

— MARKET INSIDER REPORT —

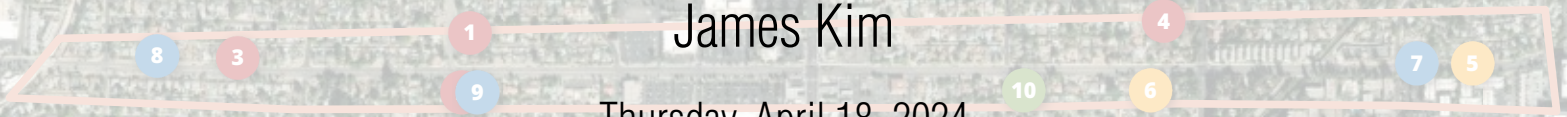
VICTORY BLVD, WEST HILLS HOMES

Prepared exclusively for

James Kim

Thursday, April 18, 2024

Courtesy of James Kim
REALTOR®



VICTORY BLVD, WEST HILLS HOMES

MARKET SNAPSHOT

The Victory Blvd, West Hills area has had the median sale price decrease by 10.4% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$1,575,000

Sold on June 12, 2023

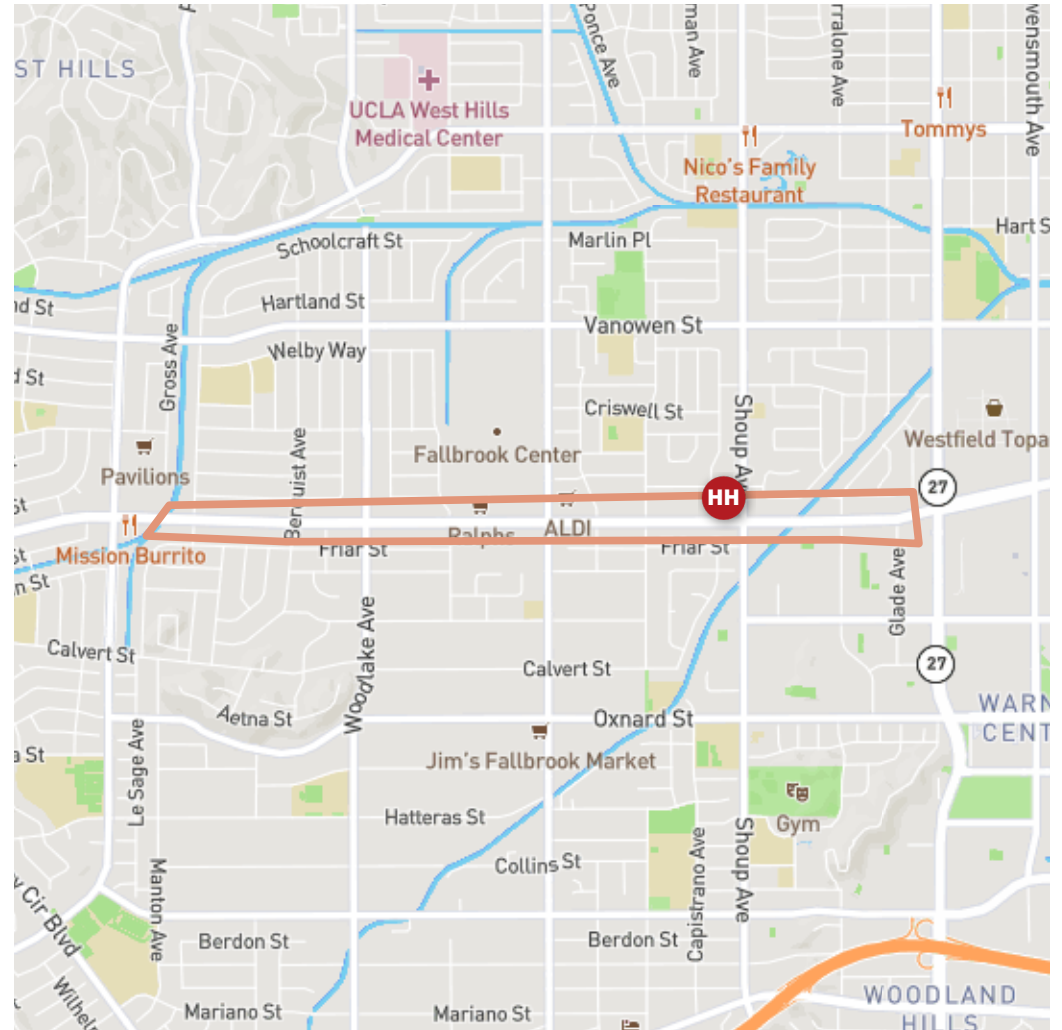
Average sale price of Homes

\$1,003,500

Median sale price of Homes

\$839,500

↓ **Down 10.4% since
March 2023**



VICTORY BLVD, WEST HILLS HOMES

MARKET PERFORMANCE

The number of Victory Blvd, West Hills individual home sales decreased by 43% in this period, with 4 sold vs 7 in the previous 12 months.



Recently Sold
Homes: 4



Currently Active
Homes: 4



Currently Pending
Homes: 2



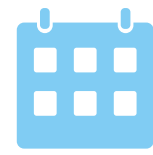
Total Individual Homes in Area
Individual Homes: 371



12 Month Turn Over Rate
Homes: 1.1%



Average Days on Market
Homes: 25



Average Years in Home
Homes: 15

VICTORY BLVD, WEST HILLS HOMES

AVERAGE PRICES

As of April 18, 2024, Victory Blvd, West Hills median sales price for homes fell by 10.4% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$1,575,000

