



PROPERTY EXPLORER

Property Explorer Static



Property Location

4209 Elmer Ave
North Hollywood, CA
91602

Value Estimate

\$4,435,124

Effective Date

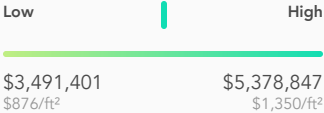
9/30/2026

4209 Elmer Ave North Hollywood, CA 91602 County: Los Angeles County

HouseCanary Value

\$4,435,124

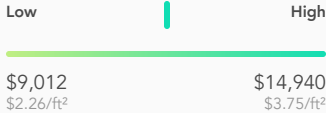
Medium Confidence (79%)
FSD: 0.21



HouseCanary Rental Value

\$11,976

Medium Confidence (75%)
FSD: 0.25



Subject

APN # 2366-014-012

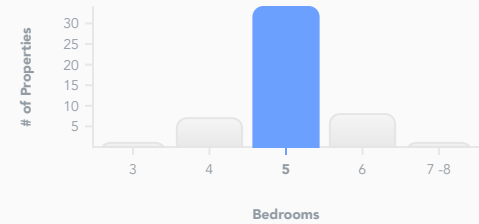
Property Type	Single Family Detached	Year Built	2026
Beds	5	Lot Size	6,752 ft²
Baths	5.5	Owner Occupied	Unknown
GLA	3,984 ft²	HOA Fee	—
Sq. Ft. Above Grade	— ft²	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft²	Tax Amount (Year)	\$— (—)
Condition	Nearly New		

Transaction History

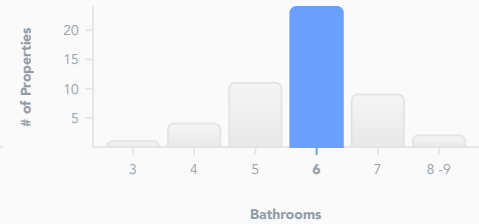
Date	Event	Type	Price	Appreciation	ADOM	Source
9/27/2026	Hold	—	\$3,698,000	—	61	mls
7/28/2026	Active	—	\$4,495,000	—	—	mls
7/21/2026	Coming Soon	—	\$4,495,000	—	0	mls
7/12/2024	Deed Recorded	—	\$—	—	—	deed
9/11/2023	Closed	Arms-Length	\$1,793,225	444% (\$1,463,725)	8	mls+deed

