **June 6 - SORO Festival on Robertson Blvd. 11am - 3pm**
- **June 14 - Flag Day**
- **June 21 - Happy Father's Day**
- **June 21 - Summer Solstice 1st Day of Summer!**

NEIGHBORHOOD NEWS

Market Update:

According to the MLS, a total of 5 homes sold in the Beverlywood and Adjacent area during the entire month of April 2009. The homes that sold were on the market for an average of 29 days and sold for 95.32% of their original asking price at an average of \$397.77 per sq. ft. of living space. The low price was \$440,000 and the high was \$769,000. There are currently 53 Single Family homes now for sale in the Beverlywood area, and 33 now in escrow (that's a lot! double last month). The homes for sale have been on the market for an average of 79 days at an average of \$532 per square foot. Sign up for your personal Market Snapshot by visiting the new Beverlywood exclusive website: www.BeverlywoodHomeValues.com

NEW! NEIGHBORHOOD BUSINESS DIRECTORY

Event - Party Service

Bartime
(310) 428-6923

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

General Contractor

Precision Construction
(310) 497-5438

Antique Textile Restoration

www.antiquetextileclinic.com
(310) 836-3252

Save a Life - Learn CPR

SantaMonicaCPR.com
(310) 837-3820

PartyLite Candles & Gifts

www.partylite.biz/candleking
(310) 559-6996

Tankless Water Heaters

Omdan Plumbing
(310) 600-7755

Day Care

Infants and Toddlers
(310) 559-0697

Complete Construction

Rich Sands
(310) 415-7317

To have your business or service featured in this newsletter free of charge, please call Dan at 310 482 2110 or e-mail dan@danmayrealestate.com

RECENTLY LISTED IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
2953 Beverwil Drive	4 / 2.5	2,340	7,666	\$1,250,000
9309 Cresta Drive	3 / 1.75	2,079	6,490	\$1,195,000
9707 Alcott Street	3 / 2	1,565	6,804	\$990,000
3207 Castle Heights Avenue	3 / 2.5	2,437	8,750	\$899,000
9019 David Avenue	3 / 2	2,039	6,400	\$849,000

RECENTLY SOLD IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
1905 S Durango Avenue	4 / 3.5	3,078	7,008	\$1,379,000	\$1,250,000
1929 S Durango Avenue	4 / 2.5	2,380	6,220	\$1,149,000	\$1,145,000
1540 Reeves Street	3 / 2	1,739	6,500	\$969,000	\$895,000
9105 David Avenue	3 / 2	2,122	6,784	\$769,900	\$760,000
8960 Helms Place	2 / 1	1,198	5,134	\$499,900	\$489,900

RECENTLY IN ESCROW IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
1429 Edris Drive	3 / 2	1,539	6,902	\$999,999
1526 Beverwil Drive	3 / 2	1,497	5,998	\$899,000
3127 S. Beverly Drive	3 / 2	1,098	5,400	\$599,000



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