



Happy Trails Newsletter™

Serving Melody Acres

September 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

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

As of September 15, there are five (5) properties for sale and none that are in escrow.

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

Current Status of the Housing Market in the San Fernando Valley

Home sales in the San Fernando Valley during July were the highest in 27 months while the median price of \$600,000 was the highest since September 2007, according to the Southland Regional Association of Realtors (SRAR).

“With inventory still exceptionally tight, prices continue to rise, although at a slower pace than recent years simply because there are fewer prospective buyers who can afford to buy,” said Gaye Rainey, president of the Southland Regional Association of Realtors. “Housing affordability is a major concern, especially as demand stays strong while the inventory of homes for sale remains tight.

Jim Link, CEO of the Association, noted that the San Fernando Valley has returned to an era when distressed sales played a negligible role in the market. There were 16 foreclosure-related home and condo sales during July, which represented 2.0 of the total market. Short sales totaled 17, or 2.1 percent of the market. Both were record lows.



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**

Landscaping Can Increase Your Home Security

Courtesy: Fidelity National Home Warranty

Your home's landscaping is an integral part of a good home security plan. A stranger may target a house with tall shrubs or trees that provide a place to hide, as well as one with little or no outdoor lighting.

- 1 Keep shrubs growing near doors and walkways trimmed to 3 feet or shorter in height. Don't allow shrubs to block any of your windows. .
- 1 Plant low growing, thorny bushes around windows to discourage attempted entry.
- 1 Keep trees and shrubs trimmed back in order to allow neighbors a clear view of the outside of your house.
- 1 Use outdoor lighting and motion- detectors on the perimeter of the home.
- 1 Keep trees trimmed away from the house. Tree branches can be used as a ladder if they are next to a window or sky light.
- 1 Mow your lawn regularly, keep landscaping tidy and keep newspapers picked up. A yard in disarray can suggest that the owners are away on a trip.



Mortgage Interest Rates



FreddieMac survey: the average rate on a 30-year fixed-rate, non-jumbo mortgage is 3.85 with 0.7 fees and points.



The rate on 15-year fixed-rate mortgages increased to 3.03 % with 0.8 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