

Happy Trails Newsletter™

Serving Melody Acres

December 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
5715 Calvin Avenue	4 bed / 6 ba	4,514 sq. ft. / 21,756 sq. ft.		Standard	\$1,200,000	04-21-15	131
6032 Corbin Avenue	3 bed / 3 ba	2,842 sq. ft. / 29,317 sq. ft.		Standard	\$1,150,000	04-24-15	184
5727 Shirley Avenue	6 bed / 3 ba	3,340 sq. ft. / 21,782 sq. ft.		Standard	\$ 850,000	08-05-15	173
6055 Melvin Avenue	3 bed / 2 ba	1,642 sq. ft. / 22,083 sq. ft.		Standard	\$ 788,750	10-23-15	22

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

As of November 18, there are four (4) properties for sale and two (2) that are in escrow.

Current Status of the Housing Market in the San Fernando Valley and Tarzana

The San Fernando Valley’s resale market posted a strong 18.5% increase in home sales from the same time a year ago. A total of 582 single-family Valley homes closed escrow in September.

In Tarzana, 32 homes were sold in October; 15 of those sales were north of Ventura Blvd. Median price: \$550,000. In October 2014, 23 homes sold in Tarzana, of which 8 were north of Ventura Blvd.

Currently, 47 homes in Tarzana are in escrow, a measure of near-future sales strength for the area.



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.



CalBRE Lic. #01766461

Monique Bryher

Broker-Associate / Realtor®

Residential Sales, Trust/Probate Sales, Short Sales



Monique is a proud 22-year homeowner in Melody Acres

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

Top 10 Estate Planning Mistakes (#1-2)

Courtesy: Paul Horn, Attorney

1. Procrastination -- Not having an estate plan at all.

The number one mistake is not having an estate plan at all because people don't want to acknowledge their mortality, people think they are not dying anytime soon; thus procrastination kicks in and unfortunately we cannot escape death. The consequence of not having an estate plan is that the State of California's intestacy law will determine who gets your property; which might not be in alignment with your wishes. If you want to make sure your loved ones are taken care of then take a cue from Nike's commercial "Just Do It".

2. Grant Deed Not Titled in the Trust's Name

If you have a trust then you need to fund it because a trust is just a contract. Funding the trust means titling all your assets in the name of the trust. A trust with no assets is worthless. Therefore, you should check to make sure that the grant deed to your house is titled in the name of your trust. If the grant deed to the house is not titled in the name of your trust, then your heirs will have to endure the painstaking process of the probate court to get the house.

Always consult your attorney before making estate planning decisions



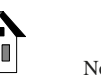
Mortgage Interest Rates



FreddieMac survey: the average rate on a 30-year fixed-rate, non-jumbo mortgage is 3.98 with 0.6 fees and points.



The rate on 15-year fixed-rate mortgages increased to 3.20 % with 0.6 fees and points.



... Don't Horse Around ...

Selling your home? Buying a home?

Call me: 818-430-6705



Monique Bryher

Broker-Associate / Realtor®

www.MelodyAcresHomes.com

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