



Mr. DW's Home Report

Los Angeles real estate insights with Dwayne Wyatt

OCTOBER 2026

INHERITED AND PROBATE PROPERTY PLANNING

Inherited a Los Angeles Home? Make These Five Decisions Before You List

The goal is to organize authority, costs, condition, and communication before the family commits money or accepts an offer.

CITY OF LOS ANGELES \$1,055,302 median sale price -1.4% year over year 52 average days on market	LOS ANGELES COUNTY \$921,915 median sale price +1.4% year over year 49 average days on market
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Source: Redfin, all home types, three months ending August 2026. These broad figures are not a valuation of a specific property.

Inheriting a home can create both opportunity and pressure. Family members may be dealing with grief, personal belongings, carrying costs, repairs, and different opinions about what should happen next. The strongest first move is not to choose a list price. It is to organize the decision-making process so the family knows who may act, what the property costs to hold, and what selling options are realistic.

1. Confirm who has authority to make decisions. Before signing a listing agreement, approving repairs, or accepting an offer, confirm who is legally authorized to act for the estate, trust, or ownership group. The answer may depend on the deed, trust, will, court appointment, or other estate documents. A qualified probate or estate attorney should address any uncertainty. A real estate professional can then work with the authorized person on the property sale.
2. Build a property file. Gather the deed, mortgage statement, property-tax bill, insurance information, utility records, trust or estate documents, known permits, repair records, and any notices affecting the property. Also identify who has keys, who occupies the home, and whether personal property still needs to be distributed. One organized file reduces delays and makes later conversations with attorneys, escrow, title, and real estate professionals more productive.
3. Calculate the monthly holding cost. Write down the mortgage payment, property taxes, insurance, utilities, gardening, security, association dues, and urgent maintenance. Add any foreseeable cleanout, legal, court, or repair expense. This calculation does not determine whether the family should sell, but it shows the cost of waiting. It also gives the decision-makers a practical basis for comparing an immediate as-is sale with a longer preparation plan.
4. Choose the right condition strategy. Most inherited homes fall into one of three approaches: sell as-is, complete selected work, or fully prepare the property for the open market. As-is can reduce time and upfront spending, but buyers may discount for uncertainty and repairs. Selected preparation can improve presentation without turning the sale into a major renovation. Full preparation may widen buyer appeal, but it requires more time, money, supervision, and agreement among the decision-makers. The correct choice depends on condition, location, budget, authority, and the family's timetable.

FIVE DECISIONS BEFORE LISTING

- 1 Authority**
Confirm who may sign and give instructions.
- 2 Property file**
Gather deed, trust or estate, mortgage, tax, insurance, permit, repair, occupancy, and utility information.
- 3 Holding cost**
Calculate the full monthly cost of waiting.
- 4 Condition plan**
Compare as-is, selected preparation, and full market preparation.
- 5 Communication**
Document who approves pricing, access, repairs, and offers.

TIMELY HOMEOWNER ITEM

Los Angeles County property-tax reminder

The first installment of the annual secured property-tax bill is due November 1 and becomes delinquent after December 10. Confirm the current bill and payment status with the Los Angeles County Treasurer and Tax Collector. If the property is inherited, do not assume the prior tax treatment continues. Proposition 19 rules may affect reassessment and exclusions.

General information only. Consult the County, a qualified attorney, and a tax professional about the specific property.

FEATURED SELLER SERVICE

Inherited Home Property Review

A confidential review of the property condition, likely buyer audience, preparation choices, showing plan, and sale timeline. The review addresses the real estate portion of the decision and does not replace legal, probate, tax, or financial advice.

CALL OR TEXT "INHERITED HOME" TO 323-744-1037

Start with a property review before spending money on repairs.

SOURCES

City of Los Angeles market data: Redfin, Los Angeles Housing Market, three months ending August 2026
<https://www.redfin.com/city/11203/CA/Los-Angeles/housing-market>

Los Angeles County market data: Redfin, Los Angeles County Housing Market, three months ending August 2026
<https://www.redfin.com/county/321/CA/Los-Angeles-County/housing-market>

Proposition 19 general information: California State Board of Equalization, accessed September 25, 2026
<https://www.boe.ca.gov/prop19/>

Property-tax calendar: Los Angeles County Treasurer and Tax Collector, Annual Secured Property Tax Bill
<https://ttc.lacounty.gov/property-tax-yearly-bill/>

Image description: Pacific Playa Realty red palm-tree logo, Dwayne Wyatt headshot, red-black-white layout, Los Angeles market figures, and a five-step inherited-property checklist.

This newsletter provides general real estate information and is not legal, probate, tax, financial, or estate-planning advice. Obtain advice from qualified professionals for your circumstances.