



# BEVERLYWOOD AREA NEIGHBORHOOD NEWS



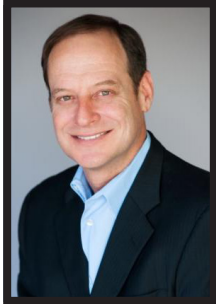
DANMAYREALESTATE.COM

beverlywood castle heights cheviot hills crestview la cienega heights regent square reynier village south robertson

www.DanMayRealEstate.com

February 2013

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## Dan May

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Realtor®

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### SHOULD I STAY OR SHOULD I GO?

As our society continues to live longer, the discussion of aging in place or moving to a retirement community continues.

Senior living today is no longer the "old age homes" of yesterday. Retirement living communities have become a nurturing, meaningful, social, and popular option.

Staying in a private residence is a good option if..

1. You still have an enjoyable social life and activity schedule.
2. You are still driving WITH your family's support. Or, you have made arrangements for transportation such as going to the market and the doctor's office.
3. You continue to shop and prepare healthy, nutritious foods and exercise is part of your life.
4. You have a safe and secure environment and have provided safety features as needed i.e. installed grab bars in the bathroom, increased lighting, security system is working, etc.

5. You have the financial resources to support your current lifestyle and needs.

Consider assisted living or independent retirement communities if..

1. You need assistance with the activities of daily living i.e. bathing, dressing, grooming, etc.
2. You want to downsize. The stairs are overwhelming, the garden is overgrown, and you just want to have fewer responsibilities.
3. You don't feel safe. Fear and anxiety can increase with age along with obstacles in our homes such as stairs, high cabinets, and getting in and out of the bath.
4. You are alone and have limited socialization.
5. Your friends, family, or professionals have recommended retirement living.

Andrea Daniels and Stacy Brooks are elder care consultants at Heart Light, A Referral Service. Contact Heart Light at 310-204-2223 or visit their website at [www.heartlightonline.com](http://www.heartlightonline.com)

### Important Dates

- Feb. 12th - Mardi Gras
- Feb. 13th - Ash Wednesday
- Feb. 18th - President's Day
- Feb. 23rd - Purim Begins
- March 10th - Daylight Savings Begins
- March 21st - Spring is Here!

### NEIGHBORHOOD NEWS

#### Market Update:

According to the MLS, a total of 10 homes sold in the Beverlywood and Adjacent area during the entire month of January 2013 compared to 21 last month and 13 one year ago. The single family homes that sold were on the market for an average of 99 days, compared to an average of 65 days the month prior, and sold for 97.13% of their asking price at an average of 436.18 per sq. ft. Currently, there are only 22 Single Family homes for sale, compared to 23 last month and 50 this time last year. The For Sale homes have been on the market for an average of 82 days at an average price of \$901,285. The MLS shows there are now 36 Single Family homes in escrow making 9 of the last 10 months with more in escrow than on the market for sale in the Beverlywood and Adjacent area. Curious of your current value? Call or text Dan for a confidential, honest and accurate Market Valuation. Local experience matters!

### NEIGHBORHOOD BUSINESS DIRECTORY

**Heart Light, A Referral Service**  
(310) 855-4617  
[www.heartlightonline.com](http://www.heartlightonline.com)

**Individual & Group Psychotherapy**  
Camille Jones, RN, M.A., M.F.T. 14731  
(310) 422-6960

**Artisinal Baker**  
Mollie B's Cookies, Cakes and Pies  
(310) 920-1510 [molliebcookies.com](http://molliebcookies.com)

**Medical Equipment & Supplies**  
Home Health Depot - Rent / Sell  
Jim (310) 891-1954

**Home Computer Repairs**  
[Homcomrep@gmail.com](mailto:Homcomrep@gmail.com)  
Hillel (323) 523-5262

**Domain Names, Web Design & Hosting**  
[info@microvista.com](mailto:info@microvista.com)  
[www.microvista.com](http://www.microvista.com)

**Mary Kay Beauty**  
Melissa (818) 256-9595  
[mrice514@marykay.com](mailto:mrice514@marykay.com)

**Child Care**  
Linda's Licensed Child Care  
(310) 836-5147

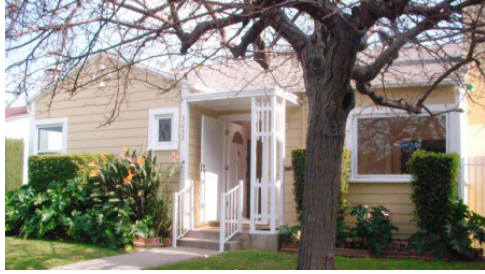
**Save A Life - Learn CPR**  
[SantaMonicaCPR.com](http://SantaMonicaCPR.com)  
(310) 837-3820

