May 2022

A picture containing text, outdoor, sign, different

Description automatically generatedDear Reader,

Hello again, how is everyone doing? What positive and exciting news are you sharing with friends and family? Here's what I can share this month. First, I celebrated my 31st wedding anniversary in April. Second, I'm off to run a half marathon in Santa Barbara for Mother's Day weekend. Third, I accepted an appointment to the LA County Tax Assessors' appeal board. This appointment will be a real learning experience, especially concerning home values. My goal is to share this knowledge with all of you—more details next month.

**A question for every community**

There seems to be a growing and saddening theme in all our communities across the Foothills. The addition of "slow down" signs. I'm not talking about the County signs placed in the middle of the streets. I'm noticing signs in all shapes and sizes made by community members. Recently, there have been multiple posts about pets killed, children struck by cars, and numerous high-speed accidents. My question to all of you is, how do we get this proliferation of speeders under control? If you could voice your concerns and advocate for change, who would you want to talk to, and what type of solutions would you have to offer? Text or email, I genuinely want to know. 818-388-1631 | [Robbyn@thehouseagent.com](mailto:Robbyn@thehouseagent.com).   
  
Articles discussing the speeding in our communities:  
1: <https://www.pasadenanow.com/main/traffic-calming-signs-urge-pasadena-drivers-to-slow-down-for-pedestrians-during-safer-at-home-order>

2: <https://www.glendaleca.gov/government/departments/community-development/planning/slow-streets-program>

3: <https://pw.lacounty.gov/visionzero/>

**Real Estate certainly seems to be a hot topic**. Are prices falling, is the market going to crash, and what's going on in the market? Here are my short answers: Prices are not declining; however, sellers must be spot on with a listing price, or a house will sit on the market. There are no indications the real estate market is going to crash. Here's what's going on. Prices continue to creep up due to the continued lack of inventory for about the next 6 months. In about 6-7 months, expect to see a more neutral market where inflation is causing some appreciation. In about 7-8 months, sellers may see some depreciation. Because mortgage rates and home prices are climbing, serious buyers are motivated to make their purchase soon, before those two things rise further. If you put your house on the market while supply is still low, it will likely get a lot of attention from competitive buyers.   
  
Read more about the market: <https://www.thehouseagent.com/home-price-appreciation/>

**Robbyn's Properties**

A few of my current properties are listed below. Based on my recent pending and sold properties, find out what buyers are looking to purchase. If you're thinking of selling, you may want to give me a call. There's a good chance I may have a buyer.  
   
- **712 Carlsbad Ct.** **Petaluma Ca.** | 4 Bedroom, 3 bath $884,000.  
<https://robbyn.jhagents.com/johnhart/24543/712-carlsbad-ct-petaluma-ca-94954>

- **10514 Mahoney Dr. Shadow Hills** | Horse Property over 1700 sqft home, over 19,000 lot, $1,229,000  
<https://robbyn.jhagents.com/johnhart/24425/10514-mahoney-dr-shadow-hills-ca-91040>

- **Another New build in La Crescenta** | Over 3000 sq. ft, 4 Bedrooms, loft, and media room.  
<https://robbyn.jhagents.com/johnhart/24155/5715-canyonside-rd-la-crescenta-ca-91214>

**3131 Pontiac La Crescenta currently Pending**   
<https://robbyn.jhagents.com/johnhart/24162/3131-pontiac-st-la-crescenta-ca-91214>

**5721 Canyonside Rd. La Crescenta currently Pending**<https://robbyn.jhagents.com/johnhart/24157/5721-canyonside-rd-la-crescenta-ca-91214>

Respectfully,  
  
Robbyn Battles