



Jodie Francisco
Your "Eye" On Real Estate
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Encino Woods News

Do you know what your home is worth?

Recent appreciation in the Southern California real estate market, has shown tremendous gains in appreciation, and it doesn't look like it will slow down any time in the near future. The median price of a single-family home in California will reach a new record again next year, while sales will decline from this year's record setting pace, according to the California Association of REALTORS® "2004 Housing Market Forecast" released on October 2, 2003

The median home price in California will increase 13.0 percent to \$414,100 in 2004 compared to \$366,450 this year, while sales for 2004 are projected to reach 548,500 units, falling 4.5 percent compared to 2003. The double-digit gain in the median price of a home, which California has experienced for the past 4 years, will again be fueled by the continuing shortage of housing across much of the state, according to C.A.R. economists.

If you've been thinking about selling your home, call Jodie today for your free market analysis.

Hot Properties

4980 Noeline	4+4	\$845,000	Sold
5011 Noeline	4+3	\$799,000	Pending
5053 Valjean	3+3	\$1,049,000	Pending
4912 Libbit	3+2.5	\$789,000	New
5015 Libbit	3+1.5	\$680,000	Active

Don't forget to **fall** behind on October 25, 2003. Set your clocks back one hour. It's also a good time to check your batteries and smoke detectors!

If your home is currently listed this is not intended as a solicitation. Information from CrisNet MLS and does not necessarily represent sales of Prudential John Aaroe or Jodie Francisco

