

Happy Trails Newsletter™

Serving Melody Acres

December 2013



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



Melody Acres Sales Activity

There are currently 2 homes for sale and 3 homes in escrow.
No closed sales since September 13.

Coming in January 2014

Year-end round-up: I will publish all homes sold in 2013 and my analysis of prices in our neighborhood.

Tarzana Sales Statistics

In November, there were 14 sales of homes in Tarzana. All but three of the sales were south of Ventura Boulevard. The average sale was \$893,714 and the range was \$450,000 to \$1,748,000. All of the sales were conventional (“equity”) sales except the \$450,000 property, which was a short sale.

The November 2013 sales are sharply down from November 2012, when there were a total of 23 single-family homes sold. Of the 23, 2 were short sales and 2 were bank-owned (REO). The range was \$428,000 to \$2,560,000 and the average sale was \$1,053,630. Nineteen of the 23 sales were south of Ventura Boulevard.

Winter Safety Tip — Carbon Monoxide

Carbon Monoxide (CO) should be a concern for all homeowners because despite its danger, it is colorless, odorless and tasteless. Many Carbon Monoxide problems are caused by poor maintenance or improper use of fuel-burning equipment.

For your maximum protection, two (2) Carbon Monoxide alarms are recommended per household. One should be in the furnace room and the other should be located near sleeping areas. Install these alarms per manufacturer instructions.

- * Maintain and understand all fuel-burning appliances
- * Hire professionals for appliance service
- * Never use a gasoline engine inside your home
- * Never use a grill for heat inside your home



Monique Bryher

Broker-Associate / Realtor®

Residential Sales, incl. Short Sales & Probate Sales

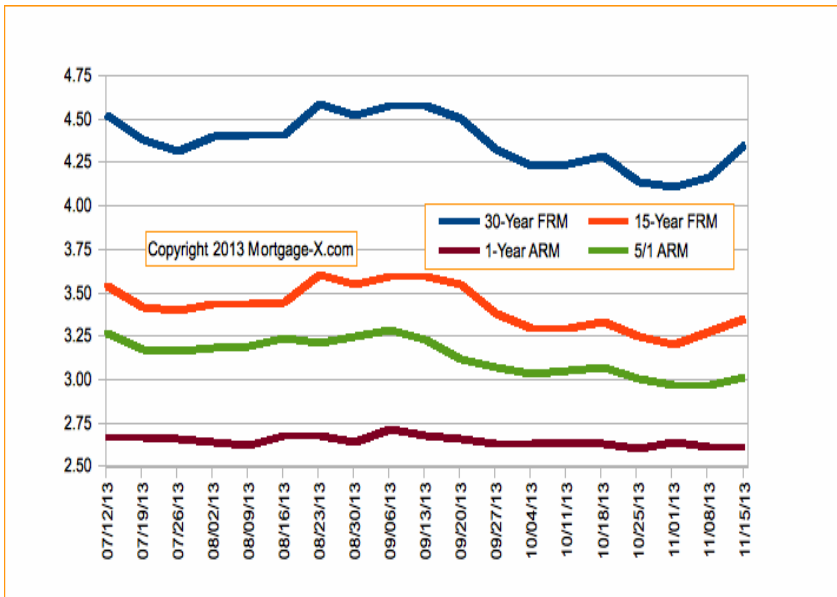


Monique is a proud 20-year homeowner in Melody Acres

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Are you thinking about selling your home? Call me! ==> **818-430-6705**



Source: 'Primary Mortgage Market Survey' (a weekly mortgage survey provided by Freddie Mac)

Lynch Plumbing
"When you get in a pinch, call Lynch"
 Justin Hessling
818-457-7913
 Lic. No. 607852
Call Monique for references if you like

Old World Style Stonework
Brick, Flagstone, Rolled River Rock
 Creston Licha
818-345-7598
 Lic. No. 373514
Showcase home: 5651 Corbin Ave.



... Don't Horse Around ...

Selling your home? Buying a home?

Call **818-430-6705**



Monique Bryher
 Broker-Associate / Realtor®
www.MelodyAcresHomes.com

Enjoy Candy Cane Lane Videos
 Below are links to some homemade videos shot of College Acres during Christmas over the years.
www.collegeacreshomes.com/candy-cane-lane/
 May you and your family enjoy a safe, warm holiday
 Best wishes for a healthy and prosperous New Year

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

Blankets Needed for Los Angeles Animal Shelters

It's cold outside: L.A. shelters are in desperate need of blankets and bottles of bleach so that dogs and cats don't have to sleep in cold, unheated cages. If you would be willing to launder unused blankets or towels and/or donate a bottle of bleach, I will pick them up and deliver them to area shelters. Donations of canned dog/cat food and kibble are also gratefully accepted.

Thanks for caring.