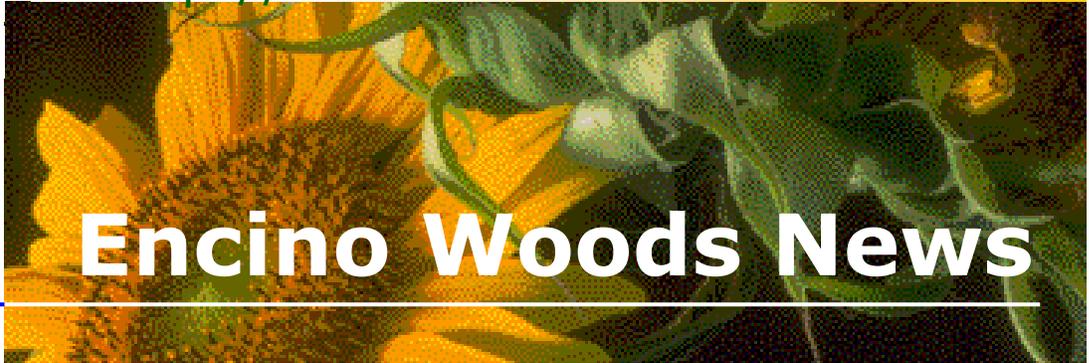


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Encino Woods News

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Tip of the Month: If your trash containers are damaged you can request replacements by either calling 800-773-2489 or go online at http://www.lacity.org/san/solid_resources/refuse/service_request.htm and request a replacement there.

Is California Real Estate Near a Bottom?

Tighter inventory and two consecutive months of home-price gains suggest it might be, but unemployment fears remain a factor California was one of the first states to enter the housing downturn. Could it be one of the first to recover? First-time home buyers and investors are jumping to take advantage of state and federal tax incentives, low interest rates, and prices that are more affordable than they have been in many years. California's median home price climbed in April on a monthly basis for the second straight month. That hasn't happened since August 2007, the California Association of Realtors reported on May 28. Home sales in April rose 49% compared with April 2008. **Business Week, May 28, Real Estate News.**

Hot Properties

Just Listed

5100 Libbit 4+3 (2698 sq ft)	\$995,000
4945 Hayvenhurst 4+4.5 (3419 sq ft)	\$1,295,000
4939 Hayvenhurst 3+2 (1480 sq ft)	\$710,000
4916 Noeline 2+3 (2156 sq ft)	\$749,000

Just Sold/Pending

4973 Noeline 3+2 (2402 sq ft)	\$850,876 pending
16401 Otesego 4+3 (3010 sq ft)	\$1,039,000 pending
15512 Huston 3+2 (1689 sq ft)	\$700,000 sold
5180 Gaviota 3+2 (1639 sq ft)	\$595,000 sold
5049 Gaynor 3+3 (1436 sq ft)	\$644,999 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 SS denotes Short Sale DRE License # 01330628