



BEVERLYWOOD AREA NEIGHBORHOOD NEWS

DAN MAY

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

www.DanMayRealEstate.com

March 2013

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WHAT IS A HOMESTEAD? CALIFORNIA HAS AUTOMATIC HOMESTEAD PROTECTION!

If you have ever bought a house in California, you might remember receiving odd letters in the mail asking you to complete a form for a Homestead Declaration. For a \$25 fee, the company will process your paperwork for declaring your home as a Homestead. It's really not necessary as it's automatic in California. Here's a bit more information on Homesteads. If it sounds vague, it's because it is!

What it is: A Homestead gives protection against involuntary claims against an owner's home.

It's Automatic in California!

In California, every homeowner has an automatic homestead exemption of at least \$50,000 for his or her residence. This protection does not require the signing or filing of any papers or documents. This is the blah, blah, blah part...The amount

of the exemption increases to \$75,000 if at least one member of the family unit living in the house owns no interest in the house, as, for example, when a homeowner lives with his or her minor children. If a homeowner is 65 years of age or older, or is physically or mentally disabled, the amount of the exemption is \$150,000. The \$150,000 exemption also applies to persons 55 years of age and older if the person is (1) single and has a gross annual income of not more than \$15,000, or (2) married and the individual and his/her spouse have a combined annual income of less than \$20,000, and the sale is involuntary.

You can also declare a Homestead as well by filing a one-page document in the County Recorder where the property is located.

Important Dates

- **March 10th - Daylight Savings Begins**
- **March 21st - Spring is Here!**
- **March 25th - Passover Begins**
- **March 31st - Easter Sunday**
- **April 15th - Tax Day**
- **April 22nd - Earth Day**

NEIGHBORHOOD NEWS

Market Update:

According to the MLS, a total of 9 homes sold in the Beverlywood and Adjacent area during the entire month of February 2013 compared to 10 last month and 14 one year ago. The single family homes that sold were on the market for an average of only 29 days, compared to an average of 99 days the month prior, and sold for 99.62% of their asking price at an average of 515.06 per sq. ft. Currently, there are only 19 Single Family homes for sale, compared to 21 last month and 45 this time last year. The For Sale homes have been on the market for an average of 77 days at an average price of \$846,879. The MLS shows there are now 38 Single Family homes in escrow making 10 of the last 11 months with more in escrow than on the market for sale in the Beverlywood and Adjacent area. This is also the first month that the price per square foot was over \$500 in several years. Curious of your current value? Call, e-mail or text Dan for a confidential, honest and accurate Market Valuation. Local experience matters!

NEIGHBORHOOD BUSINESS DIRECTORY

Ayurveda, Homeopathy & Bodywork
Dr. Andrew Leavenworth
(310) 227-2172 dancehealer@gmail.com

Heart Light, A Referral Service
(310) 855-4617
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 molliiebcookies.com

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

Home Computer Repairs
Homcomrep@gmail.com
Hillel (323) 523-5262

Domain Names, Web Design & Hosting
info@microvista.com
www.microvista.com

Mary Kay Beauty
Melissa (818) 256-9595
mrice514@marykay.com

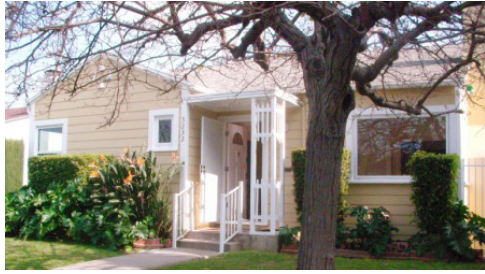
Child Care
Linda's Licensed Child Care
(310) 836-5147

Save A Life - Learn CPR
SantaMonicaCPR.com
(310) 837-3820

Plumbing Repairs
Jack Lerner Plumbing
(310) 838-5243

Licensed Family Child Care
Clara - aqui1517@gmail.com
(310) 694-7627

**Now In Escrow by Dan May
Multiple Bids - Sold Quickly!**



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

Closing Soon by Dan May!



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

RECENTLY LISTED IN BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price
2142 Beverwil Drive	4 / 4.5	4,232	6,351	\$2,250,000
9604 Monte Mar Drive	5 / 2	2,153	6,827	\$1,685,000

RECENTLY SOLD IN BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9719 Cresta Drive	5 / 5.5	4,000	6,405	\$2,495,000	\$2,515,000
9551 Cresta Drive	6 / 5.5	4,100	6,600	\$2,495,000	\$2,365,000
2324 Bagley Avenue	4 / 3	2,600	7,151	\$1,295,000	\$1,285,000

RECENTLY LISTED IN BEVERLYWOOD ADJACENT

Address	Beds/Baths	Square Feet	Lot Size	List Price
1904 S. Bedford Street	3 / 2	1,645	5,816	\$799,000
8945 Kramerwood Place	3 / 2	1,682	4,738	\$699,000
2818 S. Bedford Street	3 / 2	1,500	5,217	\$599,900

RECENTLY SOLD IN BEVERLYWOOD ADJACENT

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9018 David Avenue	3 / 3.5	1,931	6,500	\$845,000	\$835,000
2724 Reynier Avenue	3 / 2	1,674	5,629	\$774,999	\$758,000
3200 Cardiff Avenue	2 / 1	1,347	5,000	\$675,000	\$700,000
8955 Kramerwood Place	3 / 2	1,383	5,276	\$599,900	\$605,000



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.



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