

MARKET INSIDER REPORT

# NORTHRIDGE HOMES

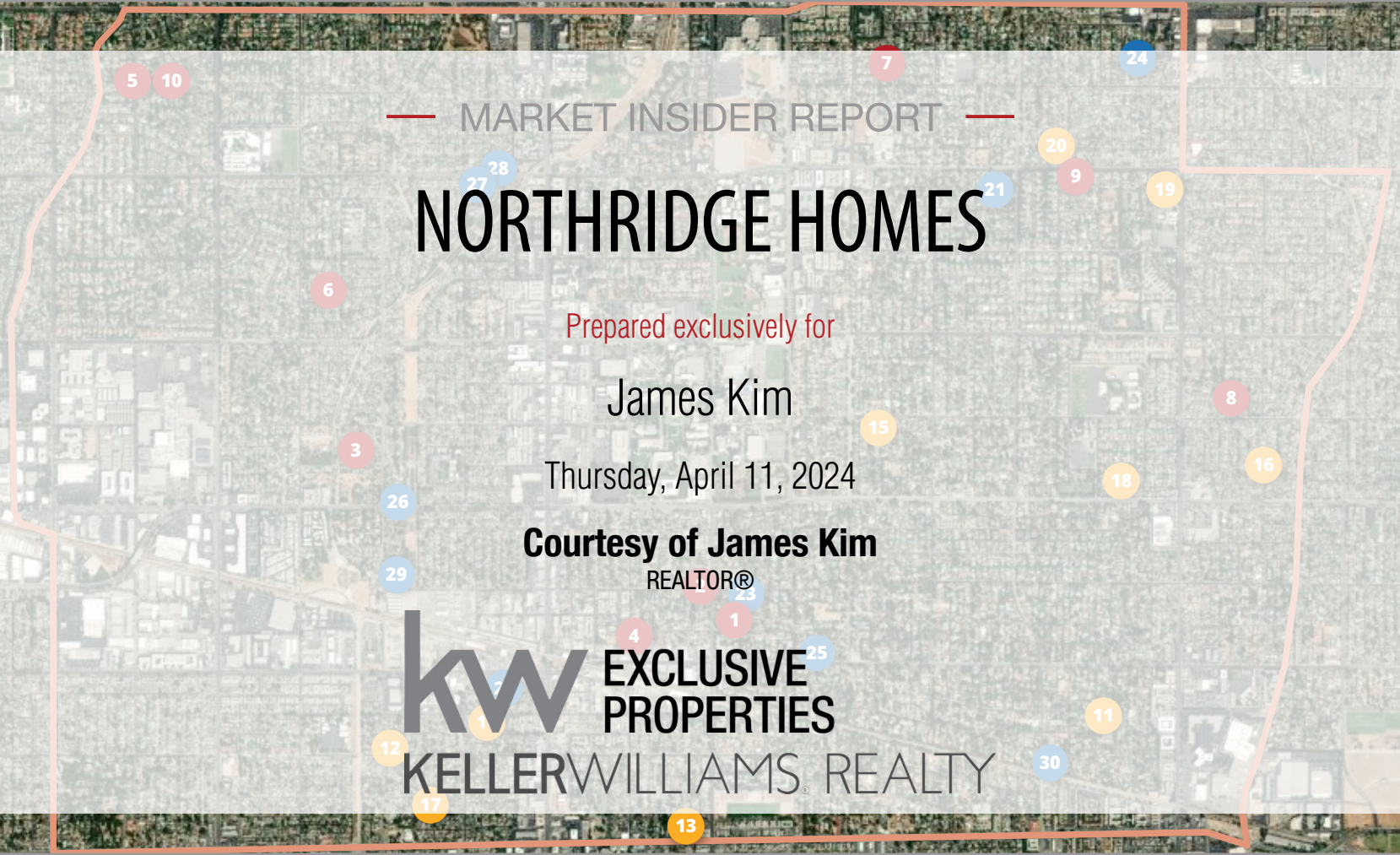
Prepared exclusively for

James Kim

Thursday, April 11, 2024

**Courtesy of James Kim**

REALTOR®



# NORTHRIDGE HOMES

## MARKET SNAPSHOT

The Northridge area has had the median sale price increase by 6.3% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

