

MARKET INSIDER REPORT

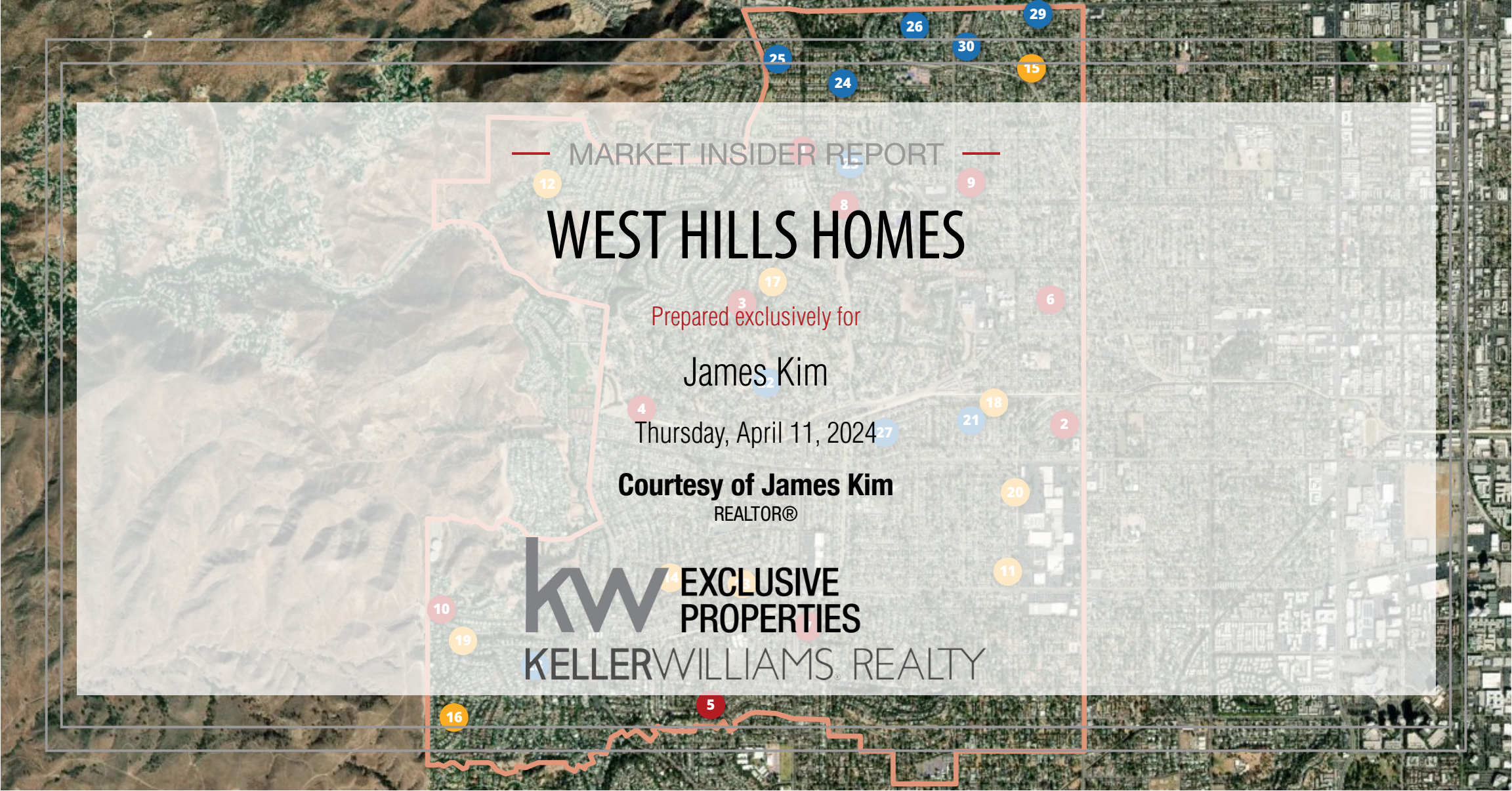
WEST HILLS HOMES

Prepared exclusively for

James Kim

Thursday, April 11, 2024

Courtesy of James Kim
REALTOR®



WEST HILLS HOMES

MARKET SNAPSHOT

The West Hills area has had the median sale price increase by 4.1% over the last 12 months. Take a look at the details below!

