

Encino

Encino Market Stats

Year	Active Listings	Closed Sales	Closure Rate
2013	765	446	58.3%
2014	731	424	58.0%
2015	895	472	52.7%
2016	883	477	54.0%
2017	853	483	56.6%
2018	730	317	43.4%
2019	768	338	44.0%
2020	671	327	48.7%
2021	607	397	65.4%
2022	561	307	54.7%
2023	609	240	39.4%
2024	645	228	35.3%
2025	691	230	33.3%

2013 – Top 20 Closed Sales

16230 Bertella Dr — \$5,550,000
 17441 Weddington Street — \$3,925,000
 4570 Charmion Lane — \$3,560,000
 5810 Louise Avenue — \$3,549,000
 3830 Hayvenhurst Drive — \$3,312,000
 16032 Valley Vista Boulevard — \$3,312,000
 16709 Ashley Oaks — \$3,303,000
 16645 Huerta Road — \$3,300,000
 4529 Densmore Avenue — \$3,250,000
 17455 Rancho Street — \$3,200,000
 16558 Bosque Drive — \$3,150,000
 16519 Valley Meadow Place — \$3,100,000
 16671 Ashley Oaks — \$3,010,000
 4564 White Oak Avenue — \$3,000,000
 15611 Vandorf Place — \$2,900,000
 3965 Valley Meadow Road — \$2,895,000
 15837 Royal Oak Road — \$2,725,000
 15958 High Knoll Road — \$2,600,000
 17110 McCormick Street — \$2,600,000
 16231 Meadowridge Way — \$2,510,000

2014 – Top 20 Closed Sales

15640 Woodvale Road — \$5,700,000
 4630 Encino Avenue — \$5,550,000
 4661 White Oak Avenue — \$5,033,790
 4401 Haskell Avenue — \$4,877,000
 17948 Boris Drive — \$4,325,000
 15537 Valley Vista Boulevard — \$4,272,508
 4564 Petit Avenue — \$4,200,000
 5069 Chicopee Avenue — \$4,150,000
 16201 Meadowridge Way — \$4,055,000

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4645 White Oak Avenue — \$3,900,000
16020 Valley Vista Boulevard — \$3,540,000
4784 Yarmouth Avenue — \$3,525,000
16348 Amota Court — \$3,475,000
16654 Ashley Oaks — \$3,366,000
3854 Valley Meadow Road — \$3,335,000
17240 Palora Street — \$3,295,000
4835 Oak Park Avenue — \$3,180,000
4555 Densmore Avenue — \$3,125,000
4839 Oak Park Avenue — \$3,100,000
3848 Alonzo Avenue — \$2,900,000

2015 – Top 20 Closed Sales

16133 High Valley Place — \$6,300,000
4875 Louise Avenue — \$5,770,000
16187 Royal Oak Road — \$5,450,000
15640 Woodvale Road — \$5,337,000
4840 Encino Avenue — \$4,740,000
3970 Archdale Road — \$4,725,000
4551 Dempsey Avenue — \$4,550,000
3815 Valley Meadow Road — \$4,475,000
16760 Bajo Road — \$4,335,000
4601 Charmion Lane — \$4,280,000
16700 Bajo Court — \$4,260,000
5356 Encino Avenue — \$3,950,000
17136 Weddington Street — \$3,850,000
16185 Woodvale Road — \$3,778,888
3926 Ballina Drive — \$3,699,000
16122 Valley Meadow Road — \$3,625,000
4510 Encino Avenue — \$3,450,000
16010 Valley Vista Boulevard — \$3,410,000
5011 Woodley Avenue — \$3,400,000
3920 Sapphire Drive — \$3,395,000

2016 – Top 20 Closed Sales

4411 Noeline Avenue — \$7,950,000
4849 Encino Avenue — \$6,512,000
5220 Encino Avenue — \$6,300,000
16188 Royal Oak Road — \$5,955,000
5351 Encino Avenue — \$5,925,000
3901 Valley Meadow Road — \$5,460,000
4711 S Balboa Avenue — \$4,746,000
5321 Amestoy Avenue — \$4,300,000
16066 Huerta Road — \$4,300,000
4431 Firmament Avenue — \$4,250,000
5317 Andasol Avenue — \$4,240,000
17425 Weddington Street — \$4,200,000
17067 Encino Verde Place — \$4,150,000
16598 Bosque Drive — \$4,032,000
16659 Ashley Oaks — \$4,009,075
17647 Bellinda Street — \$3,995,000
4720 Yarmouth Avenue — \$3,950,000
4840 Encino Avenue — \$3,950,000

