

LONG BEACH Real Estate CORNER



JANUARY/FEBRUARY 2025

Why Who You Work With Matters in Real Estate

Buying or selling a home is one of the most significant financial decisions you'll ever make, so choosing the right real estate agent isn't just important—it's essential. The agent you work with will guide you through a complex process, negotiate on your behalf, and ultimately impact your success. Let's break down why your choice matters.

Local Expertise and Market Knowledge

The Long Beach real estate market is unique. From beachfront properties to historic neighborhoods like Rose Park, each corner of our city offers distinct opportunities and challenges. An experienced agent knows the market trends, understands what buyers are looking for, and can position your property to attract the right offers—or help you find your dream home.

Our team has 26 years of experience in the Long Beach market and has helped more than 1100 families buy or sell their homes. Whether you're purchasing your first home, investing, downsizing, or upgrading to something bigger, we can help you evaluate your options and navigate the process.

Results That Speak for Themselves

In real estate, track record matters. When you choose an agent, you're not just hiring a person—you're hiring their results. Many of our clients take the time to review us online and refer their friends and family to our team, which means a lot to us. Our team has consistently outperformed out competitors when it comes to the time it takes to sell a



home as well as the listing price to sales price ratio. For the last three years, for example, our team's average time on market for a listing is 9 days and on average, our listings sell for 102.9 percent of the listing price.

A Partner You Can Trust

Real estate is about more than transactions—it's about relationships. A great agent takes the time to understand your goals, answer your questions, and advocate for you at every step. With dedicated customer service, innovative marketing strategies, and a strong network of local connections, we aim to make your experience stress-free and successful.

The Bottom Line

Who you work with matters because your home is more than just a place—it's an investment, a milestone, and a reflection of your future. With the right agent, you'll gain the expertise, dedication, and results you need to reach your goals.

If you're thinking about buying or selling in Long Beach or a surrounding community, let's talk. Contact us today to see how our proven strategies and local expertise can work for you!

**Thinking of Selling
or Buying in 2025?**

Scan this QR code or visit
calendly.com/shannon-sjt
and let's chat about your
plans.



Home Improvement Projects Buyers Will Love

When remodeling your home, it's always important to ask yourself: Am I remodeling for myself or for resale value? If you're remodeling for your own enjoyment and plan to be in the home for many years, then let your heart guide you. However, if you're considering moving within the next five years, it's wise to consider a project's appeal to future buyers as well as potential resale value.

Most home improvement and remodeling projects don't actually increase the value by more than what they cost. However, some projects have a bigger return than others, and that includes minor kitchen refreshes, garage door replacements, or entry door upgrades. Improving curb appeal always helps with resale value and helps decrease your home's time on the market.

Here are some projects you might want to consider if you want to make your home appealing to potential buyers:

Home Office - A home office is high on the list for many homebuyers right now. When buyers are house hunting, they'll want to make sure they can see themselves working in their new space. Consider installing cabinets in a spare room, or turning the guest room into a guest room/office. If you do decide to sell and are staging the home, put a desk in an unused nook. Even if you didn't use it as an office, it will help potential buyers envision themselves working from home in your space.

Attractive and Functional Kitchen - The kitchen is a major factor in most buyer's decisions when looking at a home to purchase. An attractive and functional kitchen will make your home appealing in photos and in person. You might consider minor changes like painting cabinets and adding new cabinet



pulls or knobs or something more serious like opening a wall between rooms or adding an island with seating.

Attractive and Usable Outdoor Space - If you've ever considered installing a deck, or creating an outdoor seating area, now is a great time to tackle that project. Adding lighting, planting flowers and trees can make a huge difference without breaking the bank.

Thinking about making a change? We'd be happy to help you evaluate the resale value and appeal of any projects you are considering. Whether it's this year or five years from now, we're happy to walk-through your home and offer suggestions. There's no cost or obligation. Just give us a call at 562.896.2456.

New ADU Laws for 2025: What You Need to Know



Real estate investment property can help you build wealth and California continues to expand opportunities for accessory dwelling units (ADUs), making it easier for homeowners to build and maintain them. Here's a quick breakdown of key changes for 2025:

1. SB 1211 – More Detached ADUs for Multifamily Properties

This law allows more flexibility in building ADUs for multifamily properties. Local agencies must now approve up to eight detached ADUs on lots with existing multifamily dwellings, compared to the

previous limit of two. Additionally, off-street parking spaces that are removed to accommodate ADU construction no longer need to be replaced.

2. AB 2533 – Amnesty for Noncompliant ADUs Extended

Unpermitted ADUs built before January 1, 2020, are now eligible for permit amnesty, provided they meet health and safety requirements. If permits are denied, local agencies must give homeowners a checklist of issues and allow confidential inspections to help resolve problems.

3. SB 450 – Streamlined SB 9 Lot Splits and Duplex Approvals

SB 450 simplifies the process for urban lot splits and duplex projects under SB 9. Key changes include removing restrictions on demolishing exterior walls, enforcing consistent zoning standards, and mandating application reviews within 60 days.

4. SB 1077 – Coastal Zone ADU Guidance

The California Coastal Commission will issue clearer permitting guidelines by mid-2026 to simplify building ADUs and junior ADUs (JADUs) in coastal areas.