Subject's Comparability to Market

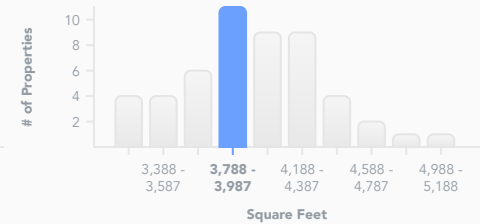
Bedrooms



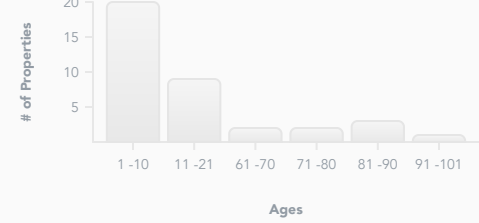
Bathrooms



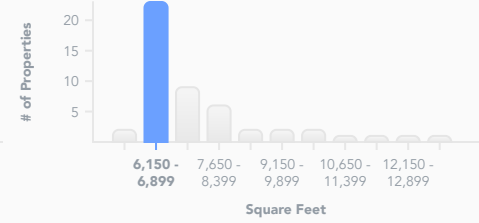
Square Feet



Age



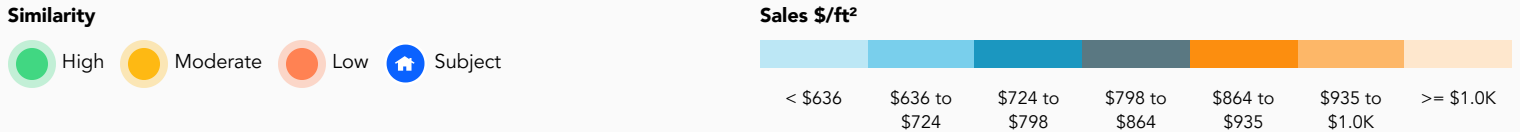
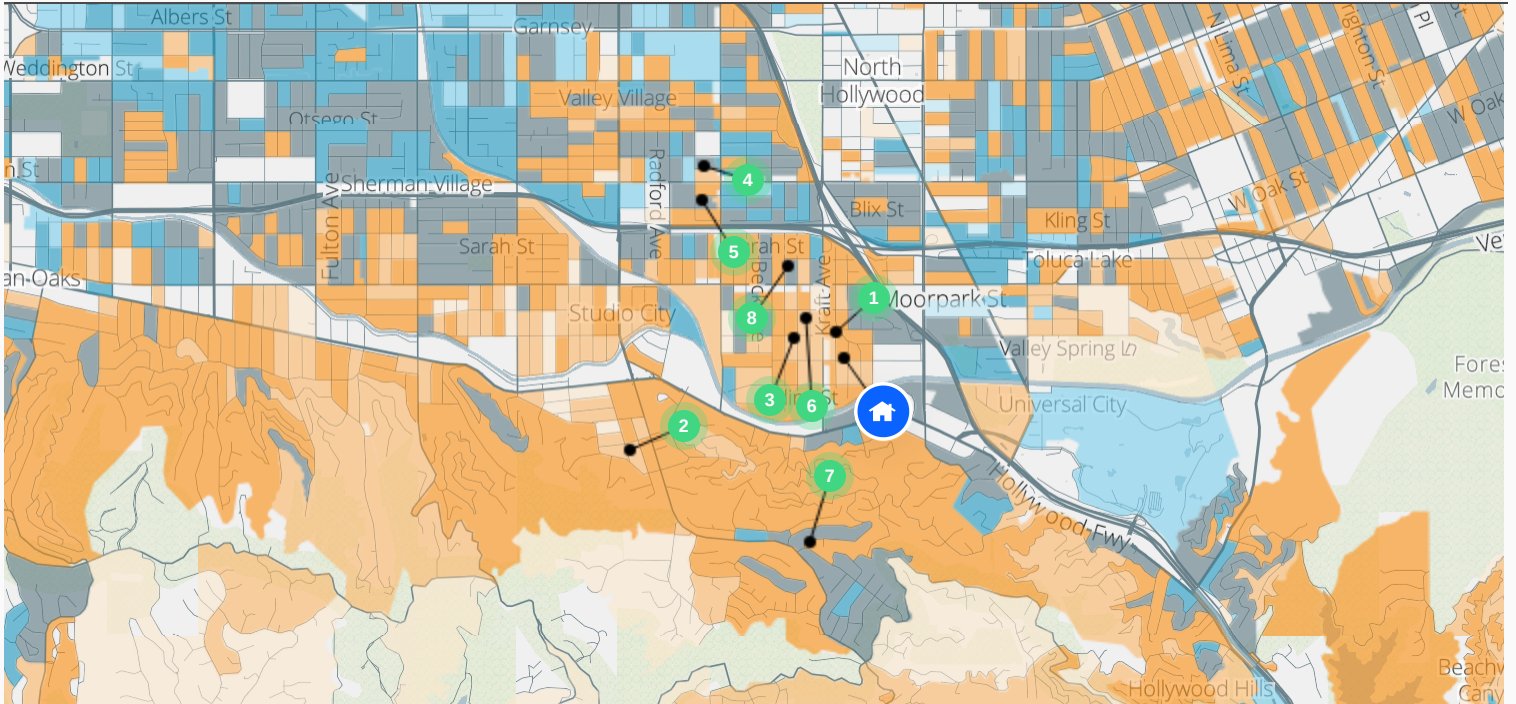
Site Area