**\$3,000,000**

Sold on March 03, 2024

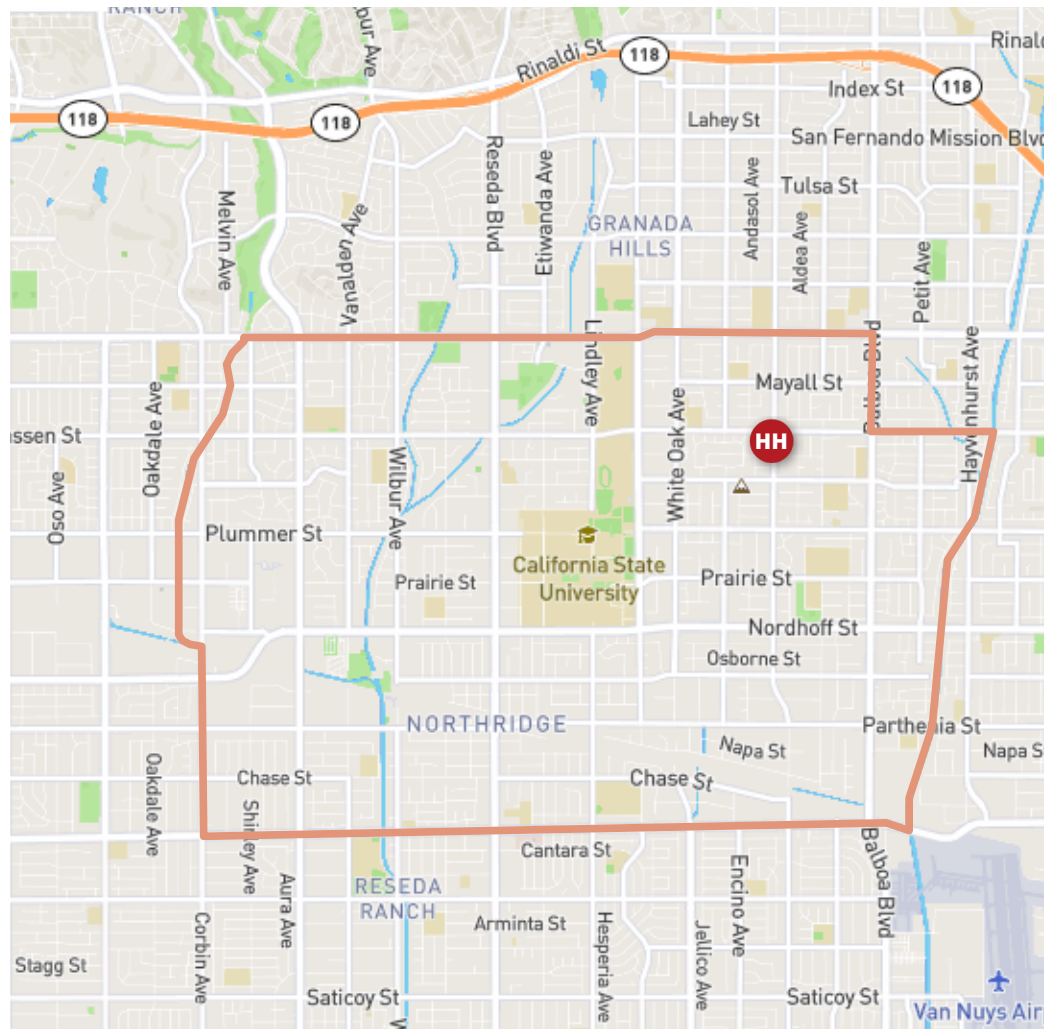
Average sale price of Homes

**\$1,210,330**

Median sale price of Homes

**\$1,128,000**

↑ **Up 6.3% since  
March 2023**



# NORTHRIDGE HOMES MARKET PERFORMANCE

The number of Northridge individual home sales decreased by 23% in this period, with 250 sold vs 325 in the previous 12 months.



