

Order ID: 1014748

Report Date: 7/9/2024

 1675 E ALTADENA DR,  
 ALTADENA, CA - 91001


## Selected Comps From MLS Sales

LISTING#	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
PI-16181	1701 N OXFORD AVE	Pasadena, CA 91104	\$ 685,000	3/1	3/1/2024	508	1.08
WS23089046	3073 LAKE AVE	Altadena, CA 91001	\$ 760,000	2/1	8/3/2023	840	1.01
PI-17055	1183 E LEXINGTON ST	Pasadena, CA 91104	\$ 875,000	3/1	6/5/2024	1249	1.20
SR23203272	2528 CATHERINE RD	Altadena, CA 91001	\$ 887,000	3/2	2/7/2024	1445	1.10
SB23095443	2159 LAKE AVE	Altadena, CA 91001	\$ 890,000	2/1	6/21/2024	1220	1.06
23-323199	3059 LAKE AVE	Altadena, CA 91001	\$ 900,000	2/1	11/29/2023	962	1.01
WS23205303	1940 MAIDEN LN	Altadena, CA 91001	\$ 1,025,000	3/2	4/1/2024	1652	1.08
CV23193665	1080 E ALTADENA DR	Altadena, CA 91001	\$ 1,030,000	2/2	4/5/2024	1355	0.70
CV23207416	1839 MICHIGAN	PASADENA, CA 91104	\$ 1,087,500	2/2	12/12/2023	1044	1.08
PI-15605	1863 N HOLLISTON AVE	Pasadena, CA 91104	\$ 1,110,000	2/2	12/1/2023	1296	1.00
BB24094040	631 ATHENS ST	Altadena, CA 91001	\$ 1,135,000	3/3	6/25/2024	1042	1.02
PI-15912	768 ATCHISON ST	Pasadena, CA 91104	\$ 1,140,000	2/1	12/27/2023	1064	1.51
PW23200567	950 MORADA PL	Altadena, CA 91001	\$ 1,152,000	3/2	2/13/2024	1440	1.12
23-297966	2870 TANOBLE	ALTADENA, CA 91001	\$ 1,155,000	4/4	8/4/2023	2059	0.31