These updates reflect California's push to address housing shortages by making ADU construction and approval more accessible.

Local Spotlight: Fun Date Ideas in Long Beach

Love is in the air! Do you have any Valentine's Day plans yet? Instead of taking your significant other to dinner and a movie, here are some fun options to consider in Long Beach:

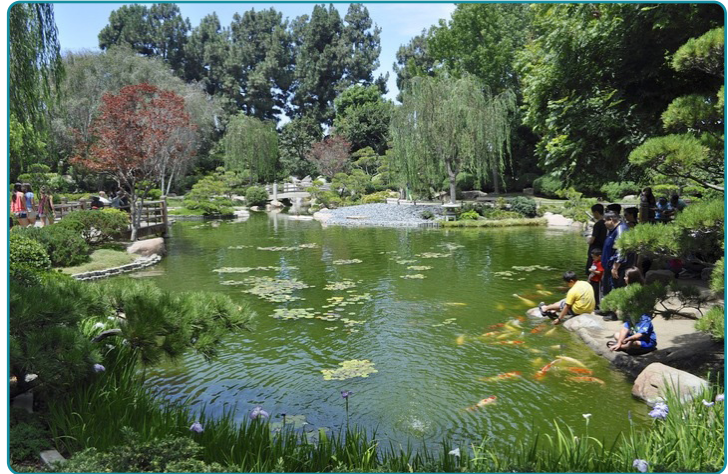
1. Dine and Look at Art - If you're looking for something with a little more spark than your typical wine and dine, check out Claire's at The Museum. Not only is the food delicious, it offers ocean views and is a wonderful way to unwind after browsing the exhibits in the Long Beach Museum of Art. Explore the menu at www.lbma.org/claires/.

2. Experience an Escape Room - For those couples that love a good adventure, Escape Long Beach is the perfect date! Find hidden clues and enjoy the immersive experience of unraveling a mystery. To book your session, visit escapelongbeach.com.



3. Ride a Gondola in Naples - Craving a mini vacation? On this date, you can close your eyes and pretend like you're sailing through the canals of Venice, Italy. Gondola Getaway is a great option and they're offering Valentine's Day specials. Learn more at gondolagetawayinc.com.

4. Take a Pottery Class - Ready to recreate the most romantic scene from Ghost? Here's your chance! All jokes aside, taking a pottery class is a great way to flex your creativity and it's even more fun with your partner. Clay on First offers one-time classes, private classes, multiple-session workshops. Learn more at clayonfirst.com.



5. Visit the Japanese Garden - The Earl Burns Japanese Garden is a serene and pinteresque garden encompassing 1.3 acres on the CSULB campus. Here, you can enjoy a relaxing picnic, feed the koi fish, and relax in the Zen Garden. Reservations are required, book yours at csulb.edu/japanese-garden.

6. Trek Along the Bike Path - The Long Beach Shoreline Bike Path is a 7.3 mile scenic trail that starts in Belmont Shore and ends in Downtown Long Beach. You can either take your own bikes or rent some from Wheel Fun Rentals or Pedal Movement, depending on where you'd like to start from.

Thank You For Your Kind Words And Referrals

Our team was able to help more than 30 families with buying or selling properties in 2024, and we are so grateful to everyone who chose to work with us, refer business to us, and those who took the time to write reviews of us online. Much of our business comes from referrals, or from people who find us online and then check out reviews.

If you would like to share your experience with our team on Google, Yelp or Zillow, we'd appreciate it. You can share your experience here: reviewsjt.phonesites.com or scan the QR code.



SCAN ME



D **Debbie Sheets**
1 review
★★★★★ 3 months ago

The Shannon Jones Team truly is a team. We appreciated the way they worked together to help us purchase our home. Everyone was so nice and so professional. Great experience.



Jo **Jo A**
5 reviews
★★★★★ a month ago

From the initial phone call to the final completion their service was exceptional. Along with their back office team they gave us honest advice and regular updates on the progress of the sale which helped us to understand the process.



Shirley Arceo
8 reviews · 5 photos
★★★★★ 3 months ago

I'm a loyal SJT client, as they are truly an exceptional realtor whom you can trust. I've referred the Shannon Jones Team to family and friends and will continue to do so, because I know my loved ones will be in good hands.



THE SHANNON JONES TEAM

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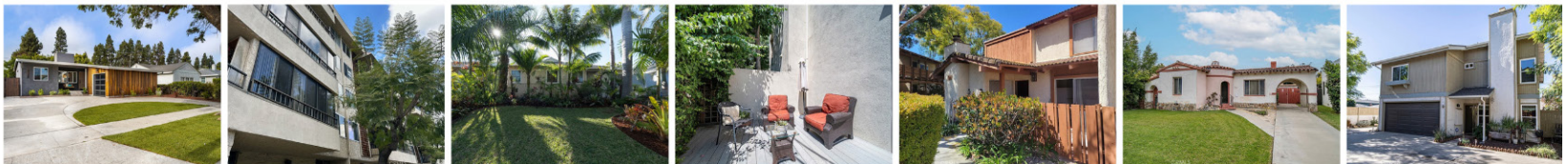
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SOLD IN 2024!

By The Shannon Jones Team



Considering a move in 2025? Give us a call to get started!