

— MARKET INSIDER REPORT —

CANOGA PARK HOMES

Prepared exclusively for

KIM

Thursday, April 4, 2024

Courtesy of James Kim
REALTOR®

kw EXCLUSIVE
PROPERTIES
KELLERWILLIAMS. REALTY

CANOGA PARK HOMES

MARKET SNAPSHOT

The Canoga Park area has had the median sale price increase by 3.8% over the last 12 months. Take a look at the details below!

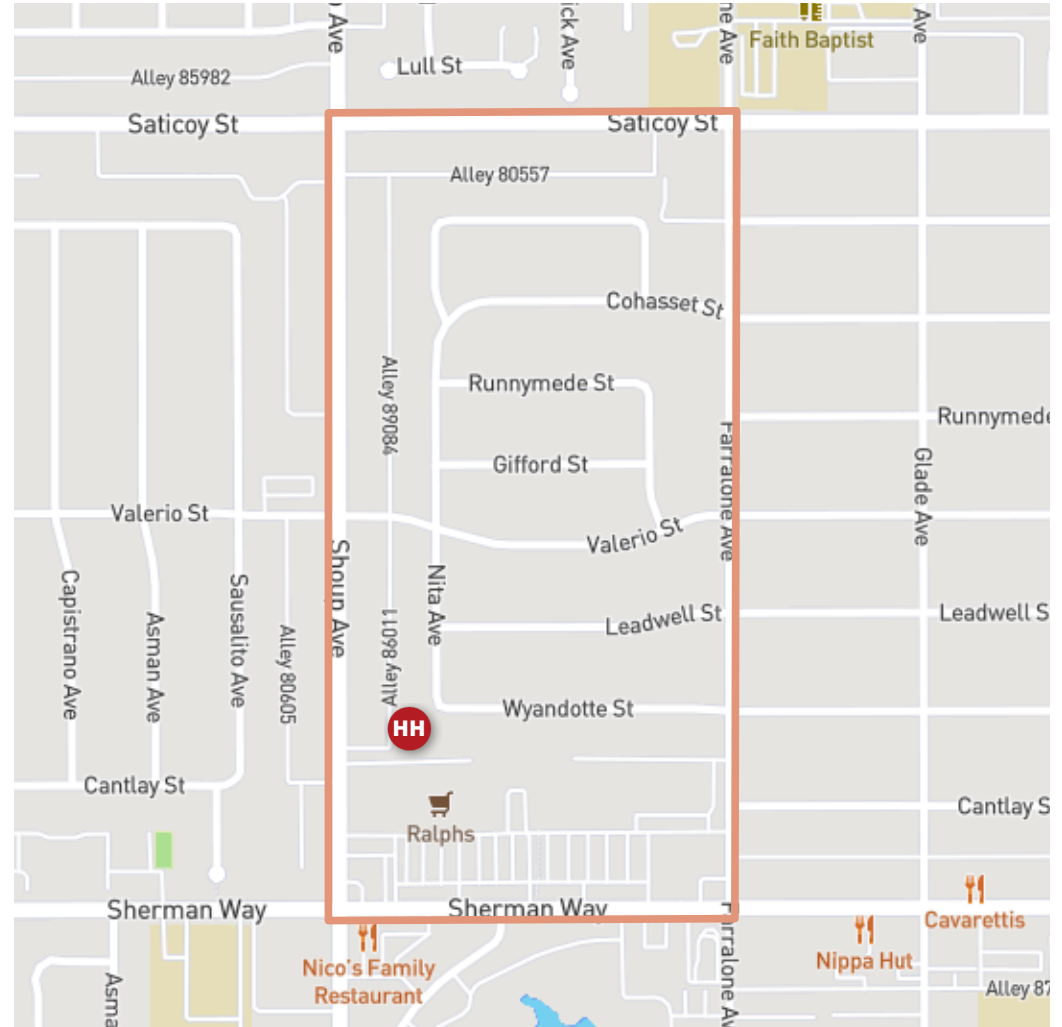
Highest sale price of Homes
\$972,000

Sold on November 29, 2023

Average sale price of Homes
\$842,750

Median sale price of Homes
\$835,500

↑ **Up 3.8% since
March 2023**



CANOGA PARK HOMES MARKET PERFORMANCE

The number of Canoga Park individual home sales decreased by 0% in this period, with 4 sold vs 4 in the previous 12 months.