LISTING#	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
PI-16592	2895 MAIDEN LN	Altadena, CA 91001	\$ 1,185,000	2/2	4/5/2024	1694	0.70
AR23180367	1415 E LOMA ALTA DR	Altadena, CA 91001	\$ 1,189,000	3/2	10/27/2023	1567	0.38
PI-16896	1017 BEVERLY WAY	ALTADENA, CA 91001	\$ 1,199,500	3/1	4/16/2024	1139	0.82
PI-15608	583 MCWILTON PL	Altadena, CA 91001	\$ 1,215,000	3/2	12/8/2023	1456	1.22
PI-17638	559 E MARIGOLD ST	Altadena, CA 91001	\$ 1,225,000	2/2	6/13/2024	1247	1.09
GD24042633	1786 NEW YORK DR	Altadena, CA 91001	\$ 1,230,000	2/2	5/2/2024	1244	0.89
PI-14981	1928 N HOLLISTON AVE	Altadena, CA 91001	\$ 1,250,000	2/1	10/5/2023	1122	0.92
PI-16211	2631 HOMEPARK AVE	Altadena, CA 91001	\$ 1,250,000	3/2	2/16/2024	1493	0.76
PI-16784	2391 HOLLISTON AVE	ALTADENA, CA 91001	\$ 1,250,000	2/2	4/17/2024	1304	0.50
PI-17915	1265 SUNNY OAKS CIR	Altadena, CA 91001	\$ 1,263,550	3/2	7/3/2024	1227	0.50
PI-14225	914 E MOUNT CURVE AVE	Altadena, CA 91001	\$ 1,270,000	3/2	8/14/2023	1586	1.07
WS23164263	1193 MOUNT LOWE	ALTADENA, CA 91001	\$ 1,270,000	2/3	11/22/2023	1539	0.77
24-363337	1580 NEW YORK DR	ALTADENA, CA 91001	\$ 1,290,000	3/2	4/3/2024	1190	0.88
PI-15684	2919 LAKE AVE	Altadena, CA 91001	\$ 1,295,000	2/2	12/5/2023	1216	0.96
OC23114244	930 ATHENS ST	Altadena, CA 91001	\$ 1,300,000	3/2	7/25/2023	1798	0.90
OC23158598	1013 WAPELLO ST	Altadena, CA 91001	\$ 1,300,000	3/2	10/5/2023	1352	0.88
PI-14953	2484 PAGE DR	Altadena, CA 91001	\$ 1,308,000	3/3	10/16/2023	1726	0.28
PI-14853	1029 E MENDOCINO ST	Altadena, CA 91001	\$ 1,345,000	3/2	12/26/2023	2013	0.83
PI-15214	1951 MAR VISTA AVE	Altadena, CA 91001	\$ 1,354,250	4/3	11/15/2023	2630	1.04
PI-16989	1532 ATCHISON ST	Pasadena, CA 91104	\$ 1,365,000	3/2	4/12/2024	1204	1.08
23-321091	2549 N HOLLISTON AVE	Altadena, CA 91001	\$ 1,370,000	3/2	12/7/2023	1380	0.44
CRPI-16705	1715 E CALAVERAS ST	Altadena, CA 91001	\$ 1,375,000	3/2	3/22/2024	1485	0.46
PI-15716	1377 SONOMA	Altadena, CA 91001	\$ 1,400,000	3/2	1/12/2024	1530	0.76
PI-16773	1930 MINORU DR	ALTADENA, CA 91001	\$ 1,410,000	5/4	6/5/2024	2975	0.91
AR23169767	2043 PEPPER DR	Altadena, CA 91001	\$ 1,415,000	3/2	10/5/2023	1606	0.88
24-370445	1892 ALTADENA	ALTADENA, CA 91001	\$ 1,425,000	3/1	5/2/2024	1336	0.25
OC23086162	3488 RUBIO CREST DR	Altadena, CA 91001	\$ 1,425,000	3/2	7/28/2023	1784	0.97
PI-17614	1750 NEW YORK DR	Altadena, CA 91001	\$ 1,425,000	4/2	6/17/2024	1858	0.88

