



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

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www.BeverlywoodHomeValues.com



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WHO YA GONNA CALL?

If your car breaks down, you call a mechanic. Need to wire a new sound system? Best to call an electrician. But what if you're wondering how to restructure your debt to free up money for other goals, and how exactly to prioritize those goals? That answer may not be clear. The financial industry includes a spectrum of practitioners, each with specialized knowledge of a different craft, and it's important to make sure you're barking up the right tree.

While you may know who to hire for an estate plan or tax preparation, you may not know who to turn to for help managing expenses or saving for the future when you have irregular cash flow, or if the big windfall you got should go towards paying off loans, buying a car or taking a dream vacation. And are you perhaps overlooking other important financial vulnerabilities? A radio call in show won't always be the most appropriate source of advice.

If you're lucky, you have a relative who has a strong background in areas like investments, insurance, estate planning, taxation, college funding, retirement funding, credit and debt management, and will give you hours of detailed advice that's neutral and free of judgments. But that would require exceptional luck! If you don't have such a person to call upon, you need a Financial Planner.

A good personal financial planner will give you the guidance, support, education and coaching to help you define your goals and map a path to achieving them. Working with an impartial, skilled planner will enable you to create a coordinated strategy to address life's "what if's" as well as financing the things most of us really dream about, like working less, traveling more, spending more time with family or just feeling like we have more good options. By: Tamar Asken, CFP® contact info: tamar.asken@askenfinancial.com or 310.801.8292

Important Dates

- June 3rd - SORO Festival
- June 14th - Flag Day
- June 16th - 17th - Annual Playboy Jazz Festival at the Bowl
- June 19th - School's Out for LAUSD
- July 4th - Happy 236th Birthday USA!
- July 5th - Santa Monica Pier FREE Concert Thursdays Begin

NEIGHBORHOOD NEWS

Market Update:

According to the MLS, a total of 17 homes sold in the Beverlywood and Adjacent area during the entire month of May 2012 compared to 14 last month and 17 one year ago. The single family homes that sold were on the market for an average of 58 days, compared to an average of 39 days the month prior, and sold for 98.21% of their asking price at an average of \$410.54 per sq. ft. Currently, there are 43 Single Family homes for sale, compared to 43 last month and 59 last year. These homes have been on the market for an average of 45 days. The MLS says there are 48 Single Family homes in escrow. There are more homes in escrow than there are for sale. There is less than a 3 month supply, low inventory! Are you curious of your home's value in the current market? Call Dan today for your confidential and FREE Home Valuation or sign up on my website for a monthly "Market Snapshot" report. It is loaded with the latest neighborhood real estate stats.

NEIGHBORHOOD BUSINESS DIRECTORY

Artisinal Baker

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

All Electronics Repaired

Joseph
(310) 717-7014

Elder Care Resources / Services

Heart Light, A Referral Service
(310) 204-2223 www.heartlightonline.com

Personal & Commercial Insurance

Maureen Bernstein
(310) 712-4554

Massage Therapy

Craig McCain
(310) 402-6689

Business Computing

Technal Consulting
(310) 351-2482

Storytelling & Party Fun

Ina Buckner-Barnette
(310) 749-4917

General Contractor

Ron Mendelson
(310) 497-8633

Chiropractor / Sports Injuries

Gary Mitchell, D.C.
(310) 399-3342

Financial Planning

Tamar Asken, CFP
(310) 801-8292

Family Law

Karen (310) 300-4051
Karen@KSBFamLaw.com

Flooring

Willie's Hardwood Specialists
(310) 876-4248

RECENTLY LISTED IN BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price
2117 Duxbury Circle	6 / 6	7,000	12, 035	\$3,699,000
9423 Kirkside Road	5 / 4.5	4,264	6,845	\$1,899,000
9551 Oakmore Road	4 / 2.75	3,035	6,601	\$1,685,000
9301 Sawyer Street	4 / 2	2,122	9,631	\$1,595,000
2245 Hillsboro Avenue	3 / 3	0	7,490	\$1,149,000

