

Happy Trails Newsletter™

Serving College Acres

December 2015



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



College Acres Sales Activity

2015 Home Closings

Address	#Beds/Baths	House Size	Lot Size	Type	Price	Closed	Days
5901 Penfield Avenue	6 bed / 3 ba	3,566 sq. ft. / 22,515 sq. ft.		Standard	\$ 965,000	01-16-15	295
19985 Oxnard Street	4 bed / 3 ba	3,296 sq. ft. / 16,538 sq. ft.		Standard	\$ 985,000	05-14-15	199
5663 Jumilla Avenue	5 bed / 7 ba	4,119 sq. ft. / 17,880 sq. ft.		Standard	\$1,236,000	05-29-15	47
5640 Winnetka Avenue	4 bed / 4 ba	4,352 sq. ft. / 23,204 sq. ft.		Standard	\$ 900,000	06-01-15	15
5939 Jumilla Avenue	4 bed / 3 ba	2,873 sq. ft. / 18,114 sq. ft.		Standard	\$1,075,000	06-19-15	42
5947 Jumilla Avenue	3 bed / 3 ba	2,767 sq. ft. / 18,112 sq. ft.		Standard	\$ 870,000	07-31-15	139
6020 Winnetka Avenue	3 bed / 3 ba	1,882 sq. ft. / 21,904 sq. ft.		Standard	\$ 690,000	10-06-15	26
5818 Jumilla Avenue	3 bed / 3 ba	2,661 sq. ft. / 18,170 sq. ft.		Standard	\$ 920,000	10-08-15	78
5956 Penfield Avenue	5 bed / 3 ba	2,866 sq. ft. / 19,215 sq. ft.		Standard	\$ 800,000	11-05-15	68

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

Current Status of the Housing Market in the San Fernando Valley and Woodland Hills

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 Woodland Hills, 53 homes were sold in October; 27 of those sales were north of Ventura Blvd. Median price: \$660,000. In October 2014, 59 homes sold in Woodland Hills, of which 27 were north of Ventura Blvd.

Currently, 110 homes in Woodland Hills 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 lives “next door” 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.



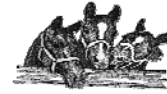
The rate on 15-year fixed-rate mortgages increased to 3.20 % with 0.6 fees and points.



... Don't Horse Around ...

Selling your home? Buying a home?

Call me: 818-430-6705



Monique Bryher

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www.CollegeAcresHomes.com

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