



Happy Trails Newsletter™

Serving Melody Acres

September 2013

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



Melody Acres Sales Activity

Latest Home Closings

| Address | #Beds/Baths | House Size | Lot Size | Type | Price | Closed | Days |
|---------------------|--------------|--------------------------------|----------|----------|------------|----------|------|
| 6020 Melvin Avenue | 3 bed / 2 ba | 1,650 sq. ft. / 21,779 sq. ft. | | Standard | \$ 742,000 | 06-25-13 | 29** |
| 6131 Shirley Avenue | 6 bed / 5 ba | 4,400 sq. ft. / 21,778 sq. ft. | | Standard | \$ 820,000 | 06-27-13 | 366 |
| 19471 Oxnard Street | 5 bed / 4 ba | 2,419 sq. ft. / 5,521 sq. ft. | | Standard | \$ 835,000 | 07-17-13 | 68 |
| 5643 Shirley Avenue | 5 bed / 4 ba | 2,834 sq. ft. / 28,620 sq. ft. | | Standard | \$ 700,000 | 08-06-13 | 40 |

** sold by Monique **

What else is happening in Melody Acres? We have 5 properties in escrow and 2 more for sale.

MANA - New Board Elected

The Melody Acres Neighborhood Association held its election on August 28. Given the elections were held when many neighbors were on vacation, it was inspiring to see the many caring people who showed up to participate in the meeting and vote for the new board. Here are the results:

- Janet Baas
- Yoram Ben-Ami
- Michael Drake
- David Garfinkle
- Alisa Kinori
- Eileen Rabach
- Stanton Saucier
- Randy Wilson
- Barry Zelner

Melody Acres—Fall 2013 Block Party—Sunday October 13

As usual, we will have our chili contest, crafts “Made in Melody Acres,” face-painting and other entertainment for our children, music, farm animals and more. Our neighborhood chefs will grill lip-smacking burgers, hot dogs and there will be salads, desserts and lots of cold drinks.

Putting on a block party is a lot of work but it’s a lot less if as many neighbors volunteer and chip in some time as possible. It’s also a great way to meet your neighbors.

To volunteer, call either Monique 818-430-6705 or Alisa 818-642-2064.

The newly formed board will elect officers when it meets for the first time in November. I will report the results as well as other agenda items in my newsletter then.



Monique Bryher

Broker-Associate / Realtor®



Monique is a proud 20-year homeowner in Melody Acres

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www.MelodyAcresHomes.com

Do you need a property valuation? It’s *free*, just call me ==> **818-430-6705**

Fannie Mae Says Consumer Confidence in Home Prices is at Record Levels

Reports of strong home price gains drove confidence in the housing market up to record levels in May, Fannie Mae said in a press release.

According to the its May 2013 National Housing Survey, Americans expressed record confidence in price gains. Fifty-five percent of respondents said they believe prices will go up in the next year. Only 7 percent of respondents in the survey expect prices to drop, the lowest level since the survey's inception.

In addition, the average 12-month home price change expectation was 3.9 percent, the highest level in the survey's history and a leap over April's 2.7 percent forecast.

Consumers are also much more confident about general market conditions. The share of survey takers who think that now is a good time to sell a home reached a record high of 40 percent, an increase of 10 percentage points, while the share of those saying now is a good time to buy moved up 5 percentage points to its own record high of 76 percent.

CoreLogic Shows Home Prices Steadily Increasing

Irvine-based CoreLogic, a mortgage industry analytics firm, reports that home prices across the country, with the exception of two states have increased every month for the past 16 months.

The CoreLogic Home Price Index (HPI) is based on Multiple Listing Service (MLS) data that measures price changes for the most recent month, which in this case is June 2013.

"In the first six months of 2013, the U.S. housing market appreciated a remarkable 10%," said Mark Fleming, chief economist for CoreLogic. "This trend in home price gains is moving at the fastest pace since 1977."

According to its analysis, CoreLogic reported the greatest home price increases took place in Nevada (up 26.5%), California (21.4%), Wyoming (16.7%), Arizona (16.2%) and Georgia (14.3%).

... Don't Horse Around ...

**Selling your home?
Have relatives who want to buy?**

Call 818-430-6705



**Monique Bryher
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Not intended as a solicitation if you are already working with a real estate agent