Recently Sold  
Homes: 253



Currently Active  
Homes: 30



Currently Pending  
Homes: 27



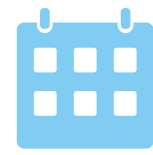
Total Individual Homes in Area  
Individual Homes: 10,601



12 Month Turn Over Rate  
Homes: 2.4%



Average Days on Market  
Homes: 30



Average Years in Home  
Homes: 15

# NORTHRIDGE HOMES

## AVERAGE PRICES

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As of April 11, 2024, Northridge median sales price for homes increased by 6.3% over the last 12 months. Take a look at the details below!



Highest Sales Price

**\$3,000,000**

↓ 29.4%

Last 12 months



Median Sales Price

**\$1,128,000**

↑ 6.3%

Last 12 months



Lowest Sales Price

**\$650,000**

↑ 18.6%

Last 12 months

# NORTHRIDGE HOMES

## FAST FACTS

Last 12 months



AVERAGE  
DAYS ON MARKET

**30**



AVERAGE LIST PRICE  
PER SQUARE FOOT

**\$514**

Up from \$507



AVERAGE SOLD PRICE  
PER SQUARE FOOT

**\$522**

Up from \$508

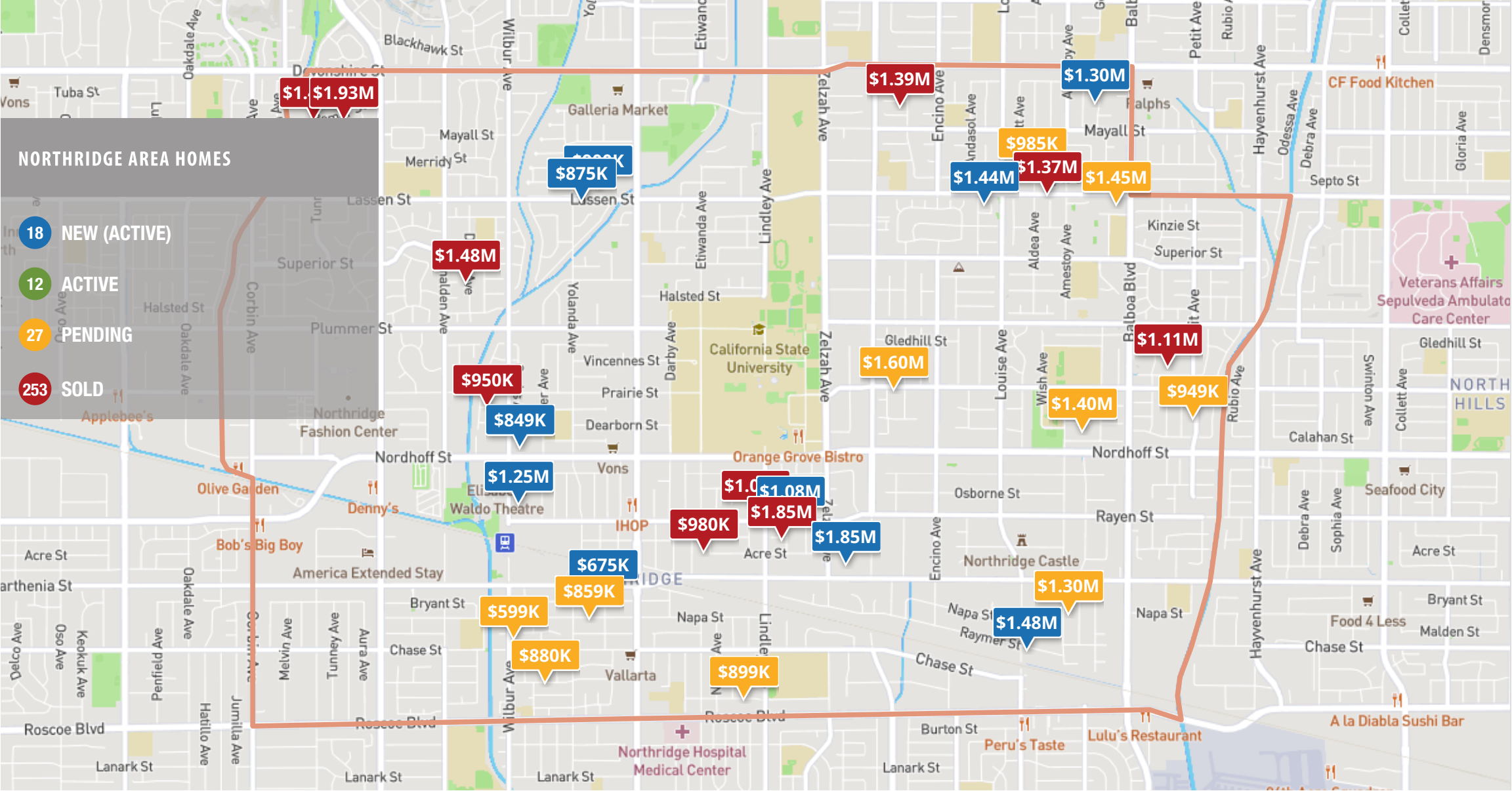


