Lawyers Title

Van Nuys

Sales Comparables - October 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Van Nuys	6918 Petit Ave	1577	$ 608.00	4	2	10/4/2022	$ 960,000.00	10716	0.25	2225-013-018
Van Nuys	6101 Buffalo Ave	1955	$ 613.00	3	2	10/5/2022	$ 1,200,000.00	6717	0.15	2330-014-038
Van Nuys	15058 Hamlin St	1707	$ 834.00	4	2	10/5/2022	$ 1,425,000.00	13522	0.31	2235-019-043
Van Nuys	6656 Langdon Ave	2667	$ 647.00	5	3	10/6/2022	$ 1,726,000.00	15704	0.36	2234-018-029
Van Nuys	13836 Cohasset St	1336	$ 628.00	2	2	10/7/2022	$ 840,000.00	6750	0.15	2215-007-016
Van Nuys	7443 Densmore Ave	1726	$ 498.00	2	1	10/7/2022	$ 860,000.00	6753	0.16	2206-025-021
Van Nuys	6055 Mary Ellen Ave	2265	$ 604.00	3	3	10/7/2022	$ 1,370,000.00	7845	0.18	2331-024-029
Van Nuys	7039 Andasol Ave	1763	$ 442.00	3	2	10/11/2022	$ 780,000.00	8280	0.19	2228-028-007
Van Nuys	5832 Murietta Ave	1637	$ 733.00	3	2	10/11/2022	$ 1,200,000.00	6490	0.15	2246-015-005
Van Nuys	13353 Erwin St	2410	$ 473.00	4	3	10/12/2022	$ 1,140,000.00	8734	0.2	2330-005-035
Van Nuys	5644 Tobias Ave	1716	$ 830.00	3	2	10/12/2022	$ 1,425,000.00	7239	0.17	2244-023-014
Van Nuys	15916 Vose St	1654	$ 529.00	3	3	10/13/2022	$ 875,000.00	6752	0.16	2224-007-053
Van Nuys	14054 Collins St	1671	$ 532.00	3	3	10/14/2022	$ 890,000.00	1091	0.03	2246-032-021
Van Nuys	15747 Haynes St	1644	$ 547.00	3	2	10/14/2022	$ 900,000.00	5784	0.13	2233-003-037
Van Nuys	5713 Ranchito Ave	1381	$ 716.00	3	2	10/14/2022	$ 990,000.00	6750	0.15	2246-020-004
Van Nuys	6470 Calhoun Ave	1267	$ 591.00	3	2	10/17/2022	$ 750,000.00	7530	0.17	2237-018-001
Van Nuys	8110 Lesner Ave	1184	$ 705.00	3	2	10/17/2022	$ 835,000.00	6034	0.14	2204-029-004
Van Nuys	7519 Amestoy Ave	1331	$ 649.00	4	2	10/18/2022	$ 865,000.00	6618	0.15	2203-021-029
Van Nuys	17109 Burton St	1430	$ 493.00	3	2	10/18/2022	$ 705,000.00	7427	0.17	2204-002-004
Van Nuys	15744 Hartland St	1648	$ 364.00	3	2	10/19/2022	$ 600,000.00	5220	0.12	2224-034-041
Van Nuys	6331 Peach Ave	1554	$ 633.00	3	2	10/19/2022	$ 985,000.00	6790	0.16	2242-008-036
Van Nuys	17457 Runnymede St	1362	$ 565.00	3	2	10/19/2022	$ 770,000.00	5896	0.14	2202-013-009
Van Nuys	13806 Calvert St	1620	$ 555.00	3	2	10/20/2022	$ 900,000.00	7021	0.16	2239-021-010
Van Nuys	6303 Colbath Ave	1523	$ 479.00	3	2	10/20/2022	$ 730,000.00	8775	0.2	2239-003-011
Van Nuys	13040 Delano St	1636	$ 812.00	3	2	10/20/2022	$ 1,330,000.00	8857	0.2	2331-018-009
Van Nuys	17343 Cohasset St	1351	$ 562.00	3	2	10/21/2022	$ 760,000.00	5998	0.14	2202-014-015
Van Nuys	7841 Genesta Ave	2827	$ 468.00	3	3	10/21/2022	$ 1,325,000.00	15757	0.36	2204-019-006
Van Nuys	6464 Langdon Ave	2148	$ 651.00	2	2	10/21/2022	$ 1,400,000.00	15681	0.36	2234-015-007
Van Nuys	6711 Varna Ave	2042	$ 306.00	3	3	10/21/2022	$ 625,000.00	7431	0.17	2329-019-013
Van Nuys	6843 Matilija Ave	1118	$ 720.00	2	1	10/24/2022	$ 805,000.00	6756	0.16	2216-021-004

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Van Nuys	6231 Buffalo Ave	2468	$ 410.00	3	3	10/25/2022	$ 1,012,000.00	8397	0.19	2330-013-005
Van Nuys	6853 Chisholm Ave	2146	$ 481.00	3	2	10/25/2022	$ 1,034,000.00	11782	0.27	2234-002-022
Van Nuys	16222 Hamlin St	1200	$ 664.00	2	1	10/25/2022	$ 797,000.00	6211	0.14	2233-032-040
Van Nuys	13358 Hartland St	1684	$ 522.00	3	2	10/25/2022	$ 880,000.00	7989	0.18	2328-015-006
Van Nuys	5810 Mammoth Ave	2264	$ 485.00	4	3	10/26/2022	$ 1,100,000.00	4997	0.11	2246-009-034
Van Nuys	8117 Paso Robles Ave	1246	$ 573.00	2	2	10/27/2022	$ 715,000.00	6027	0.14	2204-029-028
Van Nuys	7250 Rubio Ave	1725	$ 383.00	3	2	10/27/2022	$ 661,000.00	6105	0.14	2226-006-001
Van Nuys	5706 Bevis Ave	1249	$ 1,222.00	3	2	10/28/2022	$ 1,527,000.00	6050	0.14	2244-016-017
Van Nuys	6819 Chisholm Ave	2136	$ 514.00	3	2	10/28/2022	$ 1,100,000.00	11782	0.27	2234-002-018
Van Nuys	6862 Matilija Ave	1328	$ 652.00	3	2	10/28/2022	$ 867,000.00	7499	0.17	2216-024-041
Van Nuys	7250 N Cherry Ln	1478	$ 485.00	3	3	10/31/2022	$ 717,000.00	1073	0.02	2217-032-080

Total Sales:	**41**
Average Sales Price:	**$984,780.49**
Average Square Feet:	**1709**