



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

September 2010

www.BeverlywoodHomeValues.com



Dan May
Keller Williams
Santa Monica
Realtor®

Office: 310.482.2110

Cell: 310.739.8647

Dan@DanMayRealEstate.com

BEVERLYWOOD AREA HOME VALUES - COMPARING 2009 TO 2010 TO DATE

Every month I "door knock" to get to know you and build a professional relationship, with the intention of gaining your trust in one of the biggest decisions you may ever make - Buying or Selling a home. I grew up in and truly love this neighborhood. I feel blessed to have the opportunity to be of service to so many wonderful people. One of the most frequently asked questions I hear from owners is, "Dan, where are we compared to last year?"

In 2010, from Jan 1 to August 31 there were a total of 85 homes sold in the Beverlywood and Adjacent area (area 9 in the Multiple Listing Service) compared to 94 in 2009, a 10% decrease year over year. The single family homes that have sold in 2010 were on the market for an average of 46 days, while there was a 67 day average in 2009. The average sold price of the Single Family homes this year is \$801,000 compared to an average of \$821,681 in 2009 a slight decrease of 2.6%. The average cost per square foot of living space has also moved from \$458.54 in 2009 to \$441.80 in 2010, a 3% decrease. This year the highest recorded sale is \$1,985,000 and the lowest is \$286,000 while in 2009

the highest sale from Jan 1 to Aug 31 was \$2,475,000 and the lowest was \$190,500. It is also interesting to note that in 2009 a seller could expect to receive 95.68% of their asking price when their home was purchased, and this year the average is only slightly less, 94.36% of asking price.

So, while the neighborhood sales numbers are lower, they are relatively small decreases and substantially better than hundreds of other neighborhoods throughout the county, state and nation. The Beverlywood area continues to remain a very desirable place to call home.

The easiest, least hassle way to stay informed of sales activity in the neighborhood, is to visit one of my websites and sign up for your a confidential, personalized Market Snapshot report. All you need to supply is the address of your home and an e-mail address and that's it! You will appreciate the convenience. Visit: www.BeverlywoodHomeValues.com or www.DanMayRealEstate.com today to get started. Or call me to receive a printed version by US Mail if you do not have an e-mail address.

Important Dates

- **Sept. 13th - LAUSD Back to School**
- **Sept. 18th - Yom Kippur**
- **Sept. 22nd - Autumn Begins**
- **Sept. 23rd - Sukkot Begins**
- **Oct. 3rd - Major League Baseball Post Season Begins**
- **Oct. 11th - Columbus Day**

NEIGHBORHOOD NEWS

Market Update:

According to the MLS, 15 homes sold in the Beverlywood and Adjacent area during the entire month of August 2010, compared to 12 last month and 12 in August 2009. The 15 homes that sold were on the market for an average of 54 days, compared to an average of 38 days last month, and sold for 96.49% of their asking price at an average of \$456.78 per sq. ft. Currently, there are 61 Single Family homes for sale, compared to 56 last month. These homes have been on the market for an average of 56 days. 26 single family homes are now in escrow. While interest rates are at historical lows, inventory is slowly rising as buyers proceed with caution. Sales of homes \$1.5M+ are in decline. 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

Professional Rug Cleaning & Repair

Dr. Kay
(310) 770-9085

Voice Lessons for Children

Matthew
(310) 836-6288

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

Interior Design/Home Staging

Pristine Staging
(310) 270-7497

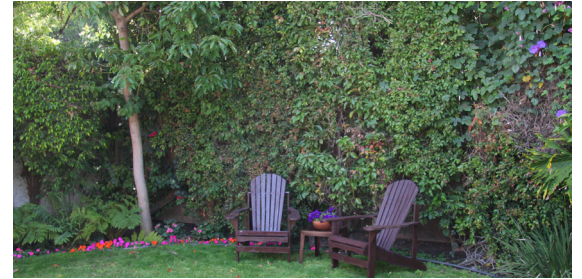
Piano Lessons

Karen
(310) 202-8692

Baby Sitting

Caroline Winston
(310) 559-8652

ANOTHER HOME IN THE NEIGHBORHOOD SOLD BY DAN MAY!



3045 Beverly Drive

Listed for: \$725,000

Sold for: \$735,000

3 Bedroom • 2 Bath • 1,526 Sq. Ft.

After 20 days on the market!

Property received multiple offers!

RECENTLY LISTED IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
2428 Bagley Avenue	5 / 5.5	4,157	6,500	\$2,599,000
9515 Sawyer Street	4 / 4	2,763	7,490	\$1,699,000
9731 Kirkside Road	2 / 1.75	2,012	6,620	\$1,050,000
9323 Cattaraugus Avenue	2 / 1	1,200	6,199	\$595,000

RECENTLY SOLD IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9326 Oakmore Road	3 / 1.75	2,242	6,860	\$1,125,000	\$1,190,000
9730 Kirkside Road	3 / 1.75	2,216	6,620	\$1,098,000	\$1,100,000
2709 Canfield Avenue	4 / 2	1,935	6,250	\$849,000	\$830,000
2932 S. Beverly Drive	3 / 2	1,503	4,996	\$849,000	\$830,000
9112 Gibson Street	3 / 1.5	1,264	5,000	\$719,000	\$707,000
2814 S. Holt Avenue	3 / 2.5	1,712	4,800	\$599,000	\$595,000



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.



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