AVERAGE SALE PRICE  
TO LIST PRICE

**101.2%**

# NORTHRIDGE AREA HOMES

- 18 NEW (ACTIVE)
- 12 ACTIVE
- 27 PENDING
- 253 SOLD



ACTIVE

30

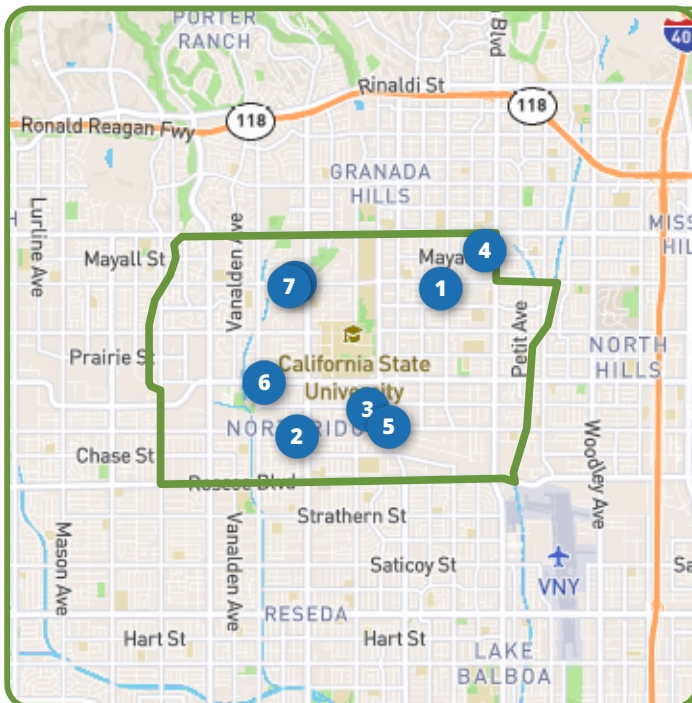


Apr 2024

# NORTHRIDGE Market Report

## ACTIVE HOME LISTINGS

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	9830 Lasaine Ave	5	3	3,008	\$1,435,000	\$477	0
2	18603 Bryant Street	3	1	992	\$675,000	\$680	2
3	8852 Newcastle Avenue	3	3	1,991	\$1,075,000	\$540	0
4	10145 Genesta Avenue	4	3	2,382	\$1,300,000	\$546	0
5	17803 Parthenia Street	4	4	2,023	\$1,849,000	\$914	6
6	9111 Crebs Avenue	3	2	1,768	\$849,000	\$480	6
7	18646 Lassen Street	3	2	1,488	\$875,000	\$588	6
8	18611 Lassen Street	4	3	2,010	\$899,950	\$448	7

Showing the most recent 8 of a total of 30 active listings. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list. Text me at 310-955-8755 or email [james@jameskimrealestate.com](mailto:james@jameskimrealestate.com) for PRIVATE ACCESS to the full list with all property details.

