



Comparables Report - Quick View

Subject Property Location

Property Address 7625 RESEDA BLVD UNIT 104
City, State & Zip RESEDA, CA 91335-7401

Report Date: 02/26/2026
Order ID: R210806930
County: LOS ANGELES

Area Sales Analysis					
Total Area Sales/ Count	\$9,994,000/ 18	Median # of Baths	3	Median Lot Size (SF/AC)	126,063 /2.89
Price Range - 2 years	\$415,000 - \$765,000	Median # of Bedrooms	3	Median Year Built	1976
Age Range	34 - 61	Median Living Area (SF)	1,573	Median Value	\$564,500
Median Age	50	Median Price (\$/SF)	\$380/SF		

Comparable Sales 18 Comps													
Pin	Sale Type	Address	Record Date	Sale Price	\$/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY				1,434		3	2	1980	25,499/.59	Yes	
1		7625 RESEDA BLVD UNIT 302	01/27/2026	\$580,000	\$429	1,353		2	2	1980	25,499/.59	Yes	0.0
2		7631 RESEDA BLVD UNIT 79X	09/23/2025	\$477,500	\$390	1,223		3	3	1973	183,126/4.2	Yes	0.05
3		18425 SATICOY ST UNIT 5	09/30/2025	\$519,000	\$329	1,578		2	3	1979	68,999/1.58	Yes	0.14
4		18410 KESWICK ST UNIT 5	01/07/2026	\$473,000	\$230	2,053		4	3	1990	41,690/.96		0.16
5		18352 KESWICK ST UNIT 2	10/29/2025	\$765,000	\$433	1,765		4	3	1990	43,283/.99		0.19
6		7236 AMIGO AVE UNIT 113	12/31/2025	\$487,500	\$440	1,107		2	3	1992	15,999/.37		0.48
7		8051 CANBY AVE UNIT 3	01/02/2026	\$560,000	\$366	1,529		3	3	1965	242,543/5.57	Yes	0.52
8		18411 STRATHERN ST UNIT 1	10/17/2025	\$650,000	\$379	1,717		4	3	1965	242,543/5.57	Yes	0.52
9		18361 STRATHERN ST UNIT 3	11/14/2025	\$570,000	\$373	1,529		3	3	1965	242,543/5.57	Yes	0.52
10		8055 CANBY AVE UNIT 5	11/25/2025	\$575,000	\$366	1,573		3	3	1965	242,543/5.57	Yes	0.52
11		8145 CANBY AVE UNIT 2	12/24/2025	\$525,000	\$334	1,573		3	3	1969	266,675/6.12	Yes	0.64
12		8121 CANBY AVE UNIT 4	01/23/2026	\$580,000	\$369	1,573		3	3	1968	266,675/6.12	Yes	0.64
13		8110 CANBY AVE UNIT 3	12/02/2025	\$598,000	\$380	1,573		3	3	1966	266,675/6.12	Yes	0.64
14		8060 CANBY AVE UNIT 2	01/29/2026	\$510,000	\$324	1,573		3	3	1966	266,675/6.12	Yes	0.64
15		19009 SHERMAN WAY UNIT 22	10/29/2025	\$455,000	\$460	990		2	2	1987	62,160/1.43	Yes	0.81
16		19009 SHERMAN WAY UNIT 81	12/15/2025	\$415,000	\$483	860		2	2	1987	62,160/1.43	Yes	0.81
17		18987 GAULT ST	12/19/2025	\$569,000	\$381	1,494		3	3	1990	39,452/.91	Yes	0.88
18		19017 GAULT ST UNIT 103	12/22/2025	\$685,000	\$402	1,704		3	3	1991	39,267/.9	Yes	0.9

