

Sherman oaks Data

Year	Active Listings	Closed Sales	Conversion %
2013	1034	652	63.1%
2014	1021	640	62.7%
2015	1106	628	56.8%
2016	1105	641	58.0%
2017	1056	671	63.5%
2018	854	458	53.6%
2019	975	477	48.9%
2020	862	439	50.9%
2021	809	571	70.6%
2022	675	439	65.0%
2023	602	323	53.7%
2024	713	328	46.0%
2025	779	310	39.8%

□ 2013 – Top 20 Sales

4153 Stansbury Ave – \$3,100,000
 13275 Galewood Street – \$2,800,000
 14721 Round Valley Dr – \$2,700,000
 14735 Sutton Street – \$2,699,888
 3869 Deervale Dr – \$2,692,500
 4150 Woodman Ave – \$2,650,000
 3800 Longridge Ave – \$2,600,000
 3960 Alomar Drive – \$2,600,000
 3834 Longridge Ave – \$2,600,000
 13755 Davana Terrace – \$2,550,000
 4021 Hopevale Dr – \$2,500,000
 4162 Fulton Ave – \$2,480,000
 14256 Roblar Pl – \$2,380,000
 5234 Longhorn Ave – \$2,300,000
 3608 Crownridge Dr – \$2,290,000
 3627 Cody Road – \$2,275,000
 4106 Longridge Ave – \$2,250,000
 4101 Vintzel Dr – \$2,210,000
 14183 Valley Vista Blvd – \$2,200,000
 14700 Round Valley Dr – \$2,150,000

□ 2014 – Top 20 Sales

14280 Greenleaf St – \$3,431,000
 14734 Sutton Street – \$3,218,000
 4135 Dixie Canyon Ave – \$3,000,000
 3946 Stone Canyon Ave – \$2,995,000
 14633 Round Valley Dr – \$2,955,000
 14626 Sutton Street – \$2,750,000
 14611 Sutton Street – \$2,725,000
 4152 Greenbush Ave – \$2,649,000
 3649 Crownridge Dr – \$2,600,000
 4157 Ventura Canyon Ave – \$2,599,000
 4139 Davana Road – \$2,585,000
 14349 Millbrook Dr – \$2,575,000
 14717 Sutton Street – \$2,565,000
 4153 Nagle Ave – \$2,560,000

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3737 Longridge Ave – \$2,520,000
14746 Valley Vista Blvd – \$2,425,000
4158 Stansbury Ave – \$2,425,000
3691 Benedict Canyon Dr – \$2,300,000
14734 Valley Vista Blvd – \$2,275,000
3685 Benedict Canyon Ln – \$2,250,000

□ 2015 – Top 20 Sales

3737 Longridge Ave – \$6,850,000
3901 Longridge Ave – \$5,400,000
3608 Crownridge Dr – \$4,039,000
4048 Sunnyslope Ave – \$4,000,000
14888 Round Valley Dr – \$3,800,000
4107 Fulton Ave – \$3,650,000
13836 Davana Terrace – \$3,600,000
4123 Stansbury Ave – \$3,472,500
13305 Valley Vista Blvd – \$3,400,000
15436 Greenleaf St – \$3,400,000
4167 Weslin Ave – \$3,250,000
13718 Chandler Blvd – \$3,240,000
14121 Longridge Ave – \$3,105,000
14640 Greenleaf St – \$3,045,000
4011 Holliylane Ave – \$3,030,000
4135 Greenbush Ave – \$3,000,000
4157 Sunnyslope Ave – \$2,999,000
15148 Greenleaf St – \$2,995,000
4210 Benedict Canyon Dr – \$2,771,000
3627 Cody Road – \$2,645,000