↑ 18.9%

Last 12 months



Median Sales Price

\$839,500

↓ 10.4%

Last 12 months



Lowest Sales Price

\$760,000

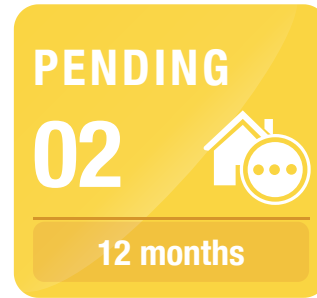
↓ 13.1%

Last 12 months

VICTORY BLVD, WEST HILLS HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

25



AVERAGE LIST PRICE
PER SQUARE FOOT

\$668

Up from \$584



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$678

Up from \$594

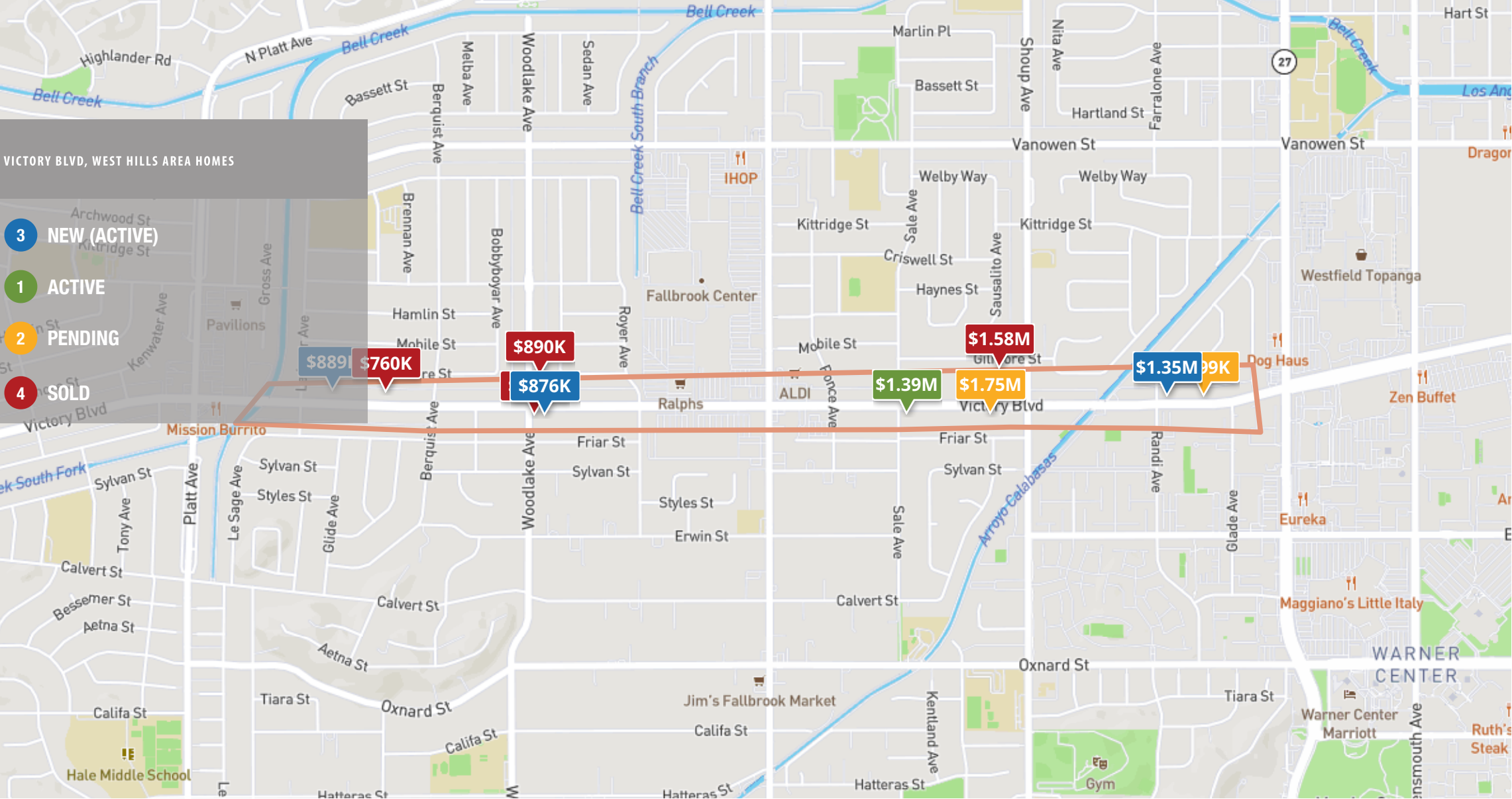


AVERAGE SALE PRICE
TO LIST PRICE

102.0%

VICTORY BLVD, WEST HILLS AREA HOMES

- 3 NEW (ACTIVE)
- 1 ACTIVE
- 2 PENDING
- 4 SOLD



ACTIVE

04



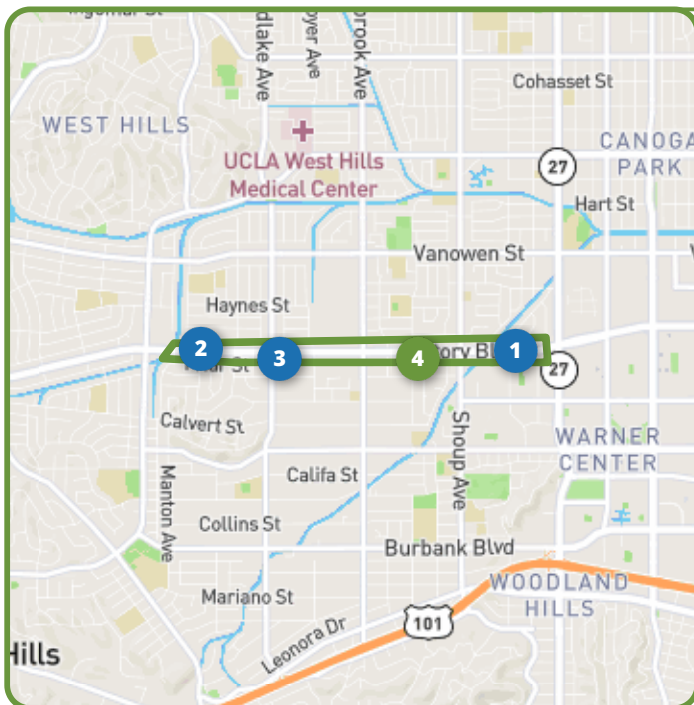
