

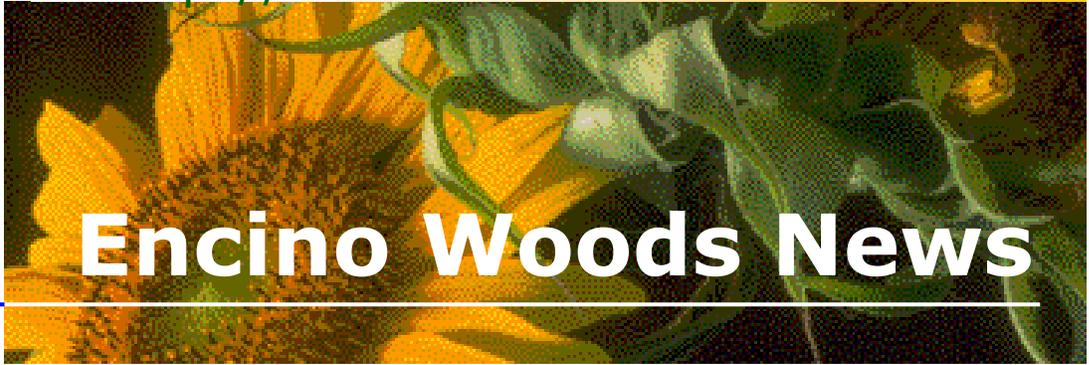
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# Encino Woods News

## The market is bouncing back!

A recent article in the LA Times showed that the median price in California jumped 20% in May from a year earlier. If we take a look at our neighborhood, there have been 18 sales since the beginning of the year, 10 closed below \$900,000 and 8 closed over \$900,000. This is in the Thomas Bros grids of 561 E3 and 561 F3. A year ago most sales were occurring in the under \$500,000 price range. There are a few more properties set to close in the next month or so around \$1,000,000 as well. There is a definite shortage of homes for sale in the \$800,000-1,100,000 price range and there are a lot of buyers out there looking. If you are thinking about selling, give me a call and we can look at what your home might sell for in today's market.

**Your Encino Woods Specialist**



**Tip of the Month:**  
I spotted a raccoon in my yard the other night...so be sure that your pet doors and crawl space access are secured so that critters can't get in or under your home. Also check your chimney's mortar joints and chimney cap or screen. Apparently raccoons like to nest in chimney's! Finally, don't leave pet food outside.

## Hot Properties

### Just Listed

16513 Otsego 4+4 (3203 sq ft)      \$1,095,000

### Just Sold/Pending

4976 Odessa 3+3 (1969 sq ft)      \$3,300 Leased

4916 Noeline 3+2 (2156 sq ft)      \$999,000 pending

5025 Gerald 4+4 (2739 sq ft)      \$812,500 sold

5080 Gaviota 4+3 (2746 sq ft)      \$857,000 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 Calif. Realty or Jodie Francisco SS denotes Short Sale