



# Encino Woods News

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## Some Market Data

Everyone is always asking how the market is, and what's going on. The media sometimes paints a picture of doom and gloom. The market in the valley today is definitely different than a year ago. There is more inventory and less sales. It's a natural supply and demand situation. According to the latest Dataquick information, in 91436, the median sales price is down 16.7% and sales are off 25% from June 2006 (28 vs 21 in 2007). The median price is the number where 1/2 of all sales occur, so it can be misleading if there are more sales below the median price or more sales above. For June 2007 the median price in 91436 was \$1,125,000. Not bad considering in 2005 the median price for the entire valley was \$569,208!

**Your Encino Woods Specialist**



### Tip of the Month:

Vacation checklist: Have mail and newspapers stopped, unplug small appliances, set house lights with a timer, set timer on sprinklers and have someone check the house periodically.

## Hot Properties

### Just Listed

16502 Hartsook 3+2.5 (2040 sq ft)	\$899,900
4912 Dempsey 5+4.5 (3234 sq ft)	\$1,379,000

### Just Sold/Pending

5156 Gloria 4+3.5 (3616 sq ft)	\$999,000 pending
4916 Swinton 3+2 (1874 sq ft)	\$825,000 sold
4825 Collett 3+3(2088 sq ft)	\$895,000 sold

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 John Aaroe or Jodie Francisco