Apr 2024

VICTORY BLVD, WEST HILLS

Market Report

ACTIVE HOME LISTINGS

Thursday, April 18, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	22143 Victory Boulevard	4	4	2,346	\$1,350,000	\$575	13
2	23445 Victory Boulevard	3	2	1,160	\$889,000	\$766	14
3	23130 Victory Boulevard	3	2	1,276	\$875,800	\$686	22
4	22548 Victory Boulevard	4	3	2,308	\$1,385,000	\$600	49

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

VICTORY BLVD, WEST HILLS HOMES

ACTIVE LISTINGS

Thursday, April 18, 2024



1
NEW!

ASKING
\$1,350,000

22143 Victory Boulevard
4 BR | 4 BA | 2,346 SQFT



2
NEW!

ASKING
\$889,000

23445 Victory Boulevard
3 BR | 2 BA | 1,160 SQFT



3
NEW!

ASKING
\$875,800

23130 Victory Boulevard
3 BR | 2 BA | 1,276 SQFT



4
ACTIVE

ASKING
\$1,385,000

22548 Victory Boulevard
4 BR | 3 BA | 2,308 SQFT

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PENDING

02



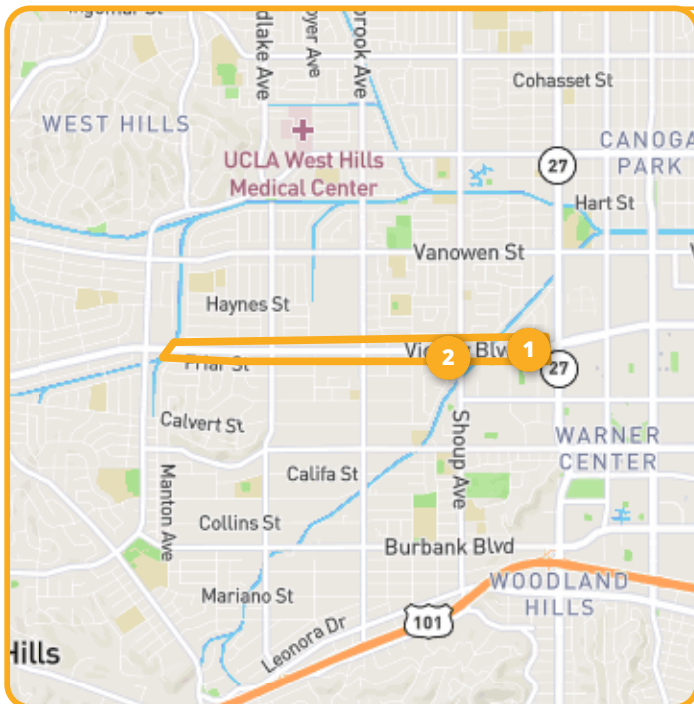
Apr 2024

VICTORY BLVD, WEST HILLS

Market Report

PENDING HOME LISTINGS

Thursday, April 18, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	22107 Victory Boulevard	3	2	1,233	\$799,000	\$648	3
2	22428 Victory Boulevard	5	4	2,598	\$1,750,000	\$674	54

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VICTORY BLVD, WEST HILLS HOMES