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16200 Quemada Road — \$3,900,000
17217 Otsego Street — \$3,900,000

2017 – Top 20 Closed Sales

17085 Rancho Street — \$8,253,000
15967 Valley Vista — \$6,995,000
4136 Hayvenhurst Drive — \$6,995,000
4546 White Oak Avenue — \$6,550,000
15711 Royal Oak Road — \$6,400,000
17310 Rancho Street — \$6,250,000
5342 Shoshone Avenue — \$6,000,000
4519 Densmore Avenue — \$5,700,000
15701 Royal Oak Road — \$5,699,000
16001 Woodvale Road — \$5,592,000
16701 Bajo Court — \$5,500,000
4389 Oak Park Avenue — \$5,300,000
5340 Valley Vista — \$5,300,000
15960 Woodvale Road — \$5,200,000
16564 Strawberry Drive — \$5,167,500
3925 Archdale Road — \$5,050,000
4267 Valley Meadow Road — \$4,995,000
5255 Encino Avenue — \$4,950,000
4540 Encino Avenue — \$4,825,000
5252 Amestoy Avenue — \$4,775,000

2018

4425 Haskell Ave - \$10,650,000
16174 Woodvale Road - \$8,500,000
16780 Oak View Dr - \$7,250,000
4527 Haskell Ave - \$7,000,000
4004 Hayvenhurst Dr — \$6,937,000
4322 Hayvenhurst Ave — \$6,585,000
17211 Rancho St — \$6,000,000
16810 Bajo Rd — \$5,045,000
4530 Libbit Ave — \$5,000,000
15941 Skytop Rd — \$4,762,500
3965 Valley Meadow Rd — \$4,746,000
16101 Royal Mount Dr — \$4,500,000
4462 Harper Way — \$4,450,000
5410 Louise Ave — \$4,387,500
17641 Meadowgate Rd — \$4,300,000
17201 McCormick St — \$4,060,000
4550 Encino Ave — \$4,000,000
5356 Encino Ave — \$3,950,000
4143 Hayvenhurst Dr — \$3,900,000
17611 Weddington St — \$3,840,000

2019

16144 High Valley Pl — \$10,800,000
4701 Balboa Ave — \$8,995,000
3822 Green Vista Dr — \$7,950,000
4379 Firmament Ave — \$7,595,000

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16033 Valley Vista Blvd — \$7,500,000
4421 Haskell Ave — \$6,500,000
4279 Noeline Ave — \$5,650,000
4430 Hayvenhurst Ave — \$5,500,000
5252 Amestoy Ave — \$5,300,000
5301 Amestoy Ave — \$5,195,000
4267 Valley Meadow Rd — \$5,175,000
4525 Libbit Ave — \$4,995,000
15715 Woodvale Rd — \$4,933,500
4717 Encino Ave — \$4,885,000
5142 Encino Ave — \$4,850,000
17405 Comstock Pl — \$4,800,000
5212 Aldea Ave — \$4,700,000
5240 Genesta Ave — \$4,650,000
16036 Valley Meadow Pl — \$4,500,000
16656 Oldham St — \$4,425,000

2020

16801 Oak View Dr — \$8,625,000
17211 Rancho St — \$8,575,000
16564 Adlon Rd — \$7,500,000
4639 Balboa Ave — \$7,200,000
3772 Caribeth Dr — \$6,500,000
16766 Bosque Dr — \$6,500,000
4511 Hayvenhurst Ave — \$6,490,000
4349 Clear Valley Dr — \$5,850,000
15930 Woodvale Rd — \$5,400,000
5266 Amestoy Blvd — \$5,325,000
17070 Rancho St — \$5,250,000
16908 Bosque Dr — \$5,200,000
17173 Strawberry Dr — \$5,000,000
16866 Moncrest Dr — \$5,000,000
4626 Encino Ave — \$4,895,000
5504 Valjean Ave — \$4,695,000
4634 White Oak Ave — \$4,589,000
4727 Alonzo Ave — \$4,580,000
4317 Andasol Ave — \$4,495,000
3217 Andasol Ave — \$4,360,000

