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## 2016 Market Update

I am expecting the market to continue to be good for both buyers and sellers, there is still a lack of inventory and homes that are priced correctly will sell very quickly. I was surprised over the holidays when I listed a home 2 weeks before Christmas and sold it in one day for \$200,000 more than the asking price. If you're thinking about selling please call me for a complementary market analysis and I can show you how my listings sell quickly and for over the asking price!

**Your Encino Woods  
Specialist**

 **Tip of the month: Our senior lead is holding neighborhood watch updates the 2nd Tuesday of the month at 7pm at the west valley police department. They will not be coming to our neighborhood meetings anymore.**

### *Hot Properties*

#### **Just Listed**

4941 Edgerton 3+3 (2112 sq ft) \$1,095,000

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

5192 Gloria 2+2 (1417 sq ft)	\$450,000 sold
16439 Otsego 2+2 (2005 sq ft)	\$870,000 sold
5189 Gloria 3+3 (1970 sq ft)	\$922,500 sold
5198 Brian Lane 4+3 (2677 sq ft)	\$976,000 sold
5000 Noeline 4+3 (2183 sq ft)	\$1,106,800 sold
16411 Otsego 2+4 (2245 sq ft)	\$1,155,000 sold
5040 Hayvenhurst 6+5.5 (5785 sq ft)	\$2,198,000 sold



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