- Legend
- Subject Property
 - Nearby properties

4209 Elmer Ave North Hollywood, CA 91602 County: Los Angeles County

HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	4209 Elmer Ave	—	Active	\$3,698,000	9/27/2026	5	5.5	3,984 ft²	6,752 ft²	Single Family Detached	2026
	11317 Valley Spring Ln North Hollywood, CA 91602	0.13 mi	Closed	\$3,400,000	6/15/2026	5	6.5	3,800 ft²	6,903 ft²	Single Family Detached	2024
	3736 Vantage Ave Studio City, CA 91604	1.14 mi	Closed	\$4,000,000	8/3/2026	5	4.5	4,291 ft²	6,964 ft²	Single Family Detached	2010
	4257 Farmdale Ave Studio City, CA 91604	0.27 mi	Closed	\$3,875,000	7/20/2026	5	6	4,205 ft²	6,701 ft²	Single Family Detached	2016
	11741 La Maida St Valley Village, CA 91607	1.16 mi	Closed	\$3,925,000	6/5/2026	5	5.5	4,400 ft²	7,802 ft²	Single Family Detached	2026
	11746 Blix St Valley Village, CA 91607	1.04 mi	Closed	\$3,625,000	6/12/2026	6	6.5	4,350 ft²	7,952 ft²	Single Family Detached	2026
	4319 Kraft Ave Studio City, CA 91604	0.27 mi	Closed	\$4,550,000	6/10/2026	6	5.5	4,493 ft²	7,728 ft²	Single Family Detached	2026
	11428 Dona Lola Dr Studio City, CA 91604	0.93 mi	Closed	\$3,670,000	8/27/2026	6	7	3,873 ft²	9,958 ft²	Single Family Detached	1964
	4448 Camellia Ave Studio City, CA 91602	0.53 mi	Closed	\$2,925,000	5/29/2026	5	5.5	3,386 ft²	6,752 ft²	Single Family Detached	2020

4209 Elmer Ave North Hollywood, CA 91602 County: Los Angeles County

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	4209 Elmer Ave North Hollywood, CA 9...	11317 Valley Spring Ln North Hollywood, CA 9...	3736 Vantage Ave Studio City, CA 91604	4257 Farmdale Ave Studio City, CA 91604	11741 La Maida St Valley Village, CA 91607
Similarity	—	● ● ● 94	● ● ● 93	● ● ● 92	● ● ● 92
Distance	—	0.13 mi	1.14 mi	0.27 mi	1.16 mi
Sale Date	9/11/2023	6/15/2026	8/3/2026	7/20/2026	6/5/2026
Sale Price	\$1,793,225	\$3,400,000	\$4,000,000	\$3,875,000	\$3,925,000
Sale Price/ft²	\$450/ft²	\$895/ft²	\$932/ft²	\$922/ft²	\$892/ft²
List Date	7/21/2026	3/23/2026	6/23/2026	6/19/2026	5/13/2026
List Price	\$3,698,000	\$3,495,000	\$3,749,999	\$3,890,000	\$3,995,000
List Price/ft²	\$928/ft²	\$920/ft²	\$874/ft²	\$925/ft²	\$908/ft²
Bedrooms	5	5	5	5	5
Bathrooms	5.5	6.5	4.5	6	5.5
Square Feet	3,984 ft²	3,800 ft²	4,291 ft²	4,205 ft²	4,400 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	6,752 ft²	6,903 ft²	6,964 ft²	6,701 ft²	7,802 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2026	2024	2010	2016	2026
Listing Status	Active	Closed	Closed	Closed	Closed
Subdivision	—	—	—	—	—
Active D.O.M.	65	142	15	3	12
Cumulative D.O.M.	65	142	41	31	21
Current Value	\$4,435,124	\$3,392,907	\$3,999,862	\$3,869,655	\$3,920,996
Pool	Yes	Yes	Yes	Yes	Yes
Garage Spaces	2	2	2	2	2
Stories	2	2	2	0	2
Basement	No	Unknown	Unknown	Unknown	Unknown
Distressed	No	No	No	No	No
Flip	No	No	No	No	Yes
Market Price	\$3,698,000	\$3,400,000	\$4,000,000	\$3,875,000	\$3,925,000
HPI Adjustment	—	\$6,129	\$5,220	\$6,193	\$8,918
HC Adjustment	—	\$80,856	-\$174,389	-\$199,728	-\$244,185
Adjusted Value	—	\$3,486,985	\$3,830,831	\$3,681,465	\$3,689,733