# NORTHRIDGE HOMES

## ACTIVE LISTINGS

Thursday, April 11, 2024

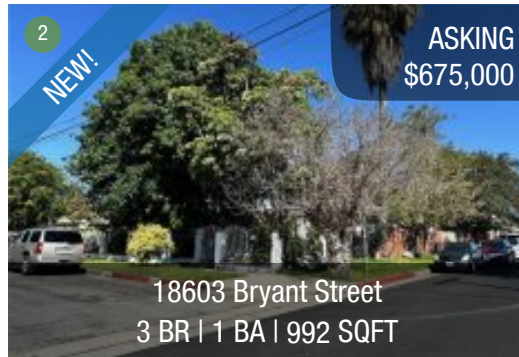
1  
NEW!



ASKING  
\$1,435,000

9830 Lasaine Ave  
5 BR | 3 BA | 3,008 SQFT

2  
NEW!



ASKING  
\$675,000

18603 Bryant Street  
3 BR | 1 BA | 992 SQFT

3  
NEW!



ASKING  
\$1,075,000

8852 Newcastle Avenue  
3 BR | 3 BA | 1,991 SQFT

4  
NEW!



ASKING  
\$1,300,000

10145 Genesta Avenue  
4 BR | 3 BA | 2,382 SQFT

5  
NEW!



ASKING  
\$1,849,000

17803 Parthenia Street  
4 BR | 4 BA | 2,023 SQFT

6  
NEW!



ASKING  
\$849,000

9111 Crebs Avenue  
3 BR | 2 BA | 1,768 SQFT

7  
NEW!



ASKING  
\$875,000

18646 Lassen Street  
3 BR | 2 BA | 1,488 SQFT

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NEW!



ASKING  
\$899,950

18611 Lassen Street  
4 BR | 3 BA | 2,010 SQFT

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PENDING

27



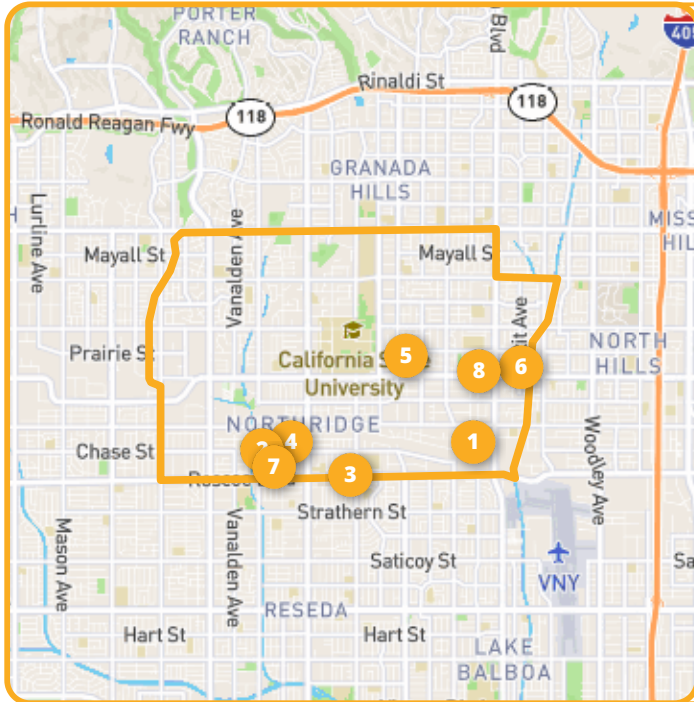
Apr 2024

# NORTHRIDGE

## Market Report

### PENDING HOME LISTINGS

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	8546 Amestoy Avenue	4	3	3,064	\$1,299,000	\$424	2
2	8510 Wilbur Avenue	3	1	852	\$599,000	\$703	8
3	18138 Schoenborn Street	4	2	1,798	\$899,000	\$500	13
4	18630 Napa Street	3	2	1,502	\$859,000	\$572	10
5	9244 Jellico Ave	3	3	2,477	\$1,599,000	\$646	10
6	9155 Petit Avenue	3	2	1,738	\$949,000	\$546	8
7	18756 Community Street	3	2	1,850	\$880,000	\$476	7
8	17083 Calahan Street	4	3	2,603	\$1,399,000	\$537	7

