



BEVERLYWOOD AREA NEIGHBORHOOD NEWS



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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



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HOME PROTECTION TIPS

This year one out of every six homes will be burglarized and burglars only need about sixty seconds to break into a home, according to crime reports from the FBI. In fact, every 15.4 seconds a home is targeted.

By definition, a burglary is a non-confrontational property crime that occurs when no one is in the home. But anyone who has ever dealt with type of crime knows that it can leave a family feeling vulnerable and violated.

The statistics are staggering, but there are ways to prevent such crime from happening to you and your family. Remember that most homes are targeted, so be sure that you make your home less appealing to burglars by following these tips:

Keep all doors and windows locked. It's important to use a high quality deadbolt locks on your doors and to use an additional blocking device on sliding glass doors. Windows are often much less attended to than doors, so check them throughout your home routinely.

Install drapes or blinds on all lower level windows and doors, including the garage. Most burglaries actually occur during the middle of the day, so keeping

your possessions and cars hidden from intruders is important.

Install flood lights or sensor lights on the exterior of the home and keep lights on inside the home as well. Burglars are far less likely to enter a well-lit residence and one that is visible from the street.

When traveling, make sure you have someone checking on the house collecting your mail and newspapers; a pile of papers on the driveway is a tell-tale sign that your family is away.

Install an alarm system and use it. Make sure all household members are trained properly in working the alarm and use it daily; a top-notch security system is useless if it isn't used or is used improperly. Also, post stickers on the exterior of the home indicating your alarm service and that will often scare off possible intruders. Sign up for local patrol service.

Of course no method is 100% effective against burglaries, but by following the above suggestions you can significantly reduce your chances of being targeted. Wishing you and yours a very happy and safe Holiday Season. Thank you for the opportunity to be of service, Dan May.

Important Dates

- **Nov. 11th - Veterans Day**
- **Nov. 15th - America Recycles Day**
- **Nov. 22nd - Thanksgiving Day**
- **Dec. 16th - Hannukah Begins at Sundown**
- **Dec. 17th - Winter break LAUSD to January 6th**
- **Dec. 21st - Winter Solstice Shortest Day of the Year**

NEIGHBORHOOD NEWS

Market Update:

According to the MLS, a total of 12 homes sold in the Beverlywood and Adjacent area during the entire month of October 2012 compared to 16 last month and 14 one year ago. The single family homes that sold were on the market for an average of 46 days, compared to an average of 54 days the month prior, and sold for 102.45% of their asking price at an average of \$416.58 per sq. ft. Currently, there are 32 Single Family homes for sale, compared to 35 last month and 64 this time last year. The For Sale homes have been on the market for an average of 72 days at a median price of \$789,000. The MLS shows there are now 39 Single Family homes in escrow making 6 of 7 months with more in escrow than on the market for sale. It's also the first month this year where homes sold for over 100% of asking price on average, confirming strong demand and low inventory. Visit my YouTube Channel at <http://www.youtube.com/danmayrealestate> for this market update report on video.

NEIGHBORHOOD BUSINESS DIRECTORY

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

Estate Services
Treasures Estate Services
(310) 418-8203

Staging & Interior Design
Pristine Staging, LLC
(310) 855-4617

Psychiatry & Hypnotherapy
Dr. Michael Franzblau
(310) 559-4466

General Contractor
Frank @ E2 Remodel Inc.
(818) 441-6957

Artisinal Baker
Mollie B's Cookies, Cakes and Pies
(213) 920-1510 molliecookies.com

All Electronics Repaired
Joseph
(310) 717-7014

RECENTLY LISTED IN BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price
2152 Guthrie Drive	6 / 5.5	4,206	8,234	\$2,850,000
9551 Cresta Drive	6 / 5.5	4,100	6,600	\$2,495,000
2314 Castle Heights Avenue	4 / 4.5	4,400	10,182	\$2,159,000
2701 Castle Heights Place	3 / 2	1,753	6,275	\$990,000

RECENTLY SOLD IN BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9752 Castello Place	5 / 4	3,530	7,000	\$1,098,000	\$1,150,000
1916 S. Durango Avenue	3 / 2	1,598	6,009	\$1,079,000	\$1,065,000

IN ESCROW IN BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price
2117 Duxbury Circle	6 / 6	7,000	12, 035	\$3,499,000
1501 Reeves Street	4 / 3	3,433	8,100	\$1,195,000
9369 Monte Mar Drive	4 / 3	2,552	8,620	\$1,050,000

RECENTLY LISTED IN BEVERLYWOOD ADJACENT

Address	Beds/Baths	Square Feet	Lot Size	List Price
2942 Beverwil Drive	4 / 5	2,200	7,326	\$995,000
9018 David Avenue	3 / 3.5	1,931	6,500	\$845,000
3317 Oakhurst Avenue	4 / 2.5	1,797	5,056	\$795,000
3111 Castle Heights Avenue	3 / 2	1,512	5,750	\$779,000
3039 S. Beverly Drive	2 / 2	1,193	5,000	\$749,000
1847 Preuss Road	3 / 1.5	1,589	5,508	\$718,000

RECENTLY SOLD IN BEVERLYWOOD ADJACENT

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9517 Cattaraugus Avenue	3 / 1.75	1,717	6,199	\$749,000	\$745,000
8970 West 24th Street	3 / 1	1,550	5,000	\$539,000	\$575,000



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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