PENDING LISTINGS

Thursday, April 18, 2024



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SOLD

04



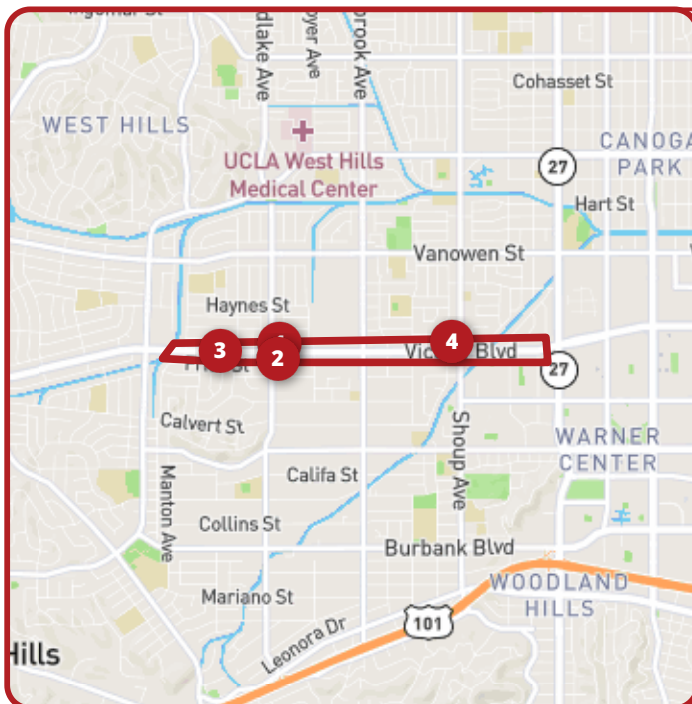
Apr 2024

VICTORY BLVD, WEST HILLS

Market Report

RECENT HOME SALES

Thursday, April 18, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	6424 Woodlake Avenue	4	2	1,448	\$899,000	\$890,000	01/23/2024	61
2	23140 Victory Boulevard	3	2	1,142	\$789,000	\$789,000	12/19/2023	25
3	23349 Victory Boulevard	3	2	1,150	\$749,000	\$760,000	08/07/2023	2
4	22420 Gilmore	3	3	2,102	\$1,499,999	\$1,575,000	06/12/2023	5

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.

