



# Encino Woods News

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

## A look at Encino Real Estate

There are currently 109 single family homes for sale, starting at \$376,500 for a 2+1 and the high is \$5,495,000. There were 49 closed sales in July with a high sales price of \$3,200,000 and a low of \$407,260. The average sales price was \$1,037, 230 and average days on the market was 41. Although inventory is rising, there is still a shortage of homes. If you're thinking about selling please give me a call so I can do a detailed analysis for you.

### *Hot Properties*

#### **Just Sold/Pending**

4909 Libbit 5+4.5 (3528 sq ft)	\$1,199,000 pending
16346 Moorpark 3+2.5 (2211 sq ft)	\$929,000 pending
16502 Hartsook 3+2.5 (2040 sq ft)	\$780,000 sold
15801 Moorpark 3+2.5 (2065 sq ft)	\$960,000 sold
4958 Edgerton 4+3 (2331 sq ft)	\$1,045,000 sold
5034 Noeline 4+4 (2615 sq ft)	\$1,155,000 sold
4937 Hayvenhurst 6+4 (4200 sq ft)	\$1,465,000 sold

 **Tip of the Month:**  
**L'shana Tovah Tikatevu**  
Wishing all who celebrate a sweet and happy and healthy new year!

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SS denotes Short Sale