□ 2016 – Top 20 Sales

4030 Longridge Ave – \$6,700,000
3701 Longridge Ave – \$6,461,070
4020 Longridge Ave – \$4,800,000
15045 Valley Vista Blvd – \$4,725,000
14305 Roblar Pl – \$4,700,000
3722 Longridge Ave – \$4,500,000
14755 Sutton Street – \$3,700,000
14949 Valley Vista Blvd – \$3,525,000
14234 Greenleaf St – \$3,050,000
14947 Greenleaf St – \$3,050,000
4139 Sunnyslope Ave – \$2,969,000
4141 Woodman Ave – \$2,950,000
4116 Sumac Dr – \$2,949,375
3826 Benedict Canyon Dr – \$2,900,375
5260 Leghorn Ave – \$2,880,000
14569 Deervale Pl – \$2,875,000
4152 Sunnyslope Ave – \$2,800,000
4509 Sunnyslope Ave – \$2,800,000
13812 Davana Terrace – \$2,700,000
4056 Ventura Canyon Ave – \$2,700,000

□ 2017 – Top 20 Sales

4121 Longridge Ave – \$6,775,000

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3930 Hollyline Ave – \$4,400,000
14933 Sutton Street – \$4,296,000
13849 Weddington Street – \$4,089,000
3626 Fawnale Pl – \$4,005,000
14153 Greenleaf St – \$3,800,000
4040 Stansbury Ave – \$3,785,000
13151 Cheltenham Dr – \$3,741,200
16067 Valley Wood Road – \$3,500,000
14346 Valley Vista Blvd – \$3,450,000
4122 Allott Ave – \$3,250,000
3946 Stone Canyon Ave – \$3,250,000
14110 Allott Ave – \$3,200,000
4141 Allott Ave – \$3,200,000
4152 Sunnyslope Ave – \$3,050,000
4509 Sunnyslope Ave – \$3,050,000
3600 Longridge Ave – \$2,989,000
4210 Benedict Canyon Dr – \$2,950,000
3925 Woodfield Dr – \$2,950,000
14238 Ventura Canyon Ln – \$2,900,000

2018

14330 Valley Vista Blvd – \$3,550,000
13838 Weddington St – \$3,495,000
14943 Sutton – \$3,450,000
15020 Greenleaf Street – \$3,399,000
412 Benedict Canyon Dr – \$3,385,000
4150 Ventura Canyon Avenue – \$3,350,000
14956 Deervale Pl – \$3,337,725
3907 Sepulveda – \$3,330,000
4114 Sunnyslope Avenue – \$3,200,000
4164 Sunnyslope Avenue – \$3,150,000
4233 Costello – \$3,120,000
15430 Greenleaf St – \$3,035,000
14953 Sutton St – \$3,030,000
4021 Hopevale Dr – \$3,000,000

2019

5251 Woodman Avenue – \$5,100,000
4207 Cedros Avenue – \$3,735,500
3667 Dixie Canyon Ave – \$3,550,000
15231 Greenleaf St – \$3,450,000
3620 Longridge Avenue – \$3,450,000
4169 Hazeltine Ave – \$3,280,000
13808 Weddington St – \$3,200,000
4146 Allott Ave – \$3,180,000
4440 Atoll Ave – \$2,985,375
14840 Sutton Street – \$2,985,375
5350 Glenridge Dr – \$2,950,430
14836 Sutton Street – \$2,850,000
15042 Hartsook Street – \$2,850,000
14923 Valley Vista Boulevard – \$2,825,000
4955 Mammoth Ave – \$2,800,000
3616 Cody Rd – \$2,775,000

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14743 Sutton St – \$2,700,000
4545 Stern Avenue – \$2,700,000
4019 Ventura Canyon Ave – \$2,687,755
14183 Valley Vista Boulevard – \$2,675,000

2020

3703 Alomar Dr – \$9,500,000
3960 Alomar Dr – \$8,100,000
4203 Longridge Ave – \$7,118,500
14003 Aubrey Rd – \$6,600,000
4007 Witzel Dr – \$6,340,000
14954 Greenleaf St – \$6,300,000
14143 Chandler Blvd – \$5,800,000
14226 Greenleaf St – \$5,750,000
14312 Roblar Pl – \$5,600,000
3901 Longridge Ave – \$5,000,000
4114 Sunnyslope Ave – \$4,483,000
3555 Beverly Glen Ter – \$4,000,000
3721 Alomar Dr – \$3,900,000
18300 Davana Ter – \$3,735,000
4107 Stansbury Ave – \$3,725,000
3716 Alomar Dr – \$3,600,000
16070 Valleywood Rd – \$3,563,000
4117 Nagle Ave – \$3,450,000
13820 Valley Vista St – \$3,400,000
14836 Sutton St – \$3,275,000