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CRP1-16757	1603 NEW YORK	ALTADENA, CA 91001	\$ 1,450,000	3/3	3/21/2024	2100	0.84
PI-17394	925 BEVERLY WAY	Altadena, CA 91001	\$ 1,451,000	3/2	7/3/2024	1705	0.88
PI-14651	491 CONCHA ST	Altadena, CA 91001	\$ 1,500,000	4/2	8/14/2023	1632	1.20
PI-16159	556 E LAS FLORES DR	Altadena, CA 91001	\$ 1,505,000	3/2	1/31/2024	2513	1.09
23-310821	2651 CATHERINE RD	Altadena, CA 91001	\$ 1,513,000	3/2	10/6/2023	1648	1.03
PI-14006	3237 RUBIO CANYON RD	Altadena, CA 91001	\$ 1,535,000	3/2	7/10/2023	1515	0.75
AR24037423	2717 MAIDEN	ALTADENA, CA 91001	\$ 1,536,000	2/2	4/29/2024	1885	0.75
PI-14889	1355 MORADA PL	Altadena, CA 91001	\$ 1,550,000	3/2	10/11/2023	1529	0.85
PI-14101	3510 RUBIO CREST DR	Altadena, CA 91001	\$ 1,575,000	3/2	8/1/2023	2077	0.99
23-335099	1795 MORADA PL	Altadena, CA 91001	\$ 1,605,240	5/4	2/7/2024	2447	0.79
23-291593	1364 E WOODBURY RD	Pasadena, CA 91104	\$ 1,617,000	4/2	8/9/2023	1860	1.03
GD23145740	2874 WINTERHAVEN LN	Altadena, CA 91001	\$ 1,621,000	3/2	9/8/2023	2052	0.29
SR24060170	1992 NEW YORK DR	Altadena, CA 91001	\$ 1,628,000	4/4	4/23/2024	1800	1.00
AR23186354	2896 LAKE AVE	Altadena, CA 91001	\$ 1,635,000	3/2	11/17/2023	2266	0.90
PI-13046	1285 E CALAVERAS ST	Altadena, CA 91001	\$ 1,675,000	5/3	7/12/2023	2941	0.66
DW23028687	1509 ATCHISON ST	Pasadena, CA 91104	\$ 1,675,000	6/5	12/15/2023	3356	1.04
PF24093075	1784 SKYVIEW DR	Altadena, CA 91001	\$ 1,680,000	3/2	6/7/2024	2200	0.28
PI-15652	1175 E WOODBURY RD	Pasadena, CA 91104	\$ 1,688,000	4/2	12/15/2023	1949	1.14
GD24053731	628 WAPELLO ST	Altadena, CA 91001	\$ 1,700,000	7/9	6/27/2024	9555	1.03
PI-14997	1887 HOMEWOOD DR	Altadena, CA 91001	\$ 1,700,000	3/2	10/12/2023	2030	0.27
PI-16530	2021 HILL AVE	Altadena, CA 91001	\$ 1,740,000	3/2	3/18/2024	1545	0.81
GD23229328	1165 RUBIO ST	Altadena, CA 91001	\$ 1,742,500	3/2	1/31/2024	1668	0.58
PI-17448	1787 ALTA CREST DR	Altadena, CA 91001	\$ 1,750,000	3/2	5/29/2024	2532	0.15
SR23217623	1170 MORADA PL	Altadena, CA 91001	\$ 1,752,000	6/2	12/29/2023	2686	0.99
PI-16393	1800 ALTA WOOD DR	Altadena, CA 91001	\$ 1,775,000	3/3	3/13/2024	2286	0.18
CV23105459	1308 SUNNY OAKS	ALTADENA, CA 91001	\$ 1,788,000	3/2	8/1/2023	1692	0.43
PI-17519	1810 CRAIG AVE	Altadena, CA 91001	\$ 1,796,000	3/2	5/28/2024	1832	1.14
PI-15866	3000 SANTA ROSA AVE	Altadena, CA 91001	\$ 1,800,000	3/2	12/21/2023	1785	0.99