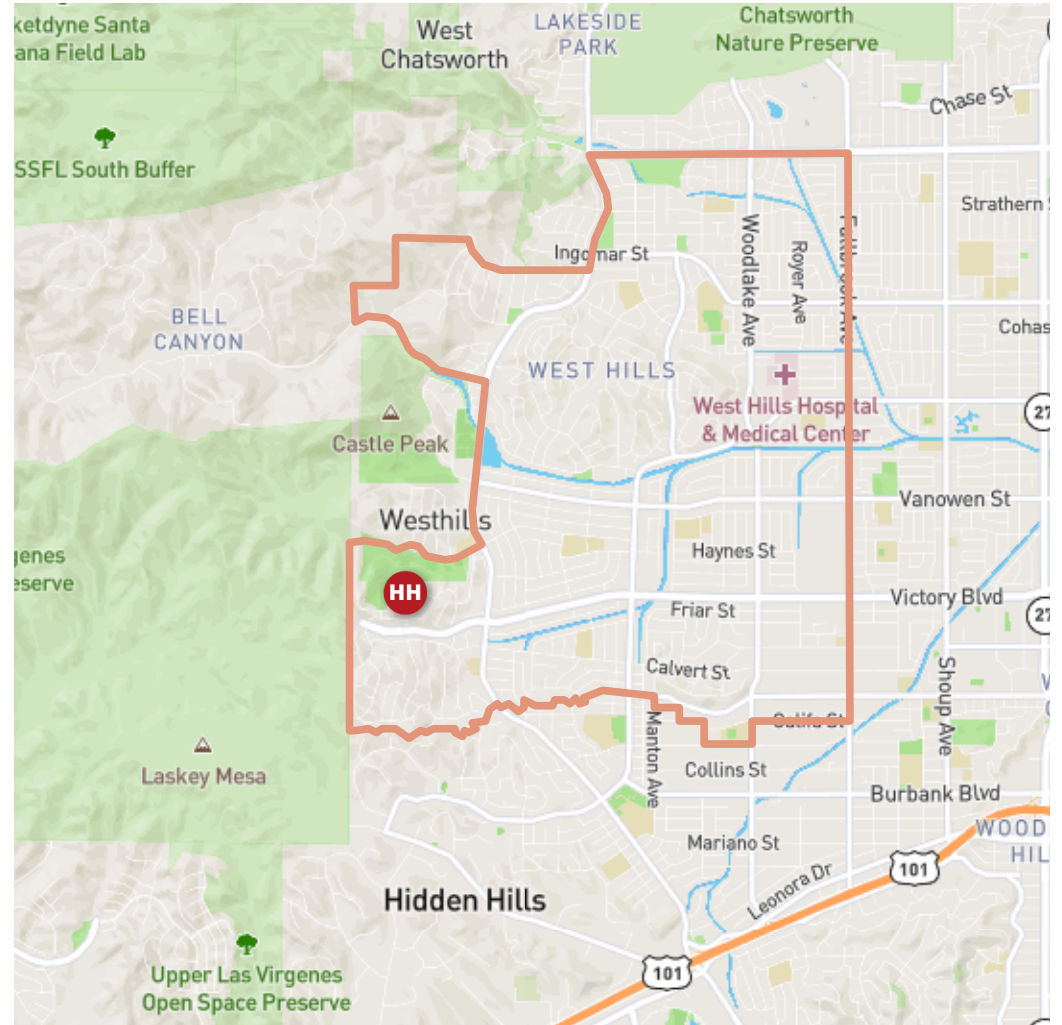
Highest sale price of Homes
\$4,995,000

Sold on October 24, 2023

Average sale price of Homes
\$1,229,715

Median sale price of Homes
\$1,100,000

↑ **Up 4.1% since
March 2023**



WEST HILLS HOMES MARKET PERFORMANCE

The number of West Hills individual home sales decreased by 14% in this period, with 258 sold vs 300 in the previous 12 months.