2021

3960 Alomar Dr – \$6,850,000
4160 Fulton Ave – \$6,640,000
14547 Valley Vista – \$6,400,000
14324 Roblar Pl – \$6,000,000
14060 Valley Vista Blvd – \$5,835,000
15234 Rayneta Dr – \$5,500,000
3915 Dixie Canyon Ave – \$4,965,000
14650 Valley Vista Blvd – \$4,750,000
13280 Valley Vista Blvd – \$4,560,975
4107 Sunnyslope Ave – \$4,481,000
14640 Greenleaf St – \$4,400,000
4141 Allott Ave – \$4,335,867
1417 Dixie Canyon Ave – \$4,325,000
13718 Chandler Blvd – \$4,250,000
4120 Dixie Canyon Ave – \$4,150,000
3668 Benedict Canyon Ln – \$4,094,000
13443 Socalued St – \$3,995,000
4168 Fulton Ave – \$3,900,000
14540 Greenleaf St – \$3,889,000
15003 Greenleaf St – \$3,785,000

2022

15321 Kingswood Ln – \$8,500,000
4112 Stansbury Ave – \$7,350,000
3969 Alana Dr – \$7,250,000

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3727 Longridge Ave – \$7,200,000
3610 Dixie Canyon Ave – \$6,000,000
14308 Greenleaf St – \$6,000,000
4107 Stansbury Ave – \$5,620,000
3626 Fawn Dale Pl – \$5,375,000
3685 Benedict Canyon Ln – \$5,300,000
14755 Sutton St – \$5,150,000
14319 Greenleaf St – \$5,000,000
14058 Davana Ter – \$4,810,000
15231 Greenleaf St – \$4,775,000
3627 Cody Rd – \$4,700,000
4048 Sunnyslope Ave – \$4,700,000
4005 Dixie Canyon Ave – \$4,500,000
4143 Davana Rd – \$4,440,000
3551 Glenridge Dr – \$4,295,000
4091 Deervale Dr – \$4,200,000
4455 Mammoth Ave – \$4,100,000

2023

13980 Aubrey Rd – \$9,500,000
14954 Greenleaf St – \$7,250,000
4123 Stansbury Ave – \$5,763,000
15258 Valley Vista Blvd – \$5,200,000
13849 Weddington St – \$4,950,000
4150 Ventura Canyon Ave – \$4,995,000
4063 Sunnyslope Ave – \$4,360,000
4471 Mammoth Ave – \$4,200,000
4152 Greenbush Ave – \$4,200,000
4163 Sunnyslope Ave – \$4,150,000
3335 Scadlock Ln – \$3,850,000
5003 Mammoth Ave – \$3,775,000
14711 Mulholland Dr – \$3,753,000
14916 Round Valley Dr – \$3,750,000
4258 Murrieta Ave – \$3,750,000
4465 Katherine Ave – \$3,715,000
3914 Woodfield Dr – \$3,710,000
3698 Benedict Canyon Ln – \$3,625,000
13535 Hatteras St – \$3,600,000
3371 Alana Dr – \$3,600,000

2024

14023 Aubrey Rd – \$15,000,000
3737 Longridge Ave – \$11,328,825
13907 Chandler Blvd – \$5,925,000
14331 Greenleaf St – \$4,995,000
3820 Knobhill Dr – \$4,950,000
15482 Valley Vista Blvd – \$4,950,000
14541 Deervale Pl – \$4,250,000
4023 Dixie Canyon Ave – \$4,200,000
4635 Burnet Ave – \$4,100,000
15017 Valley Vista Blvd – \$4,091,000
13807 Magnolia Blvd – \$4,000,000
14713 Huston St – \$4,000,000