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# NORTHRIDGE HOMES

## PENDING LISTINGS

Thursday, April 11, 2024



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SOLD

253



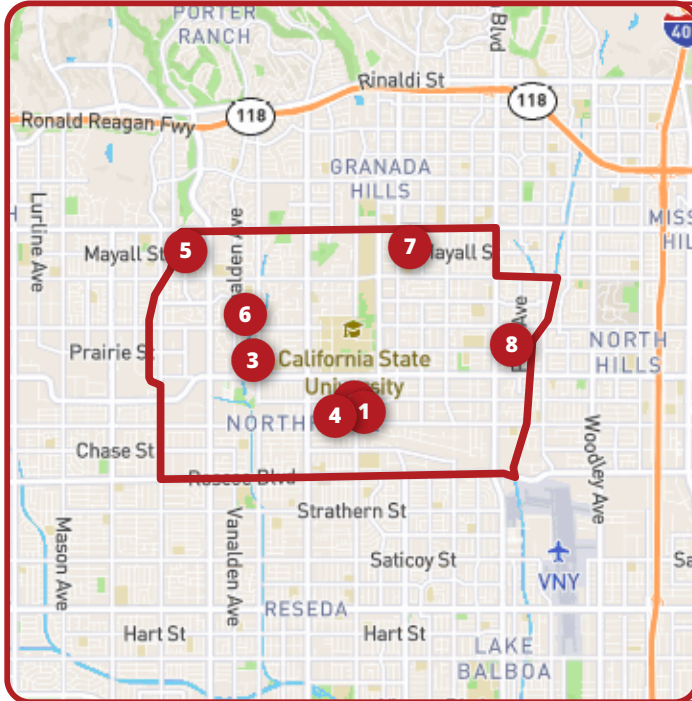
Apr 2024

# NORTHRIDGE

## Market Report

### RECENT HOME SALES

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	8821 Newcastle Avenue	5	3	3,269	\$1,850,000	\$1,850,000	03/04/2024	7
2	18121 Rayen St	3	2	2,185	\$1,049,000	\$1,065,000	04/09/2024	15
3	18940 Knapp Street	4	2	1,702	\$910,000	\$950,000	04/08/2024	9
4	8737 Nestle Ave	3	2	1,775	\$970,000	\$980,000	04/08/2024	22
5	19500 Romar Street	4	4	2,405	\$1,395,000	\$1,450,000	04/07/2024	5
6	9615 Donna Avenue	5	3	2,733	\$1,450,000	\$1,484,000	04/07/2024	7
7	17617 Romar Street	4	4	2,917	\$1,450,000	\$1,390,000	04/03/2024	14
8	16851 Liggett Street	3	3	1,888	\$1,075,000	\$1,105,000	04/03/2024	2

Showing the most recent 8 of a total of 253 sold listings. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list. Text me at 310-955-8755 or email [james@jameskimrealestate.com](mailto:james@jameskimrealestate.com) for PRIVATE ACCESS to the full list with all property details.