2021

3904 Valley Meadow Rd — \$15,200,000
3950 Royal Oak Pl — \$13,750,000
3951 Royal Oak Pl — \$10,530,000
16133 High Valley Pl — \$9,225,000
4848 Encino Ave — \$9,200,000
16836 Marmaduke Pl — \$8,695,000
16174 Woodvale Rd — \$8,240,000
3857 Hayvenhurst Dr — \$8,100,000
16701 Bajo Ct — \$7,975,000
4670 Balboa Ave — \$7,100,000
4519 Haskell Ave — \$7,000,000

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16766 Bosque Dr — \$6,800,000
15537 Valley Vista Blvd — \$6,225,000
16102 Sandy Ln — \$6,200,000
15640 Woodvale Rd — \$6,000,000
15503 Meadowgate Rd — \$5,950,000
5412 Aldea Ave — \$5,895,000
17970 Rancho St — \$5,850,000
3457 White Rose Way — \$5,700,000
3924 Sapphire Dr — \$5,625,000

2022

4411 Noeline Ave — \$16,000,000
4201 Royal Oak Pl — \$14,000,000
4565 Encino Ave — \$12,512,500
15825 Woodvale Rd — \$10,500,000
16187 Royal Oak Rd — \$8,512,500
4525 Comber Ave — \$8,512,500
4042 Strawberry Pl — \$7,995,000
4421 Haskell Ave — \$7,825,000
5060 Gloria Ave — \$7,623,500
4546 White Oak Ave — \$7,504,325
16810 Bajo — \$7,150,000
5338 Ostrom Ave — \$6,995,000
16281 Dorilee Ln — \$6,750,000
15901 Royal Oak Rd — \$6,600,000
4050 Contera Rd — \$6,550,000
4541 Comber Ave — \$6,412,500
4544 Woodvale Ave — \$6,325,000
16739 Octavia Pl — \$6,150,000
4504 Petit Ave — \$5,649,997
4651 Louise Ave — \$5,600,000

2023

15930 Woodvale Rd — \$17,500,000
4125 Royal Crest Pl — \$11,500,000
4509 Noeline Ave — \$9,760,000
4442 Estrondo Dr — \$8,696,512
17421 Magnolia Blvd — \$8,400,000
4421 Haskell Ave — \$8,000,000
4501 Hayvenhurst Ave — \$7,550,000
4611 Balboa Ave — \$7,250,000
5321 Oak Park Ave — \$6,500,000
17140 Oak View Dr — \$6,450,000
5330 Amestoy Ave — \$6,400,000
4519 Densmore Ave — \$6,240,000
15547 Valley Vista Blvd — \$6,210,000
4130 Hayvenhurst Ave — \$6,000,000
17655 Karan Dr — \$5,900,000
4775 Yarmouth Ave — \$5,850,000
3240 Meadowview Pl — \$5,825,000
15715 Woodvale Rd — \$5,760,000

Encino

4516 Comber Ave — \$5,500,000
16122 Valley Meadow Pl — \$5,420,000

2024

3904 Valley Meadow Rd — \$17,125,000
3818 Green Vista Dr — \$15,150,000
15820 Royal Oak Rd — \$11,644,550
4425 Haskell Ave — \$11,625,000
15970 Royal Oak Rd — \$9,995,000
4111 Valley Meadow Rd — \$9,000,000
15824 Valley Vista Blvd — \$8,000,000
17228 Otsego St — \$6,795,000
4508 Haskell Ave — \$6,750,000
4527 Haskell Ave — \$6,700,000
16695 Ashley Oaks — \$6,446,750
16016 Woodvale Rd — \$6,359,000
5804 Valjean Ave — \$6,300,000
3462 White Rose Way — \$6,100,000
17150 Otsego St — \$6,025,000
17300 Rancho St — \$5,149,000
17625 Weddington St — \$4,999,000
17425 Weddington St — \$4,999,000
17622 Weddington St — \$4,999,000
17622 Weddington St — \$4,999,000

