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Encino Woods News

There are a lot of scammers out there...

There is a settlement going into effect this summer affecting how real estate transactions are handled. The media has sensationalized it and there are a lot of rumors and untruths being told. Prices are not coming down and commissions are not going away. Commissions always have and always will be negotiable. The sellers are still allowed to offer compensation to the buyers agent, they just can no longer make that offer via the Multiple Listing Service. And buyers will now have to have a written representation agreement with their agent, before they can go look for properties. If someone tells you differently then I would question their experience and their motivation.

Your Encino Woods Specialist

Tip of the month:

If you are going out of town, be sure to set your alarm and cameras and make sure you know how to use them when you are away. Also, make sure to let your neighbors know and don't allow your trash cans to sit out for days!

Hot Properties

Just Listed

7913 Lasaine 2+1 (1029 sq ft) \$679,000

Just Sold/Pending

- 4783 Firmament 3+2 (1480 sq ft) \$1,370,000 sold
- 5005 Rubio 4+3.5 (2595 sq ft) \$1,595,000 sold
- 5116 Gaviota 6+5 (3878 sq ft) \$2,417,075 sold
- 5070 Gloria 5+5 (3807 sq ft) \$2,800,000 sold
- 15754 Morrison 5+5.5 (4300 sq ft) \$3,500,000 sold
- 16765 Addison 5+5.5 (4808 sq ft) \$4,200,000 sold

 www.facebook.com/EncinoWoods

If your home is currently listed this is not intended as a solicitation. Information from public records or CRMLS as of 7/25/2024 and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.