

# Happy Trails Newsletter™

Serving Melody Acres

January 2011



“Plain-speaking horse sense for the benefit of our neighborhoods”



## Melody Acres Sales Activity

### Final 2010 Home Closings

Address	#Beds/Baths	House Size	Lot Size	List Price	Sold	Closed	Days
6035 Calvin Avenue	3 bed / 3 ba	2,600 sq. ft. / 16,160 sq. ft.		\$ 829,900	\$ 775,000	01-27-10	101
6053 Calvin Avenue	3 bed / 3 ba	2,824 sq. ft. / 24,037 sq. ft.		\$ 699,000	\$ 687,000	01-29-10	58
6046 Melvin Avenue	2 bed / 1 ba	1,032 sq. ft. / 21,780 sq. ft.		\$ 580,000	\$ 580,000	03-23-10	7
5807 Calvin Avenue	4 bed / 3 ba	3,100 sq. ft. / 25,940 sq. ft.		\$ 999,999	\$ 925,000	03-24-10	62
5709 Shirley Avenue	2 bed / 1 ba	1,206 sq. ft. / 25,546 sq. ft.		\$ 600,000	\$ 585,000	04-20-10	261
6072 Shirley Avenue	3 bed / 3 ba	2,748 sq. ft. / 18,890 sq. ft.		\$ 750,000	\$ 650,000	05-07-10	7
6116 Melvin Avenue	6 bed / 4 ba	3,047 sq. ft. / 21,780 sq. ft.		\$ 450,000	\$ 480,000	05-15-10	8
6010 Calvin Avenue	3 bed / 3 ba	2,546 sq. ft. / 23,624 sq. ft.		\$ 895,000	\$ 840,000	05-15-10	47
5907 Shirley Avenue	4 bed / 5 ba	4,714 sq. ft. / 40,470 sq. ft.		\$ 899,000	\$1,005,000	06-07-10	11
5938 Corbin Avenue	3 bed / 2 ba	1,619 sq. ft. / 21,618 sq. ft.		\$ 580,000	\$ 580,000	06-24-10	42
6007 Melvin Avenue	2 bed / 2 ba	1,351 sq. ft. / 21,780 sq. ft.		\$ 479,900	\$ 500,000	07-29-10	13
19453 Oxnard Street	2 bed / 2 ba	1,243 sq. ft. / 33,434 sq. ft.		\$ 582,900	\$ 568,900	08-05-10	39
5708 Corbin Avenue	4 bed / 4 ba	2,350 sq. ft. / 20,730 sq. ft.		\$ 649,900	\$ 600,000	09-24-10	85
5706 Calvin Avenue	5 bed / 3 ba	3,042 sq. ft. / 43,568 sq. ft.		\$1,250,000	\$ 775,000	10-08-10	69
5740 Shirley Avenue	4 bed / 4 ba	2,705 sq. ft. / 21,780 sq. ft.		\$ 566,900	\$ 480,000	10-18-10	26
6007 Calvin Avenue	4 bed / 2 ba	1,739 sq. ft. / 22,600 sq. ft.		\$ 650,000	\$ 575,000	12-03-10	175
5653 Shirley Avenue	3 bed / 3 ba	2,500 sq. ft. / 34,500 sq. ft.		\$ 789,000	\$ 750,000	12-01-10	86
6046 Shirley Avenue	4 bed / 4 ba	4,248 sq. ft. / 18,090 sq. ft.		\$ 897,900	\$ 790,000	12-03-10	32

Sales information is from the SRAR Multiple Listing Service and does not necessarily represent closed sales by this Realtor™

### Sales Exploded in 2010!

There is no doubt about it: sales in Melody Acres reached a record high in 2010. From a low of only 7 homes sold in 2007, there were **18 sales** completed this year. 2010 was a good year for our (see next page)



Calif. Lic. #01766461

## Monique Bryher

Broker-Associate / Realtor™

Residential and Commercial Real Estate Sales



Monique is a proud 17-year resident of Melody Acres

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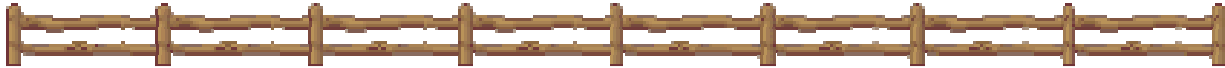
Would you like a complimentary property evaluation? Call me at **818-430-6705**



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(cont. from last page)

neighborhood with many bargains on the market. Sales volume increased more than **38%** from 2009 to 2010.

### Annual “Round-up”: Melody Acres Home Sales for 2010

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Median Price	\$ 912,000	\$1,000,000	\$ 985,000	\$ 802,500	\$635,000	\$625,000
Median Sq. Ft.	2,470	1,920	1,548	2,444	1,902	2,573
Median DOM*	30	60	127	61	33	40
Homes Sold	18	8	10	10	13	18
Homes Sold > \$1million	5	7	2	2	0	1

\* DOM (Days on Market)



### Thanks to Neighbors for Shelter Donations

Please call me if you are willing to donate blankets, towels and/or food to the unfortunate dogs and cats that are brought to L.A. shelters. All help is greatly appreciated.



### Legal Corner: Important New Laws for 2011

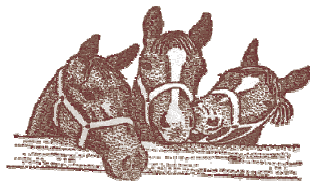
AB 1373: This law cracks down on the mailed advertisements sent to property owners offering, for compensation, to provide a copy of the grant deed or other record of title by making it a crime unless certain disclosures are provided and the advertisement doesn't mislead a person into believing that the company is affiliated with a government agency.

AB 183: State law establishes tax credits for first-time homebuyers or buyers of new homes purchased between December 31, 2010 and before August 1, 2011. They are limited to the lesser of 5 percent of the purchase price or \$10,000 for a qualified principal residence. Taxpayers must apply the total tax credit in equal amounts over 3 successive tax years (maximum of \$3,333 per year) beginning with the tax year in which the home is purchased.

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### Did you know ??

If you list your home for sale with me *or* refer a friend to me who wants to make a move, I will donate **5%** of my net commissions from that sale to the non-profit of *your choice* after close of escrow.