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5335 Sunnyslope Ave – \$3,999,999
4204 Stansbury Ave – \$3,900,000
3924 Davana Rd – \$3,900,000
4634 Burnet Ave – \$3,875,000
3925 Woodfield Dr – \$3,825,000
15129 Sutton St – \$3,550,000
4260 Stern Ave – \$3,800,000
4629 Burnet Ave – \$3,660,000

2025

3676 Crownridge Dr – \$7,047,000
4106 Longridge Ave – \$6,470,000
15158 Greenleaf St – \$5,580,000
3915 Dixie Canyon Ave – \$5,500,000
3949 Dixie Canyon Ave – \$5,251,250
3701 Longridge Dr – \$5,243,000
4163 Ventura Canyon Ave – \$5,145,000
3901 Cody Rd – \$4,478,000
4430 Atoll Ave – \$4,355,000
14058 Davana Ter – \$4,325,000
14550 Greenleaf St – \$4,286,627
4847 Katherine Ave – \$4,179,000
3914 Woodfield Dr – \$4,050,000
5335 Leghorn Ave – \$3,995,000
14115 Greenleaf St – \$3,970,000
13226 Morrison St – \$3,950,000
4455 Mammoth Ave – \$3,900,000
14065 Valley Vista Blvd – \$3,842,500
4177 Kester Ave – \$3,800,000
14071 Roblar Rd – \$3,800,000

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Median List Price	Median Sold Price	Min Price Sold	Max Price Sold	Avg List Price	Avg Sold Price
\$797,628.00	\$800,750.00	\$272,000.00	\$3,100,000.00	\$923,260.00	\$918,091.00
\$895,000.00	\$890,000.00	\$376,000.00	\$3,431,000.00	\$1,021,117.00	\$1,013,589.00
\$947,875.00	\$951,262.00	\$445,000.00	\$6,995,000.00	\$1,180,887.00	\$1,168,032.00
\$1,175,333.00	\$1,150,000.00	\$525,000.00	\$6,700,000.00	\$1,328,655.00	\$1,307,239.00
\$1,156,333.00	\$1,150,000.00	\$405,000.00	\$6,775,000.00	\$1,329,010.00	\$1,310,735.00
\$1,249,987.00	\$1,250,000.00	\$600,000.00	\$7,525,000.00	\$1,450,245.00	\$1,442,445.00
\$1,250,000.00	\$1,225,000.00	\$500,000.00	\$5,100,000.00	\$1,411,821.00	\$1,390,671.00
\$1,349,998.00	\$1,353,825.00	\$263,000.00	\$9,500,000.00	\$1,654,277.00	\$1,628,487.00
\$1,499,000.00	\$1,560,000.00	\$732,750.00	\$6,850,000.00	\$1,756,259.00	\$1,792,222.00
\$1,699,000.00	\$1,850,000.00	\$855,000.00	\$8,500,000.00	\$2,027,243.00	\$2,100,165.00
\$1,693,000.00	\$1,700,000.00	\$700,000.00	\$9,500,000.00	\$1,973,350.00	\$1,985,205.00
\$1,795,000.00	\$1,781,000.00	\$700,000.00	\$15,000,000.00	\$2,106,095.00	\$2,094,181.00
\$1,899,499.00	\$1,875,000.00	\$850,000.00	\$7,047,000.00	\$2,157,036.00	\$2,112,696.00

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Avg Days to Sell	Avg \$/Sq.Ft.	Sale/List %	Total Sold Volume
56	\$424.86	99.44%	\$598,595,900.00
59	\$465.38	99.26%	\$648,696,803.00
56	\$491.90	98.91%	\$733,523,901.00
59	\$520.14	98.39%	\$837,939,927.00
61	\$544.76	98.62%	\$879,502,893.00
49	\$603.39	99.46%	\$660,639,857.00
52	\$595.28	98.50%	\$663,350,133.00
31	\$630.76	98.44%	\$714,905,948.00
26	\$731.16	102.05%	\$1,023,358,894.00
20	\$846.18	103.60%	\$921,972,461.00
29	\$838.86	100.60%	\$641,221,245.00
31	\$852.21	99.43%	\$686,891,343.00
39	\$827.34	97.94%	\$654,935,678.00