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A BETTER WAY TO BUY AND SELL REAL ESTATE

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EVERYTHING SANTA MONICA

Happy Valentine's Day



Conversation hearts got their start as medical lozenges.

Conversation hearts first began when a Boston pharmacist named Oliver Chase invented a machine that simplified the way medical lozenges — used for sore throats and other illnesses — could be made. The result was America's first candy-making machine, because the pharmacist soon started shifting his focus from making lozenges to candy instead! Chase founded the New England Confectionery Company, or Necco, and the candy lozenges soon became what we know today as Necco wafers.

It was Oliver's brother, Daniel Chase, who started printing sentimental messages on the Necco sweethearts, though these candies were bigger than the versions we have today — and featured much longer printed sayings and phrases. Some of the first messages? "Married in white you have chosen right" and "How long shall I have to wait? Please be considerate." More than 8 billion conversation hearts are manufactured each year.

The stats in the columns to the right are pulled from the Multiple Listing Service (MLS). If you would like information on the NOMA 'quiet' sales, just contact me and I'll be happy to send it to you.



NORTH OF MONTANA SALES: 8.1.2021 - 12.31.2021

Out of respect for our neighbors' privacy, we are not publishing the purchase price. For more detailed information, please contact me.

ADDRESS	BED	BATH	\$/SQFT	LIST PRICE
201 25th Street	2	2	\$1,697	\$2,395,000
434 26th Street	4	6	\$805	\$3,195,000
628 10th Street	2	3	\$2,416	\$3,199,000
746 20th Street	4	4	\$1,042	\$3,295,000
310 20th Street	2	2	\$2,091	\$3,395,000
628 25th Street	3	2	\$1,589	\$3,450,000
333 16th Street	4	3	\$1,894	\$3,450,000
306 22nd Street	3	2	\$0	\$3,450,000
247 22nd Street	4	4	\$1,402	\$3,500,000
710 10th Street	3	1	\$2,861	\$3,650,000
433 24th Street	3	2	\$2,055	\$3,650,000
248 19th Street	5	4	\$1,133	\$3,688,000
363 22nd Street	3	3	\$1,136	\$3,750,000
311 21st Place	3	3	\$1,421	\$3,750,000
520 17th Street	5	3	\$1,306	\$3,995,000
316 19th Street	4	4	\$1,434	\$4,295,000
469 21st Street	5	6	\$1,091	\$4,495,000
423 Palisades Avenue	4	3	\$1,532	\$4,495,000
554 14th Street	5	4	\$1,015	\$4,500,000
328 15th Street	4	3	\$1,270	\$4,500,000
740 21st Place	4	4	\$1,578	\$4,598,000
632 16th Street	4	5	\$1,027	\$4,600,000
621 15th Street	4	4	\$1,525	\$4,699,000
534 14th Street	5	5	\$980	\$4,875,000
311 23rd Street	3	3	\$1,772	\$4,975,000
553 12th Street	5	5	\$1,116	\$4,995,000
258 21st Street	5	5	\$1,112	\$4,995,000
315 15th Street	5	5	\$1,337	\$4,999,999
333 22nd Street	5	6	\$927	\$5,150,000
229 22nd Street	4	5	\$1,254	\$5,300,000
441 Marguerita Avenue	3	2	\$0	\$5,488,000
333 12th Street	5	5	\$1,103	\$5,589,000
728 12th Street	5	6	\$1,033	\$5,687,500
521 20th Street	5	5	\$1,071	\$5,698,000
533 18th Street	5	5	\$1,107	\$5,750,000
515 4th Street	5	6	\$1,241	\$5,850,000
427 Palisades Avenue	5	4	\$1,889	\$5,950,000
322 14th Street	6	7	\$1,033	\$6,249,000
722 20th Street	5	6	\$1,295	\$6,498,000
616 24th Street	5	4	\$1,455	\$6,895,000
225 22nd Street	6	8	\$1,082	\$7,295,000
410 Lincoln Blvd	6	7	\$1,116	\$7,489,000
523 7th Street	6	9	\$1,172	\$7,499,000
218 Alta Avenue	4	5	\$1,529	\$7,500,000
332 12th Street	6	8	\$1,152	\$7,549,000
248 24th Street	7	10	\$1,249	\$8,995,000
458 19th Street	6	9	\$1,431	\$9,495,000
1130 Georgina Avenue	6	8	\$1,041	\$10,950,000
1410 Georgina Avenue	6	9	\$1,682	\$12,995,000

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Kate Bransfield CalBRE#01218699.

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Happy President's Day
February 22nd
...and happy birthday to our Presidents born in January and February...

Happy Birthday
President Ronald Reagan
Born February 6, 1911
40th President of the United States

Happy Birthday
President Franklin D. Roosevelt
Born January 30, 1882
32nd President of the United States

Happy Birthday
President George Washington
Born February 11, 1732
1st President of the United States

Happy Birthday
President William Henry Harrison
Born February 9, 1773
9th President of the United States

Happy Birthday
President Abraham Lincoln
Born February 12, 1809
16th President of the United States

A Belated Happy New Year To You!
2021
2022

I am representing qualified buyers who would like to purchase the following:

North of Montana, East of 21st St or College Streets (90403)
Palisades or Brentwood (not up in the hills)
Single Family Home
Minimum 2,500 square feet
Up to \$4,500,000

Santa Monica, Palisades, Brentwood, Venice
Single Family Home
3-5 bedrooms
Maximum 5,500 square feet
Requiring little or no work
Up to \$5,500,000

Please let me know if you, or someone you know, has a match.
Please feel free to call and/ or email.

Oh, by the way, if you, or someone you know, are/is thinking of buying or selling a home, and would appreciate the level of service I provide, I'd love to help. Just give me a call, send me an email, or stop by my office at 1608 Montana Avenue.

My free real estate app
... more accurate and easier to use than Zillow or Redfin.

Here is how my app compares:

- ◆ Zillow & Redfin actively sell your information to other real estate agents and businesses; I would NEVER do that!
- ◆ My app has no ads.
- ◆ My app is private & is a safe space for you to search any neighborhood.
- ◆ My app is small software, 20 MB compared to Redfin's 150MB.
- ◆ Zillow & Redfin pull listings from our MLS but have no incentive to keep their info current.
- ◆ My app IS the real-time MLS (Multiple Listing Service) of and by Realtors™

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17 MARCH
St. Patrick's Day