




Encino Woods News

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Encino Home Sales for 2011

In 2011, there were 330 single family homes sold in Encino. This compares with 334 in 2010. The high sale of the year was \$5,200,000 and the low was 225,000. In 2010 the high was \$4,550,000 and the low was \$220,000. The average days on market was 96 days, compared to 83 in 2010. The average sales price was \$944,897 and in 2010 it was \$941,636. The median price was \$780,000, and in 2010 it was \$725,722. This is where half the homes sold above or below. All in all it would appear that Encino home values are holding their own. This information comes from Cris-Net the regional MLS.

**Your Encino Woods
Specialist**

Tip of the Month:
 Please pick up after your pets. I walk my dog every day and I can't tell you how many people don't pick up their pets business! Please be respectful of your neighbors and neighborhood! Thank you!

Hot Properties

Just Listed

4961 Odessa 3+3 (2025 sq ft) \$795,000

Just Sold/Pending

4918 Libbit 3+2 (2094 sq ft) \$575,000 sold
16656 Magnolia 3+2 (1292 sq ft) \$460,000 sold
5085 Gloria 4+4 (2609 sq ft) \$760,000 sold ss
5040 Rubio 3+3 (1863 sq ft) \$645,000 sold



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