# NORTHRIDGE HOMES

## SOLD LISTINGS

Thursday, April 11, 2024

1  
**SOLD**

SOLD PRICE  
\$1,850,000



8821 Newcastle Avenue  
5 BR | 3 BA | 3,269 SQFT

2  
**SOLD**

SOLD PRICE  
\$1,065,000



18121 Rayen St  
3 BR | 2 BA | 2,185 SQFT

3  
**SOLD**

SOLD PRICE  
\$950,000



18940 Knapp Street  
4 BR | 2 BA | 1,702 SQFT

4  
**SOLD**

SOLD PRICE  
\$980,000



8737 Nestle Ave  
3 BR | 2 BA | 1,775 SQFT

5  
**SOLD**

SOLD PRICE  
\$1,450,000



19500 Romar Street  
4 BR | 4 BA | 2,405 SQFT

6  
**SOLD**

SOLD PRICE  
\$1,484,000



9615 Donna Avenue  
5 BR | 3 BA | 2,733 SQFT

7  
**SOLD**

SOLD PRICE  
\$1,390,000



17617 Romar Street  
4 BR | 4 BA | 2,917 SQFT

8  
**SOLD**

SOLD PRICE  
\$1,105,000



16851 Liggett Street  
3 BR | 3 BA | 1,888 SQFT

Showing the most recent 8 of a total of 253 listings sold in the last 12 months. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list.

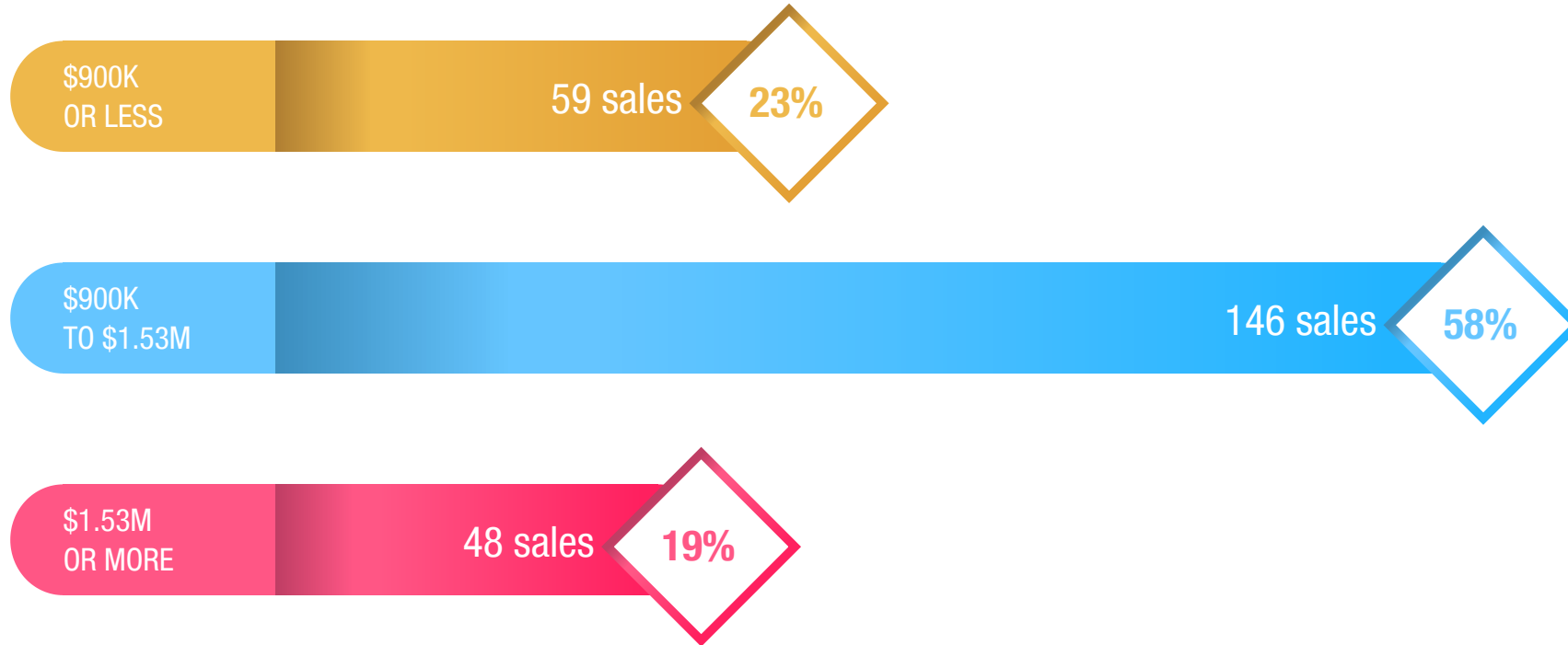
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# RECENT SALES BREAKDOWN