Recently Sold
Homes: 260



Currently Active
Homes: 28



Currently Pending
Homes: 26



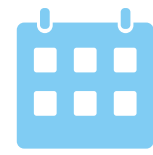
Total Individual Homes in Area
Individual Homes: 10,081



12 Month Turn Over Rate
Homes: 2.6%



Average Days on Market
Homes: 23



Average Years in Home
Homes: 16

WEST HILLS HOMES

AVERAGE PRICES

As of April 11, 2024, West Hills median sales price for homes increased by 4.1% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$4,995,000

↑ 54.6%

Last 12 months



Median Sales Price

\$1,100,000

↑ 4.1%

Last 12 months



Lowest Sales Price

\$608,000

↓ 2.7%

Last 12 months

WEST HILLS HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

23



AVERAGE LIST PRICE
PER SQUARE FOOT

\$559

Down from \$561



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$569

Down from \$571



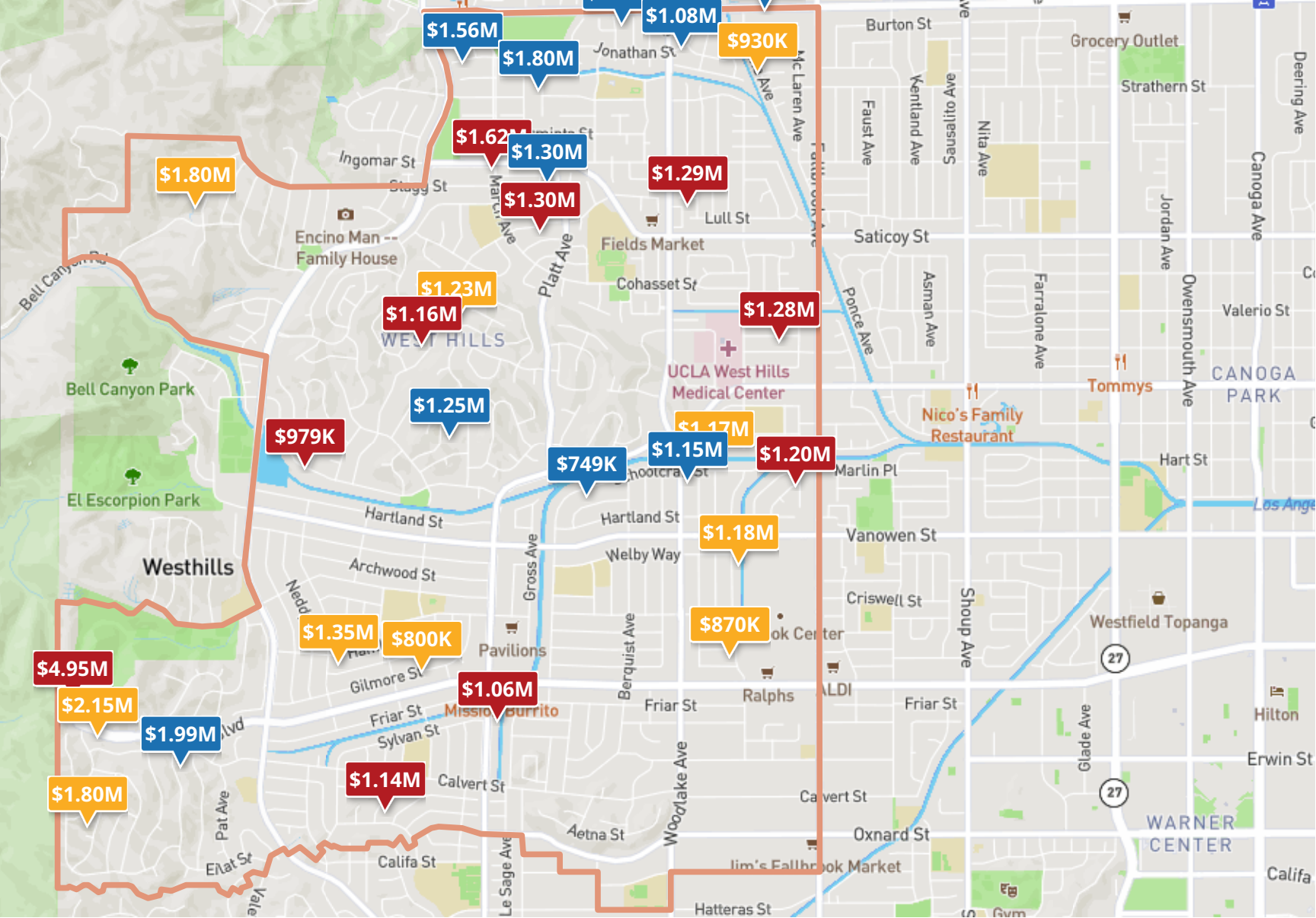
AVERAGE SALE PRICE
TO LIST PRICE

101.1%

SSFL South Buffer

WEST HILLS AREA HOMES

- 19 NEW (ACTIVE)
- 9 ACTIVE
- 26 PENDING
- 260 SOLD



ACTIVE

28

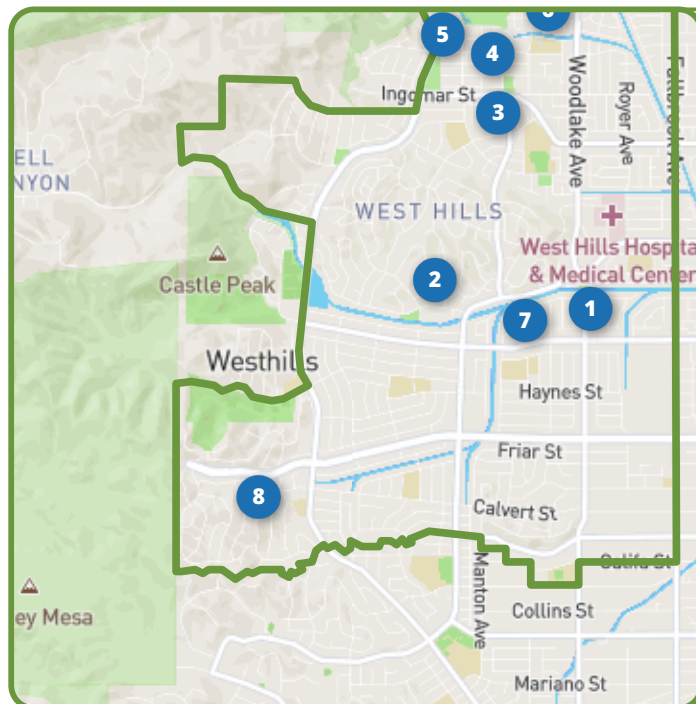


Apr 2024

WEST HILLS Market Report

ACTIVE HOME LISTINGS

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	6954 Woodlake Avenue	5	3	1,981	\$1,149,000	\$580	0
2	7014 Middlesbury Ridge Cir	4	2	1,972	\$1,250,000	\$634	0
3	7718 Maestro Ave	5	3	2,864	\$1,299,900	\$454	0
4	7951 Maestro Avenue	8	6	4,350	\$1,799,999	\$414	1
5	23714 Justice St	4	3	3,042	\$1,560,000	\$513	2
6	8140 Jason Avenue	5	3	2,401	\$1,249,000	\$520	0
7	23357 Bassett Street	3	2	1,570	\$749,000	\$477	4
8	6128 Maury Avenue	4	3	3,152	\$1,994,000	\$633	6

Showing the most recent 8 of a total of 28 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.