2025

17321 Rancho St — \$15,250,000
3928 Hayvenhurst Dr — \$12,125,000
4830 Louise Ave — \$11,815,000
4254 Hayvenhurst Ave — \$7,943,000
4445 Firmament Ave — \$7,600,000
5301 Amestoy Ave — \$7,350,000
17528 Rancho St — \$7,125,000
3369 Alana Dr — \$6,560,000
5255 Amestoy Ave — \$6,350,000
5060 Gloria Ave — \$6,100,000
5412 Aldea Ave — \$6,050,000
18405 Sweet Elm Dr — \$5,850,000
5159 Amestoy Ave — \$5,850,000
17173 Strawberry Dr — \$5,725,000
17441 Weddington St — \$5,627,000
16254 Mandalay Dr — \$5,149,000
16277 Bosque Dr — \$5,015,000
17012 Escalon Dr — \$5,000,000
4143 Hayvenhurst Dr — \$4,955,000
4476 Libbit Ave — \$4,950,000

Encino

Median List Price	Median Sold Price	Min Price Sold	Max Price Sold	Avg List Price	Avg Sold Price
\$874,000.00	\$870,000.00	\$299,000.00	\$5,550,000.00	\$1,062,218.00	\$1,048,817.00
\$1,049,995.00	\$1,037,500.00	\$335,000.00	\$5,700,000.00	\$1,244,815.00	\$1,224,429.00
\$1,176,975.00	\$1,147,500.00	\$405,000.00	\$6,300,000.00	\$1,383,900.00	\$1,347,448.00
\$1,295,000.00	\$1,280,000.00	\$485,000.00	\$7,950,000.00	\$1,538,286.00	\$1,502,357.00
\$1,299,868.00	\$1,300,000.00	\$150,000.00	\$8,253,000.00	\$1,745,974.00	\$1,704,640.00
\$1,497,000.00	\$1,450,000.00	\$530,000.00	\$10,650,000.00	\$1,824,685.00	\$1,782,297.00
\$1,799,000.00	\$1,432,500.00	\$515,000.00	\$10,800,000.00	\$2,231,834.00	\$1,858,363.00
\$1,799,000.00	\$1,565,000.00	\$280,000.00	\$17,495,000.00	\$2,443,016.00	\$1,970,917.00
\$1,982,500.00	\$1,850,000.00	\$650,000.00	\$15,200,000.00	\$3,351,874.00	\$2,306,938.00
\$2,419,000.00	\$2,200,000.00	\$755,000.00	\$16,000,000.00	\$3,366,447.00	\$2,680,603.00
\$2,849,000.00	\$2,094,500.00	\$740,000.00	\$17,500,000.00	\$3,664,362.00	\$2,689,347.00
\$2,735,000.00	\$2,224,425.00	\$470,000.00	\$17,125,000.00	\$3,596,948.00	\$2,749,474.00
\$2,599,000.00	\$2,128,000.00	\$650,000.00	\$15,250,000.00	\$3,704,171.00	\$2,653,384.00

Encino

DOM Closed	Avg \$/Sq.Ft.	Sale/List %	Total Sold Volume
58	\$394.54	98.74%	\$467,772,358.00
64	\$440.18	98.36%	\$519,157,701.00
61	\$461.30	97.37%	\$635,995,453.00
66	\$499.45	97.66%	\$716,624,188.00
60	\$517.56	97.63%	\$823,341,268.00
57	\$562.82	97.68%	\$564,988,095.00
57	\$567.20	96.75%	\$628,126,649.00
35	\$608.30	97.64%	\$644,489,804.00
27	\$688.39	100.40%	\$915,854,532.00
24	\$831.45	100.82%	\$822,945,001.00
36	\$777.82	96.29%	\$645,443,298.00
37	\$788.83	96.83%	\$626,880,001.00
42	\$794.73	97.07%	\$610,278,822.00