Last 12 Months

As of April 11, 2024

📍 Northridge Homes



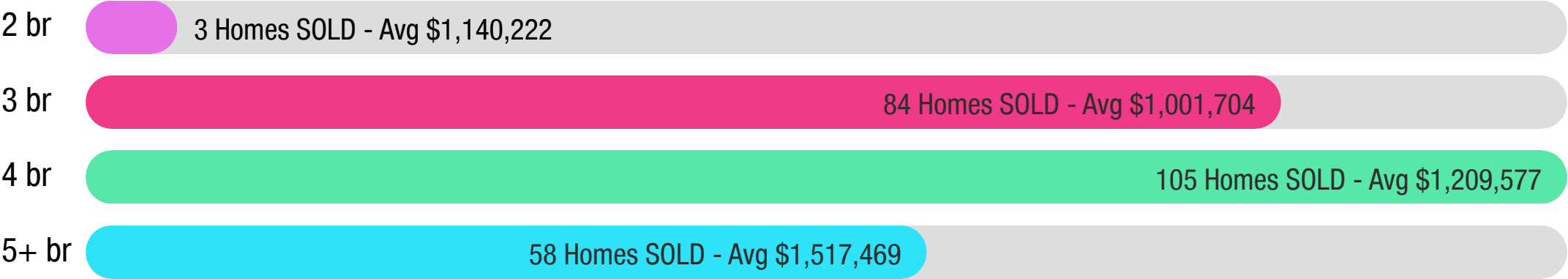
**30**

Average Days on Market

# NORTHRIDGE HOMES

## LOOK AT WHAT PEOPLE ARE BUYING

Northridge has seen a **STRONG DEMAND** for 4 bedroom homes **SOLD** in the last 12 months.



# SALE TO LIST PRICE

As of April 11, 2024

📍 Northridge Homes

APR 2023 TO MAR 2024

AVG. LIST PRICE

\$1.20M

APR 2023 TO MAR 2024

AVG. SALE PRICE

\$1.21M

APR 2022 TO MAR 2023

AVG. LIST PRICE

\$1.17M

APR 2022 TO MAR 2023

AVG. SALE PRICE

\$1.16M

Last 12 Months

101.25%

Average Days on Market 30

Previous 12 Months

99.76%

Average Days on Market 32

AVG. LIST PRICE

AVG. SOLD PRICE

NORTHRIDGE HOMES

Last 12 Months

# RECENT SALES



253

**As of April 11, 2024**



# NORTHRIDGE HOMES

Last 12 months



## AVERAGE SALES PRICE

\$1.21m

Up from \$1.16m

**As of April 11, 2024**

# NORTHRIDGE HOMES

Last 12 months



AVERAGE

# DAYS ON MARKET

# 30

**As of April 11, 2024**

What does this  
mean for you?

Your home VALUE may be much higher than  
you thought!

**TEXT OR CALL ME**

For Your Custom Home Value Analysis



JAMES KIM

REALTOR®

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DRE #01474579

310-955-8755

[www.Kim-Team.com](http://www.Kim-Team.com)



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# ABOUT ME

James is a seasoned real estate expert and broker with international experience and a passion for people-driven service. With deep market knowledge he has assisted buyers, sellers and investors. After a career as an educator and administrator, Kim worked with Asian foreign investment focused on buying US-based real estate for high net worth Japanese clients. He also spent brokerage years at SVN and was integral in all aspects of structured commercial real estate transactions. Mr. Kim was brought on board by top real estate investment firm Kennedy Wilson, and rose to become Vice President of Real Estate Sales & Marketing and was responsible for the execution of auction and builder marketing services worldwide. He also co-founded a boutique real estate brokerage firm before moving to Keller Williams Realty & KW Commercial.