RECENTLY SOLD IN BEVERLYWOOD HOA

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
9527 Cresta Drive	4 / 3.5	3,424	7,048	\$1,499,000	\$1,400,000
9551 Cresta Drive	2 / 2	1,821	6,600	\$1,149,000	\$1,160,000
2631 Castle Heights Place	3 / 3	1,623	6,440	\$999,000	\$1,010,000
2708 Castle Heights Avenue	3 / 2	1,449	5,950	\$799,000	\$799,000
2314 Castle Heights Avenue	3 / 2	1,342	10,200	\$779,000	\$800,000

RECENTLY LISTED IN BEVERLYWOOD ADJACENT

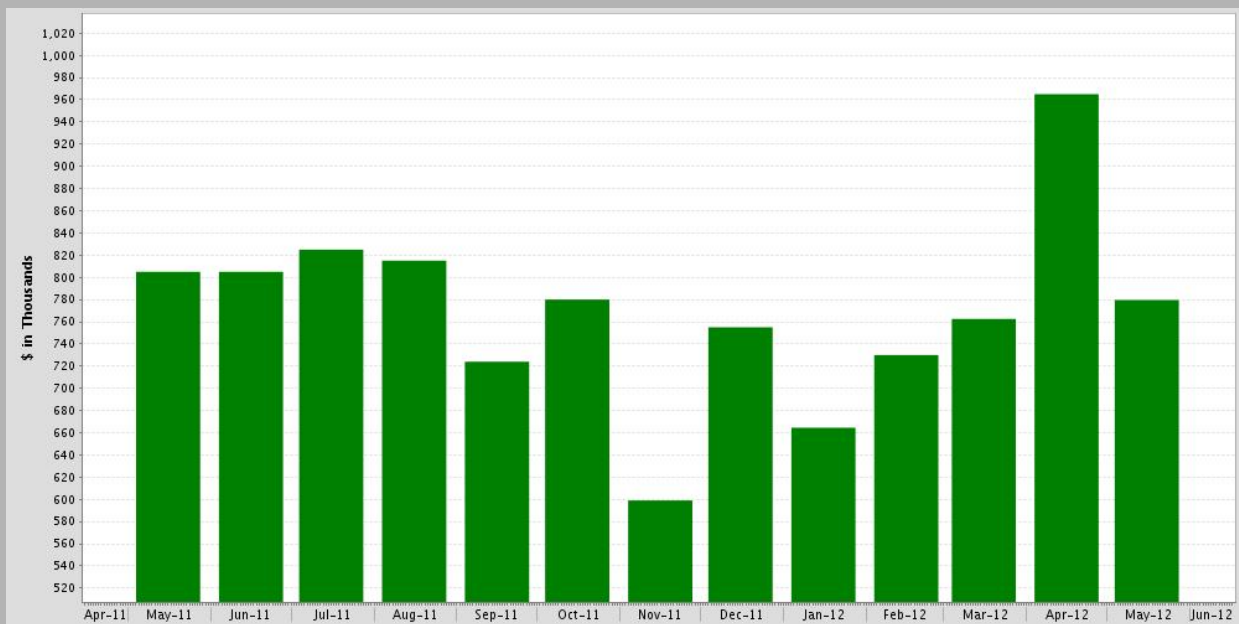
Address	Beds/Baths	Square Feet	Lot Size	List Price
8920 David Avenue	4 / 1	1,600	5,000	\$825,000
3344 S. Beverly Drive	3 / 3	1,540	5,003	\$749,000
9408 Kramerwood Place	3 / 2	1,459	5,341	\$699,000
3131 Castle Heights Avenue	2 / 1	1,283	7,187	\$679,000

MARKET ACTIVITY REPORTS

Dan May

The MLS/CLAW™

Median Sold Price by Month May-11 vs. May-12: The median sold price is down 3%



May-11 vs. May-12

May-11	May-12	Change	%
805,000	779,500	-25,500	-3%



MLS: CLAW Period: 1 year (monthly) Price: All Construction Type: All Bedrooms: All Bathrooms: All Lot Size: All
 Property Types: Single Family Residential Sq Ft: All
 MLS Areas: Beverlywood Vicinity



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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