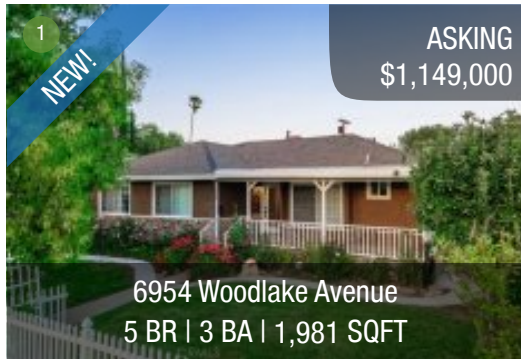
WEST HILLS HOMES

ACTIVE LISTINGS

Thursday, April 11, 2024

1
NEW!

ASKING
\$1,149,000



6954 Woodlake Avenue
5 BR | 3 BA | 1,981 SQFT

2
NEW!

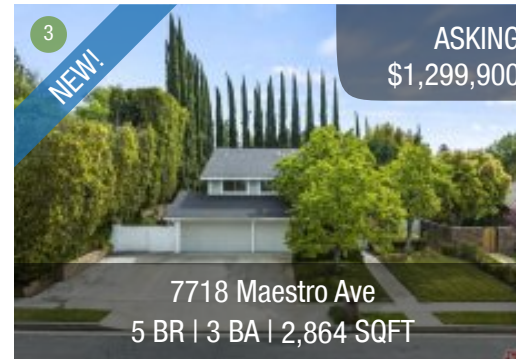
ASKING
\$1,250,000



7014 Middlesbury Ridge Cir
4 BR | 2 BA | 1,972 SQFT

3
NEW!

ASKING
\$1,299,900



7718 Maestro Ave
5 BR | 3 BA | 2,864 SQFT

4
NEW!

ASKING
\$1,799,999



7951 Maestro Avenue
8 BR | 6 BA | 4,350 SQFT

5
NEW!

ASKING
\$1,560,000



23714 Justice St
4 BR | 3 BA | 3,042 SQFT

6
NEW!

ASKING
\$1,249,000



8140 Jason Avenue
5 BR | 3 BA | 2,401 SQFT

7
NEW!

ASKING
\$749,000



23357 Bassett Street
3 BR | 2 BA | 1,570 SQFT

8
NEW!

ASKING
\$1,994,000



6128 Maury Avenue
4 BR | 3 BA | 3,152 SQFT

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PENDING

26

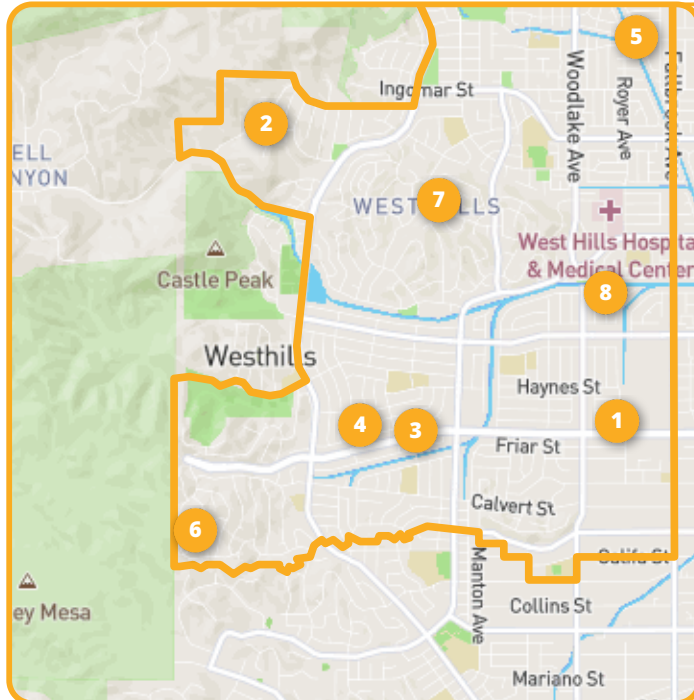


Apr 2024

WEST HILLS Market Report

PENDING HOME LISTINGS

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	23007 Gilmore Street	4	2	1,439	\$869,900	\$605	5
2	7517 Wiscasset Drive	5	4	3,085	\$1,795,000	\$582	7
3	23906 Gilmore Street	3	2	1,167	\$799,999	\$686	4
4	24131 Mobile Street	4	3	2,425	\$1,350,000	\$557	12
5	8023 Lena Avenue	3	2	1,358	\$930,000	\$685	7
6	24911 Mandy Court	4	4	3,319	\$1,795,000	\$541	14
7	7329 Darnoch Way	4	2	2,077	\$1,225,000	\$590	8
8	23053 Schoolcraft Street	3	3	2,203	\$1,169,000	\$531	6

