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**Your Encino Woods
Specialist**

The market is rebounding!

Standard & Poor's reported that its S&P/Case-Shiller U.S. National Home Price index of real-estate values increased this past quarter over the first quarter of 2009, the first quarter-on-quarter increase in three years. Its index of 20 major cities also rose for the three months ended June 30 over the three months ended May 31, with only hard-hit Detroit and Las Vegas experiencing declines. The week before that, the National Association of Realtors reported that sales volume of existing homes was up 7.2% in July from June.

In short, the data suggest that real-estate prices hit a bottom some time during the second quarter, and have now begun to rise. There's no way to be certain that this marks the end of the long, painful correction that followed the real-estate bubble, but clearly prices are no longer in free-fall. That means if you've been sitting on the fence, it's time to act!

Hot Properties

Just Sold/Pending

- 16221 Moorpark 4+2 (1982 sq ft) \$630,000 pending
- 16117 Otsego 3+3 (2438 sq ft) \$805,000 sold
- 4916 Noeline 3+2 (2156 sq ft) \$655,000 sold
- 4926 Gloria 5+5 (5001 sq ft) \$1,534,000 sold
- 5100 Libbit 4+3 (2698 sq ft) \$855,000 sold
- 4945 Hayvenhurst 4+4.5 (3419 sq ft) \$1,140,000 sold
- 16518 Otsego 5+4 (3313 sq ft) \$715,000 sold

 **Tip of the Month:**
Daylight savings time ends on Nov. 1. Set your clocks back 1 hour on Saturday night/Sunday Morning.

If your home is currently listed this is not intended as a solicitation.
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SS denotes Short Sale