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PF23122131	1304 RUBIO ST	Altadena, CA 91001	\$ 1,801,304	4/3	7/26/2023	2173	0.44
CRPF24004285	1848 E MTN	Pasadena, CA 91104	\$ 1,833,438	3/2	2/27/2024	1762	0.94
PI-17295	2780 WINROCK	ALTADENA, CA 91001	\$ 1,874,000	3/2	6/4/2024	2446	0.23
PI-17411	1730 ALTA WOOD DR	Altadena, CA 91001	\$ 1,900,000	3/2	6/21/2024	2000	0.14
PI-16656	2284 WINROCK AVE	Altadena, CA 91001	\$ 1,940,000	3/3	3/29/2024	2143	0.41
24-370091	2770 WINROCK AVE	ALTADENA, CA 91001	\$ 1,970,000	3/2	4/24/2024	1971	0.23
PI-14390	2113 MINORU DR	Altadena, CA 91001	\$ 2,007,000	3/2	8/23/2023	2360	0.76
PI-17586	1747 MEADOWBROOK	ALTADENA, CA 91001	\$ 2,010,000	4/3	6/14/2024	3126	0.51
PI-15445	2587 N ALTADENA DR	Altadena, CA 91001	\$ 2,125,000	3/4	11/9/2023	2739	0.65
PI-14954	1765 HOMEWOOD DR	Altadena, CA 91001	\$ 2,190,000	4/4	10/16/2023	2915	0.16
PI-17063	2800 N HOLLISTON AVE	ALTADENA, CA 91001	\$ 2,215,000	3/2	4/29/2024	1890	0.45
PI-16136	2085 GLENVIEW	ALTADENA, CA 91001	\$ 2,365,000	5/5	2/20/2024	3037	0.63
24-366611	1575 E LOMA ALTA DR	Altadena, CA 91001	\$ 2,368,000	3/2	4/18/2024	1683	0.25
PF23129741	751 E WOODBURY RD	Altadena, CA 91001	\$ 2,490,000	4/4	11/8/2023	2765	1.37
PI-15477	1798 PEPPER DR	Altadena, CA 91001	\$ 2,492,360	4/4	11/29/2023	3413	1.11
24-397303	1500 CARROLL DR	Altadena, CA 91001	\$ 2,500,000	4/3	6/21/2024	2726	0.36
23-304089	1285 NEW YORK DR	Altadena, CA 91001	\$ 2,542,000	4/3	10/16/2023	3256	0.97
PI-14947	1206 E MENDOCINO ST	Altadena, CA 91001	\$ 2,696,000	3/4	10/12/2023	2719	0.68
AR23038801	909 E MOUNT CURVE AVE	Altadena, CA 91001	\$ 2,700,000	5/4	10/25/2023	4678	1.09
24-378773	1175 SONOMA DR	Altadena, CA 91001	\$ 2,800,000	3/3	4/29/2024	2479	0.90
SW23117788	2515 BOULDER	ALTADENA, CA 91001	\$ 2,850,000	5/4	12/5/2023	4314	0.36
PI-13866	1595 HOMEWOOD DR	Altadena, CA 91001	\$ 2,900,000	4/4	10/24/2023	4280	0.15
PI-16120	1661 E MENDOCINO ST	Altadena, CA 91001	\$ 3,000,000	6/6	1/29/2024	4723	0.34
PI-15221	1981 NEW YORK DR	Altadena, CA 91001	\$ 3,080,608	6/6	12/29/2023	4652	0.98
AR24064257	1560 MEADOWBROOK RD	Altadena, CA 91001	\$ 3,175,000	3/4	5/30/2024	3359	0.62
PI-17256	2060 MINORU DR	Altadena, CA 91001	\$ 3,260,000	5/5	5/9/2024	3525	0.82
PI-14876	1770 E ALTADENA DR	Altadena, CA 91001	\$ 3,368,746	5/4	10/23/2023	4910	0.11
PI-15228	1375 MENDOCINO	ALTADENA, CA 91001	\$ 3,440,000	5/4	9/28/2023	3601	0.48

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PI-15867	1893 E MENDOCINO ST	Altadena, CA 91001	\$ 3,525,000	5/3	1/3/2024	3746	0.42
PI-15973	2001 MENDOCINO LN	Altadena, CA 91001	\$ 3,838,473	5/5	1/2/2024	3663	0.46
PI-15723	1717 E MENDOCINO ST	Altadena, CA 91001	\$ 4,025,000	5/6	1/24/2024	4506	0.33
PI-16657	1735 WOODGLEN LN	ALTADENA, CA 91001	\$ 5,000,000	5/4	5/1/2024	5620	0.36
23-241773	1700 E ALTADENA DR	Altadena, CA 91001	\$ 5,123,000	6/6	12/6/2023	4322	0.04

## Selected Comps Pending Sale

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
1649 NEW YORK DR	Altadena, CA 91001	7/11/2023	22	1008	2/1	\$ 999,000	0.85	N	N	N
2450 MAR VISTA AVE	Altadena, CA 91001	6/1/2024	25	1615	3/2	\$ 1,195,000	0.65	N	N	N
949 DOLORES DR	Altadena, CA 91001	6/10/2024	53	1455	4/4	\$ 1,199,000	0.86	N	N	N
1738 N HILL AVE	Pasadena, CA 91104	6/18/2024	14	1561	3/2	\$ 1,295,000	1.10	N	N	N
1807 NEW YORK	ALTADENA, CA 91001	6/27/2024	86	2003	4/3	\$ 1,349,000	0.85	N	N	N
2828 STONEHILL DR	Altadena, CA 91001	6/20/2024	7	1805	3/3	\$ 1,450,000	0.32	N	N	N
1034 MORADA	ALTADENA, CA 91001	4/14/2024	9	2115	5/2	\$ 1,499,000	1.07	N	N	N
1764 E LOMA ALTA DR	Altadena, CA 91001	1/9/2024	62	2400	4/3	\$ 1,599,900	0.24	N	N	N
2534 PAGE DR	Altadena, CA 91001	6/12/2024	35	2020	3/4	\$ 1,799,000	0.25	N	N	N
3293 LAKE AVE	Altadena, CA 91001	7/1/2024	34	2427	4/4	\$ 1,850,000	1.16	N	N	N
1752 ALTADENA	ALTADENA, CA 91001	4/22/2024	34	3477	5/4	\$ 2,590,000	0.10	N	N	N
2555 N ALTADENA DR	Altadena, CA 91001	5/2/2024	17	3297	4/4	\$ 2,595,000	0.67	N	N	N
1230 RUBIO VISTA RD	Altadena, CA 91001	6/4/2024	21	3689	4/3	\$ 2,598,000	0.82	N	N	N
1715 E ALTADENA DR	Altadena, CA 91001	4/15/2024	12	3005	4/2	\$ 2,600,000	0.05	N	N	N
2487 MORSLAY RD	Altadena, CA 91001	6/1/2024	17	3713	4/3	\$ 2,798,000	0.21	N	N	N
2085 E ALTADENA DR	Altadena, CA 91001	6/27/2024	22	3550	4/3	\$ 2,995,000	0.46	N	N	N