Recently Sold
Homes: 4



Currently Active
Homes: 0



Currently Pending
Homes: 2



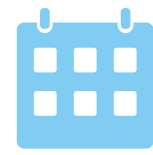
Total Individual Homes in Area
Individual Homes: 252



12 Month Turn Over Rate
Homes: 1.6%



Average Days on Market
Homes: 17



Average Years in Home
Homes: 15

CANOGA PARK HOMES

AVERAGE PRICES

As of April 04, 2024, Canoga Park median sales price for homes increased by 3.8% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$972,000

↑ 11.7%

Last 12 months



Median Sales Price

\$835,500

↑ 3.8%

Last 12 months



Lowest Sales Price

\$728,000

↑ 6.3%

Last 12 months

CANOGA PARK HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

17



AVERAGE LIST PRICE
PER SQUARE FOOT

\$529

Down from \$570



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$569

Down from \$574



AVERAGE SALE PRICE
TO LIST PRICE

108.0%

CANOGA PARK AREA HOMES

- 0 NEW (ACTIVE)
- 0 ACTIVE
- 2 PENDING
- 4 SOLD

The map shows a grid of streets in Canoga Park, CA. A red-bordered search area is centered around Sherman Way and Saticoy St. Five property listings are highlighted with price tags: \$728K, \$870K, \$848K, \$800K, and \$972K. The map also shows various landmarks like Faith Baptist, Walgreens, Canoga Park Elementary School, and several restaurants.

Address	Price
Alley 85982	\$728K
Alley 89084	\$870K
Alley 87505	\$848K
Alley 87621	\$800K
Alley 80605	\$972K

ACTIVE

00



Apr 2024

CANOGA PARK

Market Report

ACTIVE HOME LISTINGS

Thursday, April 04, 2024

If you're thinking of SELLING in Canoga Park... Great News!

Your Home will not have ANY COMPETITION if you put it on the market right TODAY!

Prices are typically much higher when supply is LOW and DEMAND IS HIGH.

Get your EXACT home value text or call James at 310-955-8755.

If you're looking to BUY a HOME in this area...

Unfortunately at this moment, there are no active listings in this area. If you would like to be the FIRST TO KNOW about any buying opportunities in this area, please reach out to me so we can get you notified, in some cases even before the MLS and ZILLOW so you can have an early opportunity.

PENDING

02

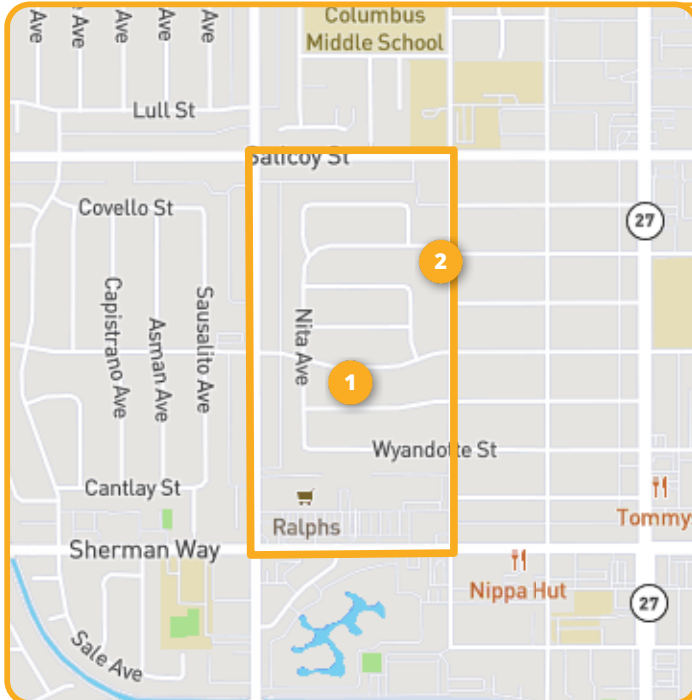


Apr 2024

CANOGA PARK Market Report

PENDING HOME LISTINGS

Thursday, April 04, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	22302 Valerio Street	3	2	1,161	\$800,000	\$689	67
2	7461 Farralone Avenue	4	2	1,553	\$848,000	\$546	10

Showing the most recent 2 of a total of 2 pending 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 for PRIVATE ACCESS to the full list with all property details.

