

BUYER FIELD NOTES

The 3-Pass Neighborhood Check

Before you fall for a house, drive the block three times.
Here's exactly what I have my buyers look for at each pass,
and two things almost nobody checks at all.

7

AM

The Morning Pass

- Does it feel calm, or is drop-off traffic a fight to get out?
- How does the school and commute flow actually move on a weekday?
- Would this be an easy or stressful way to start your day, five days a week?

3

PM

The Afternoon Read

- Are driveways packed because garages are used for storage, not parking?
- Is street parking tight, or is there room to breathe?
- How loud is it, really, once school and work let out?

9

PM

The Night Walk

- Are porch lights on? Does the block feel lived-in or empty?
- Are people out walking, talking, walking the dog?
- Does it feel like somewhere you'd want to come home to?

A house can look perfect at a 2 PM showing and feel completely different on a Friday night. Do all three passes before you write the offer, not after.

BEYOND THE DRIVE-BY

Two more things I take care of, so you don't have to.

BONUS 01

I pull the real comps myself

I filter to "recently sold," not active listings, active prices are what sellers hope for, not what buyers actually paid. I stay within about a mile and the last 90 days, then I check the county recorder's site too, since it catches off-market and FSBO sales the MLS never sees.

BONUS 02

I cross-check the data before you ever see it

Any single app's neighborhood score can be outdated or too broad, so I pair it with a second source, GreatSchools or Niche for schools, and the city's own public crime map for safety, before I ever hand you a number to make a decision on.



Julia Zonshine

House of Zonshine · Compass · DRE 02246696
@houseofzonshine · @rsrrealestate
juliazonshine@gmail.com · 818-859-0762

I've Got You