VICTORY BLVD, WEST HILLS HOMES

SOLD LISTINGS

Thursday, April 18, 2024



1
SOLD

SOLD PRICE
\$890,000

6424 Woodlake Avenue
4 BR | 2 BA | 1,448 SQFT



2
SOLD

SOLD PRICE
\$789,000

23140 Victory Boulevard
3 BR | 2 BA | 1,142 SQFT



3
SOLD

SOLD PRICE
\$760,000

23349 Victory Boulevard
3 BR | 2 BA | 1,150 SQFT



4
SOLD

SOLD PRICE
\$1,575,000

22420 Gilmore
3 BR | 3 BA | 2,102 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.

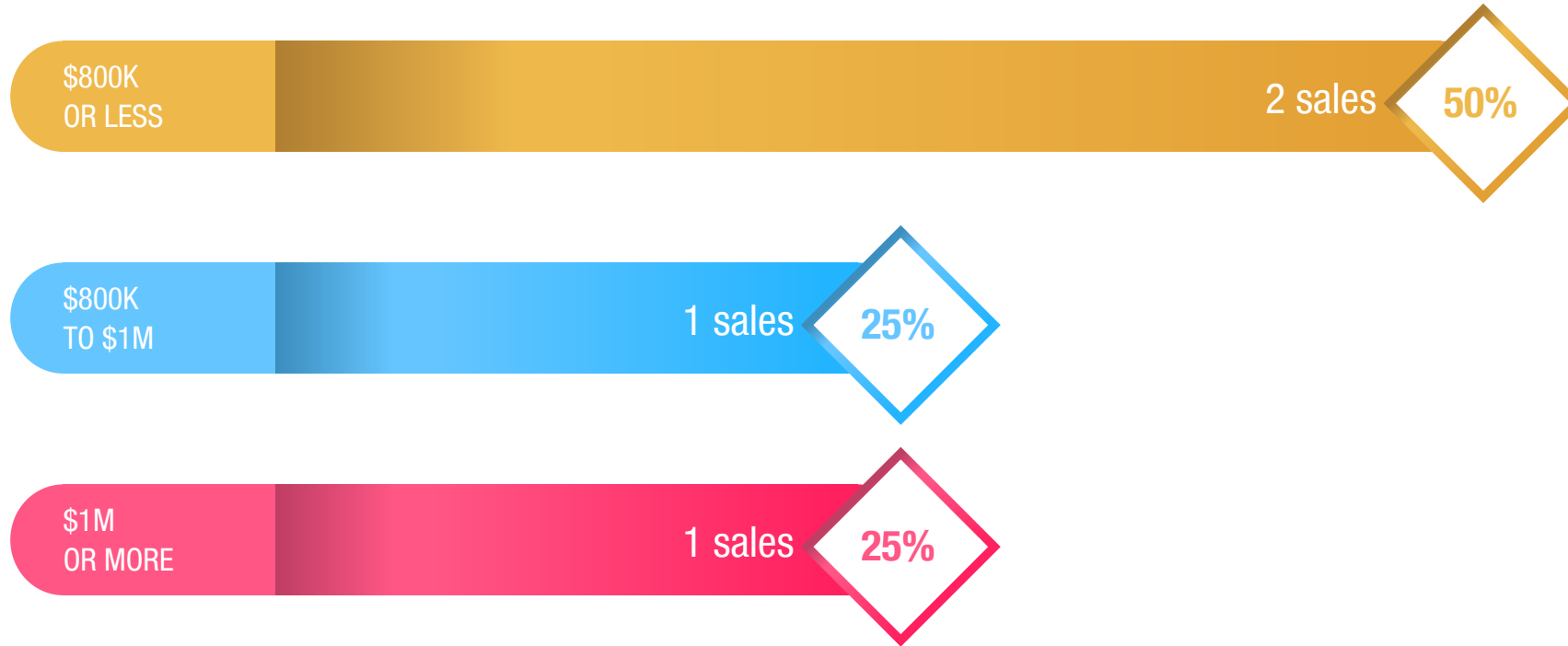
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RECENT SALES BREAKDOWN

Last 12 Months

As of April 18, 2024

📍 Victory Blvd, West Hills Homes



25

Average Days on Market

VICTORY BLVD, WEST HILLS HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Victory Blvd, West Hills has seen a **STRONG DEMAND** for
3 bedroom homes **SOLD** in the last 12 months.

3 br

3 Homes SOLD - Avg \$1,041,333

4+ br

1 Homes SOLD - Avg \$890,000

SALE TO LIST PRICE

As of April 18, 2024

📍 Victory Blvd, West Hills Homes

APR 2023 TO MAR 2024

AVG. LIST PRICE

\$984,250

APR 2023 TO MAR 2024

AVG. SALE PRICE

\$1.00M

APR 2022 TO MAR 2023

AVG. LIST PRICE

\$1.01M

APR 2022 TO MAR 2023

AVG. SALE PRICE

\$1.02M

Last 12 Months

101.96%

Average Days on Market 25

Previous 12 Months

101.29%

Average Days on Market 39

AVG. LIST PRICE

AVG. SOLD PRICE

VICTORY BLVD, WEST HILLS HOMES

Last 12 Months

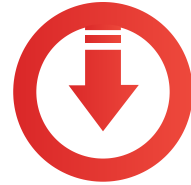
RECENT SALES

4

As of April 18, 2024

VICTORY BLVD, WEST HILLS HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.00m

Down from \$1.02m

As of April 18, 2024

VICTORY BLVD, WEST HILLS HOMES

Last 12 months



AVERAGE

DAYS ON MARKET

25

As of April 18, 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



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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.