CANOGA PARK HOMES

PENDING LISTINGS

Thursday, April 4, 2024



Showing the most recent 2 of a total of 2 pending listings. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list.
Text me at [310-955-8755](tel:310-955-8755) or email james@jameskimrealestate.com for PRIVATE ACCESS to the full list with all property details.

SOLD

04

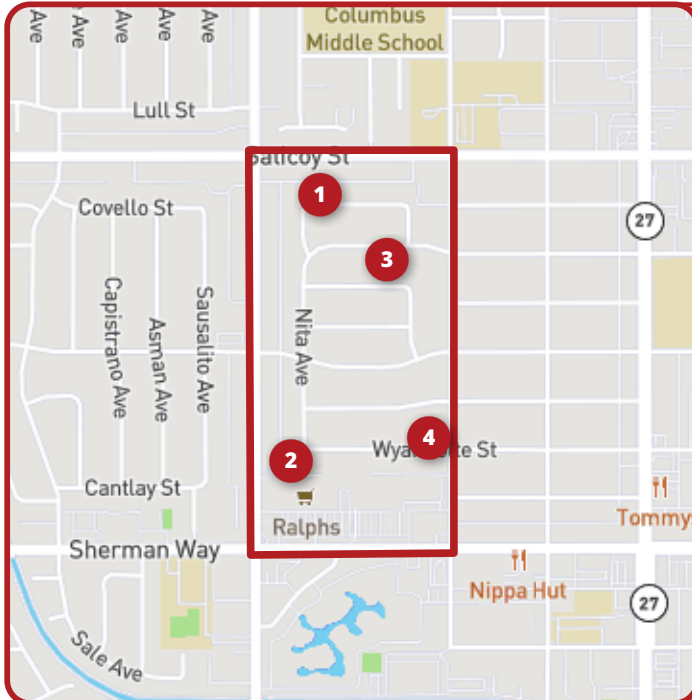


Apr 2024

CANOGA PARK Market Report

RECENT HOME SALES

Thursday, April 04, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	22325 Covello Street	3	2	1,372	\$699,000	\$728,000	03/06/2024	2
2	22346 Wyandotte Street	4	2	1,873	\$875,000	\$972,000	11/29/2023	9
3	22240 Cohasset Street	4	2	1,358	\$849,000	\$870,000	04/25/2023	7
4	22215 Wyandotte Street	3	2	1,358	\$699,000	\$801,000	04/13/2023	7

Showing the most recent 4 of a total of 4 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 for PRIVATE ACCESS to the full list with all property details.

CANOGA PARK HOMES

SOLD LISTINGS

Thursday, April 4, 2024



1
SOLD

SOLD PRICE
\$728,000

22325 Covello Street
3 BR | 2 BA | 1,372 SQFT



2
SOLD

SOLD PRICE
\$972,000

22346 Wyandotte Street
4 BR | 2 BA | 1,873 SQFT



3
SOLD

SOLD PRICE
\$870,000

22240 Cohasset Street
4 BR | 2 BA | 1,358 SQFT



4
SOLD

SOLD PRICE
\$801,000

22215 Wyandotte Street
3 BR | 2 BA | 1,358 SQFT

Showing the most recent 4 of a total of 4 listings sold in the last 12 months. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list.

