



Brief Summary of Comparable Properties

A brief summary of the subject and comparable properties in this market analysis.

Status: Active

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	L/S Price	Status Dt	DOM
15858 Osborne Street		SFR	1,573	4	1/			
10001 Woodley Avenue	SR24043115	Single Family Residence	1,605	4	2/0	\$867,500	3/1/24	4
8531 Norwich Avenue	24343663	Single Family Residence	1,780	4	1/0	\$1,099,990	1/3/24	63
Average			1,693	4	2/0	\$983,745		34

Status: Active Under Contract

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	L/S Price	Status Dt	DOM
15858 Osborne Street		SFR	1,573	4	1/			
15736 Vintage Street	OC24037356	Single Family Residence	1,725	4	3/0	\$795,000	2/28/24	11
16512 Tupper Street	SR23225987	Single Family Residence	1,962	4	2/1	\$1,149,000	2/8/24	81
16038 Gresham Street	GD24008564	Single Family Residence	2,107	4	3/1	\$1,149,000	2/4/24	44
15805 Chase Street	SR24037197	Single Family Residence	1,652	4	3/0	\$999,000	2/24/24	13
Average			1,862	4	2/0	\$1,023,000		37

Status: Closed

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	L/S Price	Status Dt	DOM
15858 Osborne Street		SFR	1,573	4	1/			
16323 Napa Street	SR24005723	Single Family Residence	1,627	4	2/0	\$890,000	2/16/24	8
16014 Dearborn Street	SR23211333	Single Family Residence	1,769	4	1/0	\$851,000	12/27/23	8
8930 Gothic Avenue	SR23194444	Single Family Residence	2,261	4	3/0	\$1,050,000	2/14/24	71
9401 Gothic Avenue	24351217	Single Family Residence	1,568	4	2/0	\$1,010,000	3/1/24	12
9812 Columbus Avenue	SR23186661	Single Family Residence	1,818	4	3/0	\$1,180,000	2/27/24	46
16056 Gresham Street	SR23207585	Single Family Residence	1,706	4	1/0	\$895,000	1/30/24	47
16513 Knapp Street	SR24002811	Single Family Residence	2,725	4	3/0	\$1,399,000	2/22/24	14
9707 Frankirst Avenue	SR24016610	Single Family Residence	2,014	4	3/0	\$1,050,000	3/1/24	15
Average			1,936	4	2/0	\$1,040,625		28

Status: Non-MLS Sale

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	L/S Price	Status Dt	DOM
15858 Osborne Street		SFR	1,573	4	1/			
15224 Knapp Street	SR19009445	Single Family Residence	1,924	4	2/0	\$787,000	1/17/24	
Average			1,924	4	2/0	\$787,000		

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Subject Property: 15858 Osborne Street, North Hills, 91343

March 6, 2024

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Status: Pending

Address	MLS#	Sub Type	SqFt Tot	Beds	Baths	L/S Price	Status Dt	DOM
 15858 Osborne Street		SFR	1,573	4	1/			
8336 Dempsey Avenue	SR24023240	Single Family Residence	1,602	4	3/0	\$1,099,000	3/4/24	32
10103 Ruffner Avenue	224000352	Single Family Residence	2,052	4	2/1	\$915,000	2/14/24	9
8546 Woodley Avenue	SR23180380	Single Family Residence	1,724	4	2/0	\$1,399,000	1/26/24	121
9357 Collett Avenue	P1-16356	Single Family Residence	2,008	4	2/0	\$949,000	2/19/24	20
15533 Labrador Street	SR24012969	Single Family Residence	2,126	4	3/0	\$900,000	2/23/24	8
Average			1,902	4	2/0	\$1,052,400		38

Summary

Status	Total	Avg Price	Avg \$ Per Sq.Ft.	Median	Low	High	Avg DOM
Active	2	\$983,745	\$579.24	\$983,745	\$867,500	\$1,099,990	
Active Under Contract	4	\$1,023,000	\$549.14	\$1,074,000	\$795,000	\$1,149,000	
Closed	8	\$1,040,625	\$543.13	\$1,030,000	\$851,000	\$1,399,000	
Non-MLS Sale	1	\$787,000	\$409.04	\$787,000	\$787,000	\$787,000	
Pending	5	\$1,052,400	\$567.87	\$949,000	\$900,000	\$1,399,000	
Total	20	\$1,021,675	\$547.42	\$1,004,500	\$787,000	\$1,399,000	33