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WEST HILLS HOMES

PENDING LISTINGS

Thursday, April 11, 2024



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SOLD

260



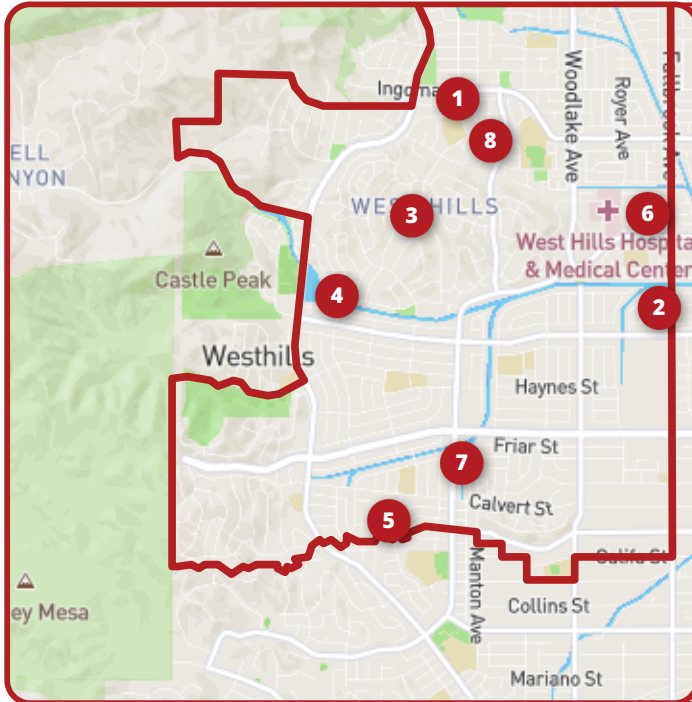
Apr 2024

WEST HILLS

Market Report

RECENT HOME SALES

Thursday, April 11, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	23650 Ingomar Street	5	5	4,147	\$1,599,000	\$1,621,116	04/09/2024	31
2	6911 McLaren Ave	4	2	1,570	\$998,500	\$1,200,000	04/08/2024	4
3	7255 Pomelo Drive	3	2	1,816	\$1,059,000	\$1,156,500	04/04/2024	6
4	24250 Highlander Rd	4	2	1,600	\$875,000	\$979,000	04/03/2024	10
5	23951 Oxnard St	4	3	2,228	\$1,140,000	\$1,140,000	04/02/2024	0
6	22901 Wyandotte Street	4	2	1,735	\$1,279,777	\$1,279,777	03/31/2024	15
7	6246 Platt Avenue	4	3	1,608	\$949,000	\$1,058,000	03/28/2024	5
8	23413 Covello Street	5	3	2,352	\$1,175,000	\$1,300,000	03/28/2024	5

Showing the most recent 8 of a total of 260 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.

WEST HILLS HOMES

SOLD LISTINGS

Thursday, April 11, 2024

1 **SOLD**



SOLD PRICE
\$1,621,116

23650 Ingomar Street
5 BR | 5 BA | 4,147 SQFT

2 **SOLD**



SOLD PRICE
\$1,200,000

6911 McLaren Ave
4 BR | 2 BA | 1,570 SQFT

3 **SOLD**



SOLD PRICE
\$1,156,500

7255 Pomelo Drive
3 BR | 2 BA | 1,816 SQFT

4 **SOLD**



SOLD PRICE
\$979,000

24250 Highlander Rd
4 BR | 2 BA | 1,600 SQFT

5 **SOLD**



PICTURE PENDING

SOLD PRICE
\$1,140,000

23951 Oxnard St
4 BR | 3 BA | 2,228 SQFT

6 **SOLD**



SOLD PRICE
\$1,279,777

22901 Wyandotte Street
4 BR | 2 BA | 1,735 SQFT

7 **SOLD**



SOLD PRICE
\$1,058,000

6246 Platt Avenue
4 BR | 3 BA | 1,608 SQFT

8 **SOLD**



SOLD PRICE
\$1,300,000

23413 Covello Street
5 BR | 3 BA | 2,352 SQFT

Showing the most recent 8 of a total of 260 listings sold in the last 12 months. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list.