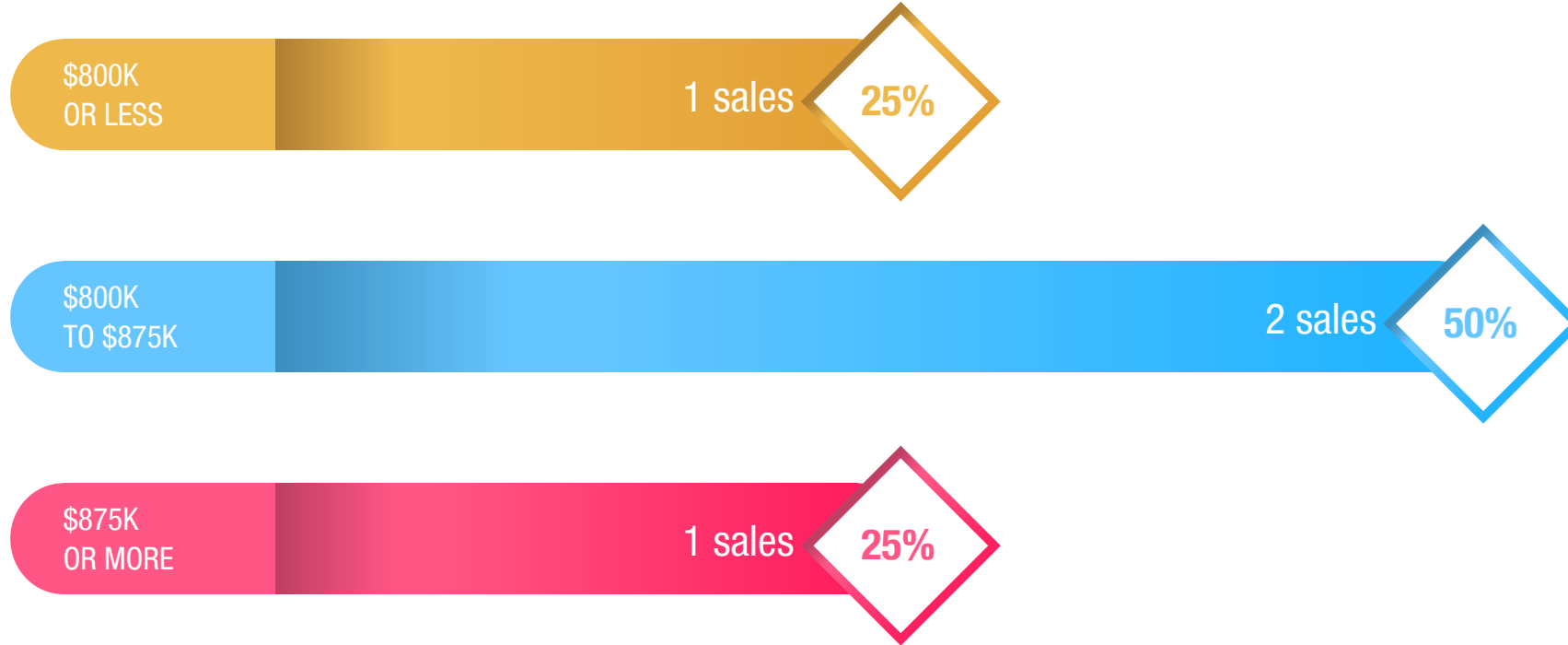
Text me at [310-955-8755](tel:310-955-8755) or email james@jameskimrealestate.com for PRIVATE ACCESS to the full list with all property details.

RECENT SALES BREAKDOWN

Last 12 Months

As of April 04, 2024

📍 Canoga Park Homes



17

Average Days on Market

CANOGA PARK HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Canoga Park has seen a **STRONG DEMAND** for
3 bedroom homes **SOLD** in the last 12 months.

3 br

2 Homes SOLD - Avg \$764,500

4+ br

2 Homes SOLD - Avg \$921,000

SALE TO LIST PRICE

📍 Canoga Park Homes

As of April 04, 2024

APR 2023 TO MAR 2024

AVG. LIST PRICE

\$780,500

APR 2023 TO MAR 2024

AVG. SALE PRICE

\$842,750

APR 2022 TO MAR 2023

AVG. LIST PRICE

\$787,475

APR 2022 TO MAR 2023

AVG. SALE PRICE

\$791,250

AVG. LIST PRICE

AVG. SOLD PRICE

Last 12 Months

107.98%

Average Days on Market 17

Previous 12 Months

100.48%

Average Days on Market 34

CANOGA PARK HOMES

Last 12 Months

RECENT SALES

4

As of April 4, 2024

CANOGA PARK HOMES

Last 12 months



AVERAGE SALES PRICE

\$842,750

Up from \$791,250

As of April 4, 2024

CANOGA PARK HOMES

Last 12 months



AVERAGE

DAYS ON MARKET

17

As of April 4, 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®

Keller Williams Exclusive Properties

DRE #01474579

310-955-8755

www.Kim-Team.com



james@jameskimrealestate.com | 2655 First Street #150 | Simi Valley, CA 93065

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.