**Plumbing Repairs**  
Jack Lerner Plumbing  
(310) 838-5243

**Licensed Family Child Care**  
Clara - [aqui1517@gmail.com](mailto:aqui1517@gmail.com)  
(310) 694-7627

**Estate Services**  
Treasures Estate Services  
(310) 418-8203

**NEW LISTING BY DAN MAY COMING SOON!**



**3232 Cardiff Avenue • \$629,000**  
2 Bedrooms plus Den • 2 Bathrooms

**JUST SOLD BY DAN MAY - REPRESENTED BUYER**



**3429 Stewart Avenue • Mar Vista, CA**  
Sold Price: \$760,000

**NOW IN ESCROW BY DAN MAY  
ONLY 2 WEEKS ON MARKET!**



**3213 Cardiff Avenue • \$649,000**  
2 Bedrooms • 2 Bathrooms

**JUST SOLD BY DAN MAY - REPRESENTED BUYER**



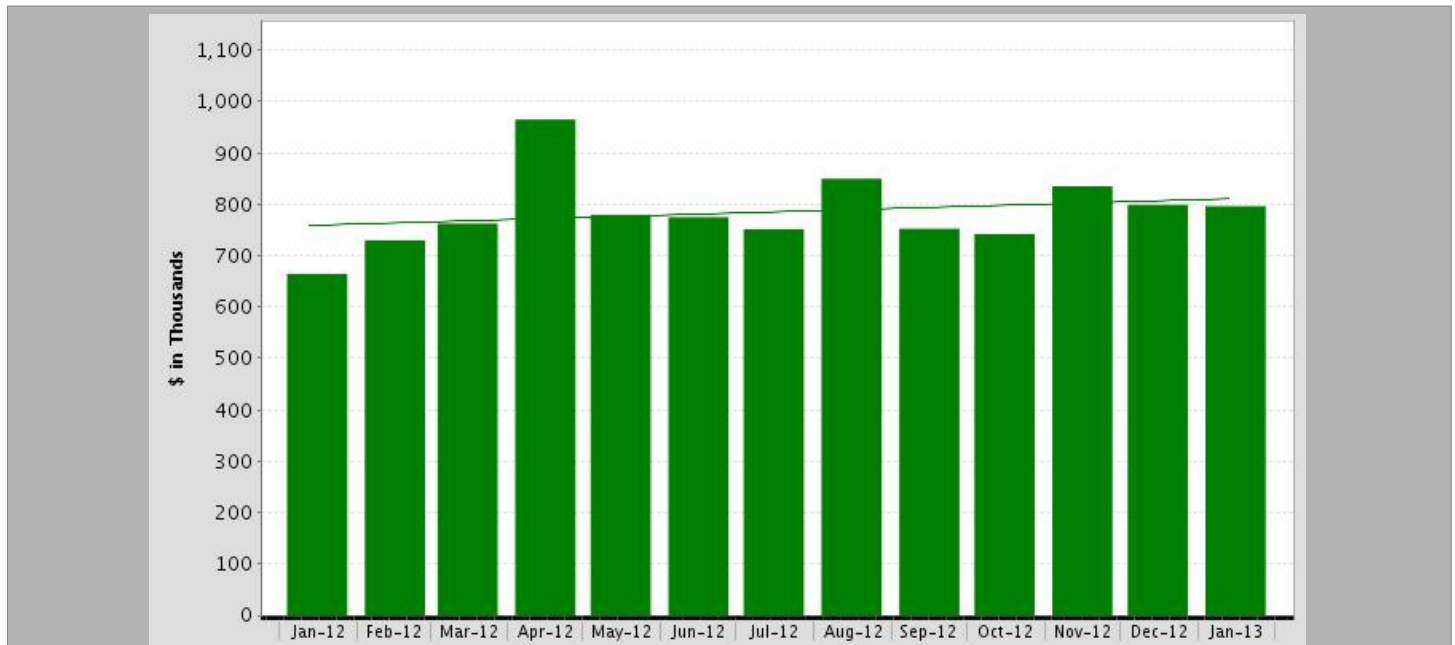
**4132 Huntley Avenue • Culver City, CA**  
Sold Price: \$575,000

**MARKET ACTIVITY REPORTS**

Dan May

The MLS/CLAW[TM]

**Median Sold Price by Month**  
Jan-2012 vs Jan-2013: The median sold price is up 20%



**Jan-2012 vs. Jan-2013**

Jan-2012	Jan-2013	Change	%
664,500	796,500	132,000	20



Property Types: : Single Family Residential  
 MLS Areas: Beverlywood Vicinity  
 MLS: CLAW Price: All  
 Period: 1 Year Monthly  
 Construction Type: All  
 Bedrooms: All  
 Bathrooms: All  
 SqFt: All  
 Lot Size: All Square Footage



**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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