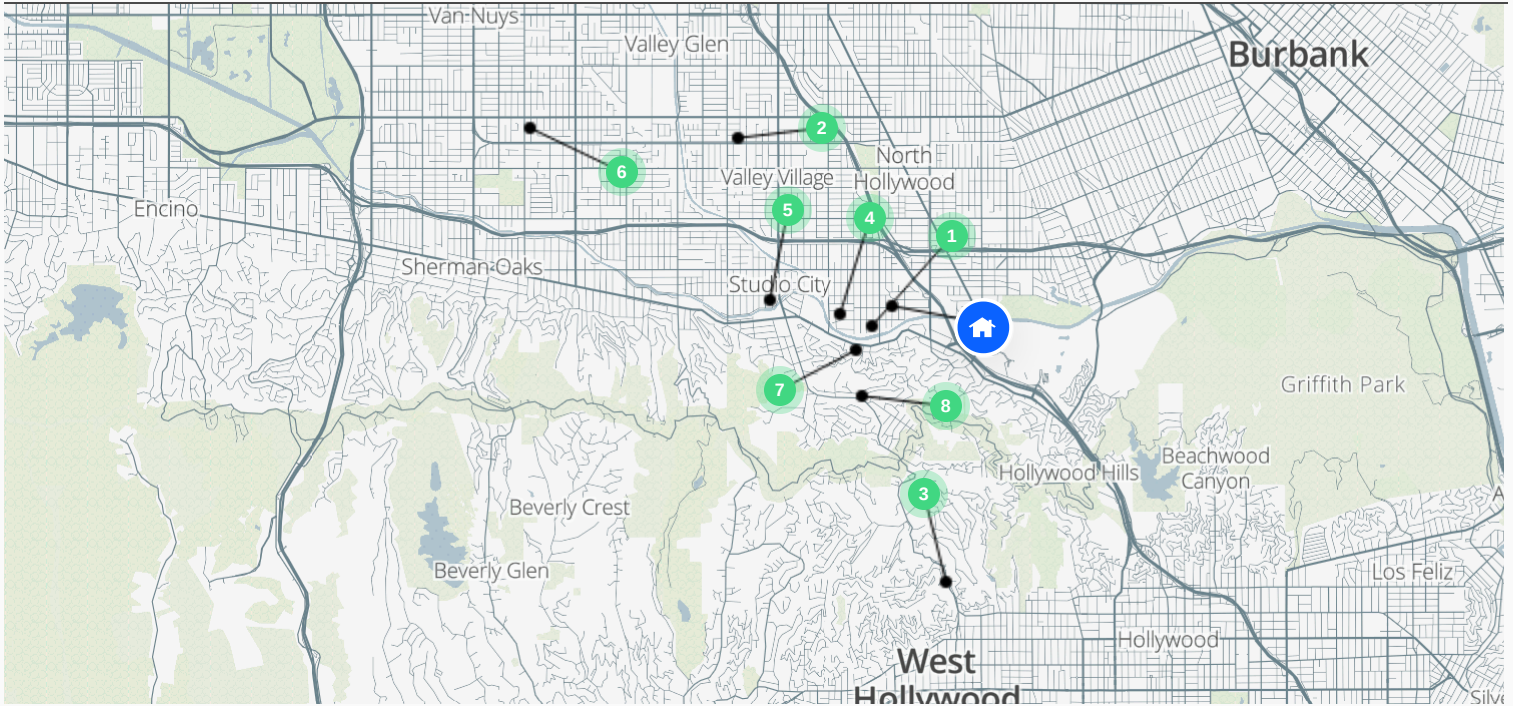
4209 Elmer Ave North Hollywood, CA 91602 County: Los Angeles County

HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	4209 Elmer Ave North Hollywood, CA 9...	11746 Blix St Valley Village, CA 91607	4319 Kraft Ave Studio City, CA 91604	11428 Dona Lola Dr Studio City, CA 91604	4448 Camellia Ave Studio City, CA 91602
Similarity	—	● ● ● 91	● ● ● 90	● ● ● 89	● ● ● 85
Distance	—	1.04 mi	0.27 mi	0.93 mi	0.53 mi
Sale Date	9/11/2023	6/12/2026	6/10/2026	8/27/2026	5/29/2026
Sale Price	\$1,793,225	\$3,625,000	\$4,550,000	\$3,670,000	\$2,925,000
Sale Price/ft²	\$450/ft²	\$833/ft²	\$1,013/ft²	\$948/ft²	\$864/ft²
List Date	7/21/2026	3/18/2026	4/7/2026	3/31/2026	3/11/2026
List Price	\$3,698,000	\$3,698,000	\$4,750,000	\$3,720,000	\$3,198,000
List Price/ft²	\$928/ft²	\$850/ft²	\$1,057/ft²	\$960/ft²	\$944/ft²
Bedrooms	5	6	6	6	5
Bathrooms	5.5	6.5	5.5	7	5.5
Square Feet	3,984 ft²	4,350 ft²	4,493 ft²	3,873 ft²	3,386 ft²
Sq. Ft. Above Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Sq. Ft. Below Grade	— ft²	— ft²	— ft²	— ft²	— ft²
Lot Size	6,752 ft²	7,952 ft²	7,728 ft²	9,958 ft²	6,752 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2026	2026	2026	1964	2020
Listing Status	Active	Closed	Closed	Closed	Closed
Subdivision	—	—	—	—	—
Active D.O.M.	65	69	59	68	49
Cumulative D.O.M.	65	97	64	140	79
Current Value	\$4,435,124	\$3,620,920	\$4,537,075	\$3,670,054	\$2,917,416
Pool	Yes	Yes	Yes	Unknown	Yes
Garage Spaces	2	—	2	—	—
Stories	2	2	2	0	0
Basement	No	Unknown	Unknown	Unknown	Unknown
Distressed	No	No	No	No	No
Flip	No	No	Yes	No	No
Market Price	\$3,698,000	\$3,625,000	\$4,550,000	\$3,670,000	\$2,925,000
HPI Adjustment	—	\$5,144	\$1,874	\$3,241	\$7,565
HC Adjustment	—	-\$257,143	-\$429,044	\$1,812	\$264,748
Adjusted Value	—	\$3,373,001	\$4,122,830	\$3,675,053	\$3,197,313

4209 Elmer Ave North Hollywood, CA 91602 County: Los Angeles County

HouseCanary Suggested Rental Comparables



Similarity

● High
 ● Moderate
 ● Low
 ● Subject

#	Address	Distance	Rental Listing Status	Rental \$	Rental \$ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	4209 Elmer Ave	—	—	\$—/mo.	—	5	5.5	3,984 ft ²	6,752 ft ²	Single Family Detached	2026
	4087 Kraft Ave Studio City, CA 91604	0.27 mi	Closed	\$22,000/mo.	4/7/2026	5	5.5	3,800 ft ²	6,754 ft ²	Single Family Detached	2024
	12408 Cumpston St Valley Village, CA 91607	2.24 mi	Active	\$26,000/mo.	9/28/2026	5	5.5	3,985 ft ²	6,727 ft ²	Single Family Detached	2026
	8148 Gould Ave Los Angeles, CA 90046	2.76 mi	Active	\$15,000/mo.	9/1/2026	4	6	4,080 ft ²	11,959 ft ²	Single Family Detached	2024
	11610 Chiquita St Studio City, CA 91604	0.51 mi	Closed	\$14,000/mo.	7/17/2026	5	4.5	3,957 ft ²	6,860 ft ²	Single Family Detached	2010
	4153 Vantage Ave Studio City, CA 91604	1.19 mi	Closed	\$18,000/mo.	9/10/2026	4	3.5	4,662 ft ²	7,009 ft ²	Single Family Detached	2025
	5513 Murietta Ave Sherman Oaks, CA 91401	3.97 mi	Active	\$19,000/mo.	9/24/2026	5	5.5	4,099 ft ²	9,762 ft ²	Single Family Detached	2021
	11553 Sunshine Ter Studio City, CA 91604	0.55 mi	Active	\$17,995/mo.	9/3/2026	5	6	3,419 ft ²	8,026 ft ²	Single Family Detached	2018
	11410 Canton Dr Studio City, CA 91604	0.92 mi	Closed	\$10,500/mo.	6/1/2026	5	4.5	4,021 ft ²	15,396 ft ²	Single Family Detached	1975

