



Encino Woods News

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Your "Eye" On Real Estate
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**Your Encino Woods
Specialist**

 **Tip of the Month:**
The city of Los Angeles is imposing water restrictions from 9am until 4pm. Go to www.lacity.org for complete rules and restrictions.

State of the Valley Housing Market

As I've been saying all along, real estate is local and can vary from city to city. The valley as a whole has been holding up fairly well and we've seen a large jump in sales and pending sales. While inventory levels are dropping slightly. What's most interesting in my opinion is that the largest portion of sales are occurring on properties under \$600,000 whereas last year in July the bulk of sales were in the \$600,000-\$800,000 range. This skews the median sales price as a year ago more homes were selling in higher price ranges. For complete statistics, please go to my website www.jodiefrancisco.com and click on information then on the left navigation click on sales statistics.

Hot Properties

Just Listed

5019 Gaviota 5+6 (5200 sq ft)	\$2,350,000
5167 Gaviota 7+8 (6200 sq ft)	\$2,299,000
16757 Morrison 4+3 (2391 sq ft)	\$890,000

Just Sold/Pending

16120 Hartsook 5+4 (2946 sq ft)	\$1,095,000 pending
4968 Noeline 4+3 (2661 sq ft)	\$1,225,000 pending

If your home is currently listed this is not intended as a solicitation. Information from CrisNet MLS or public records and does not necessarily represent sales of Prudential Calif. Realty or Jodie Francisco