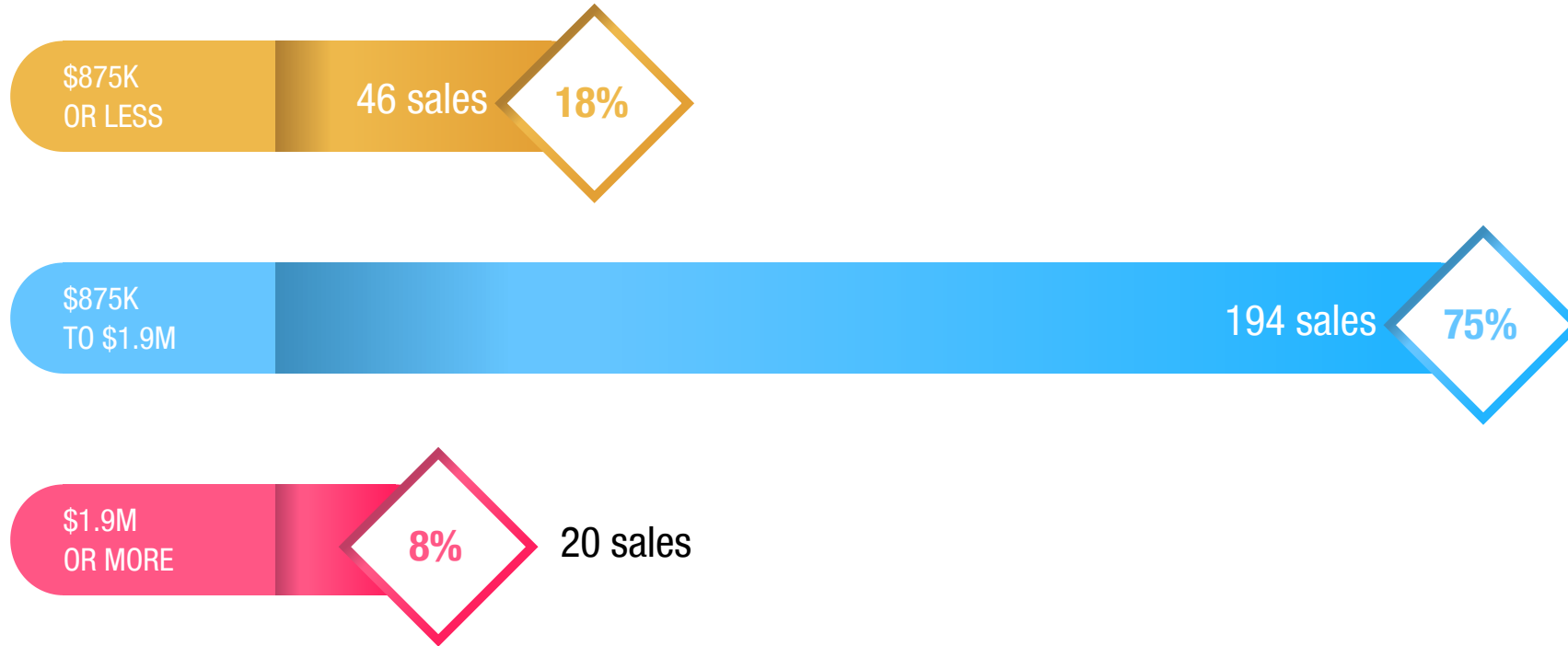
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RECENT SALES BREAKDOWN

Last 12 Months

As of April 11, 2024

📍 West Hills Homes



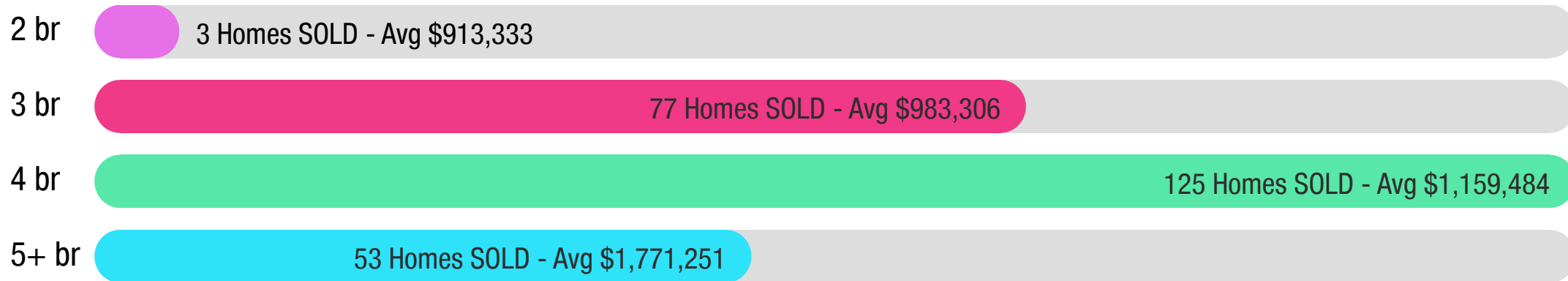
23

Average Days on Market

WEST HILLS HOMES

LOOK AT WHAT PEOPLE ARE BUYING

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



SALE TO LIST PRICE

As of April 11, 2024

📍 West Hills Homes

APR 2023 TO MAR 2024

AVG. LIST PRICE

\$1.22M

APR 2023 TO MAR 2024

AVG. SALE PRICE

\$1.23M

APR 2022 TO MAR 2023

AVG. LIST PRICE

\$1.17M

APR 2022 TO MAR 2023

AVG. SALE PRICE

\$1.18M

Last 12 Months

101.12%

Average Days on Market 23

Previous 12 Months

101.44%

Average Days on Market 28

AVG. LIST PRICE

AVG. SOLD PRICE

WEST HILLS HOMES

Last 12 Months

RECENT SALES

260

As of April 11, 2024

WEST HILLS HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.23m

Up from \$1.18m

As of April 11, 2024

WEST HILLS HOMES

Last 12 months



AVERAGE

DAYS ON MARKET

23

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



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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.