4209 Elmer Ave North Hollywood, CA 91602 County: Los Angeles County

Market Risk

Risk of Decline

30.7%

Risk Level

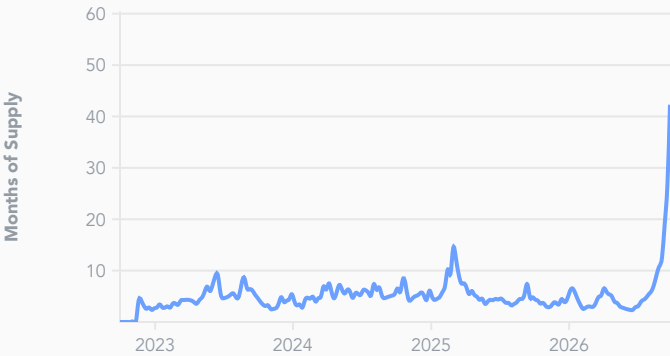
Neutral

This month last year

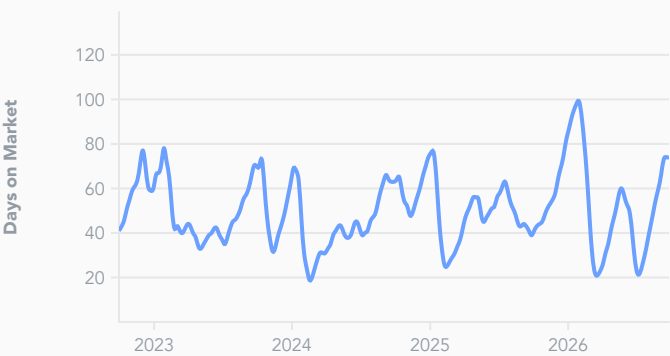
34.1%

Neighborhood & Subject Marketability

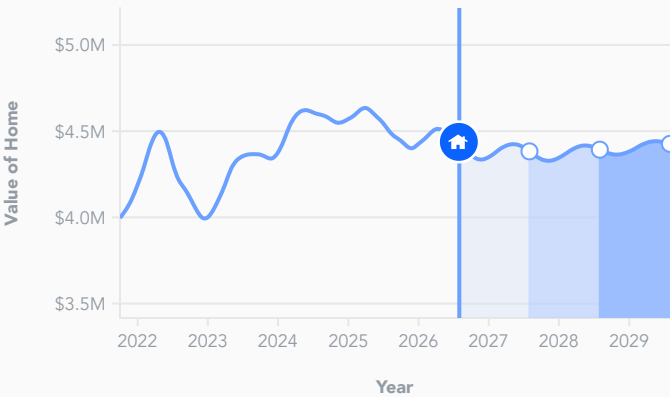
Months of Supply - ZIP



Days on Market - Sold or De-listed Properties - ZIP



HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-1%	2 Year	-1%	3 Year	0%
2027	\$4,382,789	2028	\$4,392,546	2029	\$4,426,253

4209 Elmer Ave North Hollywood, CA 91602 **County:** Los Angeles County

Glossary

HouseCanary Value	This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
HouseCanary Rental Value	This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
HouseCanary Suggested Comps	HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe. Source: HouseCanary analysis
MSA 1-Year Risk of Decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis

4209 Elmer Ave North Hollywood, CA 91602 County: Los Angeles County

Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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