



# Happy Trails Newsletter™

## Serving Melody Acres

March 2015

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



## Melody Acres Sales Activity

### 2015 Home Closings

Address	#Beds/Baths	House Size	Lot Size	Type	Price	Closed	Days
6016 Corbin Avenue	5 bed / 6 ba	4,512 sq. ft. /	19,913 sq. ft.	Standard	\$1,200,000	02-26-15	11
19300 Hatteras Street	4 bed / 3 ba	3,390 sq. ft. /	21,697 sq. ft.	Standard	\$ 890,000	03-06-15	96

\* Listings not necessarily sold by this Realtor® or Pinnacle Estate Properties, Inc.

As of March 15, there are three (3) properties for sale and two (2) that are in escrow.

**How can I help you with the sale of your home?**

### Creating a Positive First Impression for a Quick Sale

The front entrance of your home is a key part of the "First Impression." To make sure you create a positive impression:

- Paint, clean or stain the front door. Remove old screens if they don't fit or operate properly.
- Make sure entry light and doorbell are in working order.
- Replace missing house numbers and/or polish or paint the old ones.
- Replace that worn out welcome mat with a new colorful and welcoming mat. Add a potted plant if you have space.
- Repaint or replace mailbox.
- Remove dead limbs and debris from shrubs and trees.
- Plant extra flowers for more color or spruce up landscaping with potted flowers.
- Clean the gutters.



CalBRE Lic. #01766461

## Monique Bryher

Broker-Associate / Realtor®

**Residential Sales, Trust/Probate Sales, Short Sales,**



**Monique is a proud 21-year homeowner in Melody Acres**

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

## How Tiny Mortgage Rate Changes Can Buy You a Lot

Each one percent drop in interest rates in the last 15 years has allowed home sellers to raise their price 12 percent, according to analysis from John Burns Real Estate Consulting. The consulting firm found that for a 30-year fixed-rate loan, back in 2000 (when rates were 8 percent), that would have qualified the average American family for a \$245,000 loan; however, at 4 percent, which is where rates are headed today, they can qualify for a \$377,000 loan. Source: CNBC

## Remodeling Market Has Recovered for All Home Categories

According to a new report released by the Harvard University Joint Center for Housing Studies, the remodeling market has fully regained its mojo, despite the fact that the overall U.S. housing market still is struggling to hit its stride. Forecasts predict that spending in the U.S. remodeling market will grow by 4 percent to 5 percent this year to at least \$330 billion, spanning work on both owned homes and rentals. Source: Wall Street Journal



### Watch Your Mail Box



Pick up your mail as soon as you are able. Neighbors have reported persons driving through the neighborhood late at night, checking the boxes to see if the mail has been removed.



## ... Don't Horse Around ...

Selling your home? Buying a home?

Call 818-430-6705



**Monique Bryher**

Broker-Associate / Realtor®

[www.MelodyAcresHomes.com](http://www.MelodyAcresHomes.com)

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