

Lakewood Gardens Civic Association
Invites you to join us in celebrating

SAINT PATRICK

Friday March 17th
6PM-10PM
Adults only after 8PM

*No gold required for entry
Food \$5-8 | Spirits \$3-5
Raffle and 50/50
Music & Performance*

**4217 Ashworth
EventsLGCA@gmail.com**

NEWS LGCA

MARCH 2023



Jerry Cimino

Estrella Properties

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DRE Lic# 01276687



“Your Lakewood Gardens Neighbor and Realtor”



Are You or Someone You Know Looking to Buy or Sell a Home?



Do you know the **Value** of **Your** Home in today's
Real Estate Market?



Here is a quick fix:



Just scan the following QR code:



or give me a call for a FREE Property Valuation
(562) 822-4288



The inventory of homes currently for sale is very low.



This is Great News for Sellers



I live right here in “The Gardens” and easily available
for **ALL** your Real Estate Needs



Advertise in the LGCA Bulletin Reach all 411 homes in the Lakewood Gardens in our monthly full-color Bulletin. Minimal costs are only \$45, ½ page is \$30, ¼ page is \$20 and 1/8 page is \$10. These prices are perfect for your small (or big) business in the neighborhood. Ads are a great bargain for a full-color, hand-delivered printed ad. Email treasurer4lgca@gmail.com for more information.

Visit us online at www.lgca.info



Super Bowl 2023 was a good time! Good food, good friends and family, good game, and easy set up/clean up!

Thank you to those who joined us and helped make the event a success, and **congratulations** to our Squares winners!

Our next big event will be another good time that you do not want to miss – **St. Patrick's Day**. Again, good food and drinks, with neighbors and friends. Join us and rsvp to EventsLGCA@gmail.com

Make plans to **host an event at the Clubhouse in 2023!** We have reasonable rates, a working kitchen, refrigerator, microwave, tables, chairs, swimming pool and a lot of space. Visit our website www.lgca.info and see information on the "Rentals" tab. We also have rental options for non-LGCA members, so tell your family and friends.

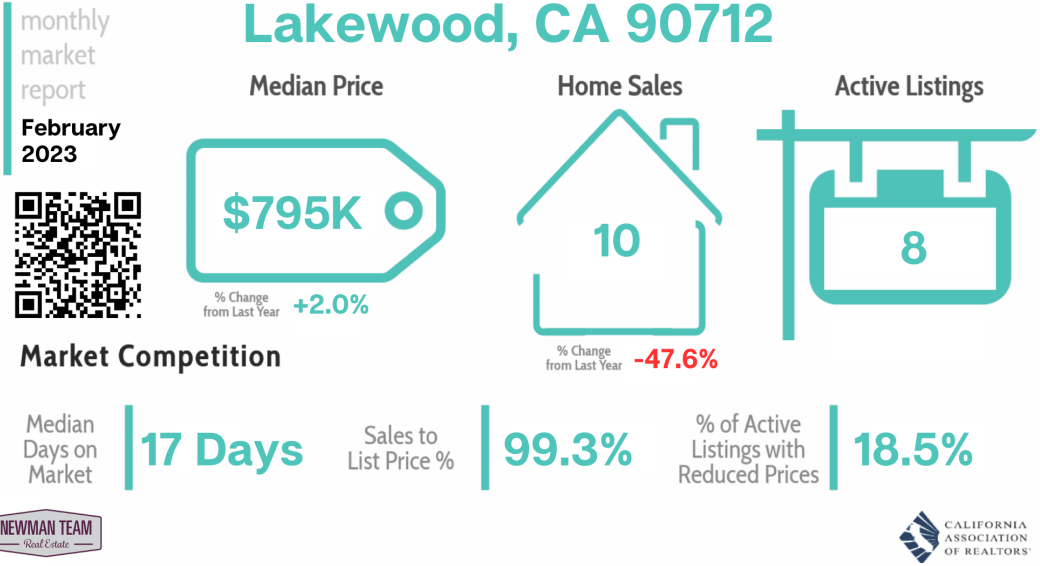
Save the dates and make plans to volunteer at this year's Fireworks Stand.

Choose from set-up, sales, or clean up positions. The stand is open from July 1st through the 4th. Cold beverages and snacks provided for all volunteers. **As a reminder, all sponsored members are required to volunteer at the booth or forfeit their membership.** You can email PresidentLGCA@gmail.com to get on the schedule.

Lakewood Gardens Real Estate Update



What's Going On In Our Local Real Estate Market???



Blair Newman, REALTOR

See What Your Current Home Value Is



Scan the QR code above to find out your current estimated home value based on the closed sales around you. You can also go to...

MyLakewoodHomeValue.com to get your instant home evaluation.

Any questions, let me know. Your home may be worth more than you think!

Buyers: Are you thinking of buying but concerned about interest rates? Let's get in touch and I can show you some things my lender is doing to help buyers concerned with the same thing!

Low Inventory & Increased Interest Rates What's Going On With The Real Estate Market?

It's a great time if you have been considering selling your home for a couple reasons. **First**, inventory of available homes to buy still remains to be low. This means when you sell there is less competition, you're able to maximize on your listing price, and there are less things to get done to your home before you're ready to sell! This also means you may be ready to sell sooner than you think. **Second**, buyers are still buying!! Even with increased interest rates, we have already seen the shift in home sale prices. Prices peaked around May of 2022 and have made their adjustments through the last 8 months. The data I pulled from the MLS above, the average closed sales price is actually 2% higher than this time last year! The amount of homes SOLD is down 47.6% (Because of the limited inventory.) and currently only 8 homes are on the market in 90712. Homes are selling with an average 17 days on the market and closing within 99% of their list price. Buyers are ready to buy and we are seeing serious, well qualified buyers purchasing homes in Lakewood.

So, if you've been thinking about making a move, now's the time to get your house ready to sell. Let's connect so you can learn about buyer demand in our area and the best time to put your house on the market. (562)822-6532



Lakewood Gardens Neighborhood Mega Garage Sales dates for 2023 (ALL STREETS)
Saturday, June 10th and Saturday, October 7th.
So make sure to Save The Dates and we look forward to see you out there. We always have garage sale signs if you need to borrow some before then. Just let us know and we'll get them delivered to you. Call/Text 562-822-6532 or email blair@newmanteam.com



I'm committed to serving Lakewood Gardens in all that I do. I love giving back to the neighborhood and I appreciate your continued support as well. Let me know how I can help any family or friends buy or sell a home this year.

BERKSHIRE HATHAWAY HOMESERVICES
CALIFORNIA PROPERTIES

Blair Newman-REALTOR
(562)822-6532
DRE#01459316



Thinking Of Moving Out of State?
Ask Us How We Can Help You With Your Out Of State Move In 2023.

Check Us Out!

- Facebook.com/BlairNewman
- Instagram.com/BlairNewman
- YouTube.com-Blair Newman
- www.NewmanTeam.com