## Selected Comps Currently Open

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
2536 DEVONSHIRE LN	ALTADENA, CA 91001	5/22/2024	48	862	2/2	\$ 978,000	1.06	N	N	N
1940 MAIDEN LN	Altadena, CA 91001	11/3/2023	249	1652	3/2	\$ 1,100,000	1.08	N	N	N
2870 TANOBLE	ALTADENA, CA 91001	8/4/2023	340	2059	4/4	\$ 1,155,000	0.31	N	N	N
1117 DOLORES DR	Altadena, CA 91001	7/3/2024	6	1186	3/2	\$ 1,199,000	0.71	N	N	N
1530 E WOODBURY RD	Pasadena, CA 91104	7/5/2024	4	1340	3/2	\$ 1,325,000	0.98	N	N	N
1807 NEW YORK DR	Altadena, CA 91001	4/2/2024	98	2003	4/3	\$ 1,349,000	0.85	N	N	N
585 WAPELLO ST	Altadena, CA 91001	5/8/2024	62	1986	4/4	\$ 1,385,000	1.08	N	N	N
925 PALM	ALTADENA, CA 91001	6/14/2024	25	1473	3/2	\$ 1,399,000	0.84	N	N	N
2526 HIGHLAND AVE	Altadena, CA 91001	6/27/2024	12	2608	4/2	\$ 1,475,000	0.48	N	N	N
1730 ALTA WOOD DR	Altadena, CA 91001	2/23/2024	137	2000	3/2	\$ 1,495,000	0.14	N	N	N
1853 SINALOA AVE	Pasadena, CA 91104	6/25/2024	14	2733	2/2	\$ 1,627,000	0.91	N	N	N
2081 LEWIS	ALTADENA, CA 91001	4/10/2024	90	1942	4/2	\$ 1,699,000	1.05	N	N	N
1766 E CALAVERAS ST	Altadena, CA 91001	6/12/2024	27	2205	3/2	\$ 1,700,000	0.49	N	N	N
1125 E MARIPOSA ST	Altadena, CA 91001	4/29/2024	71	2744	5/2	\$ 2,365,000	0.67	N	N	N
1386 BOSTON ST	Altadena, CA 91001	4/27/2024	73	3005	4/4	\$ 2,399,000	0.70	N	N	N
1752 E ALTADENA DRIVE ...	Altadena, CA 91001	3/19/2024	112	3477	5/4	\$ 2,590,000	0.09	N	N	N
2966 ZANE GREY	ALTADENA, CA 91001	6/28/2024	11	2303	3/3	\$ 2,888,000	0.36	N	N	N
2004 E GLEN ALLEN LN	ALTADENA, CA 91001	5/15/2024	55	4137	4/4	\$ 2,995,000	0.43	N	N	N
1561 GAYWOOD DR	Altadena, CA 91001	5/26/2024	44	5200	5/5	\$ 3,850,000	0.18	N	N	N

## Selected Comps Expired

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
1167 MENLO DR	Altadena, CA 91001	6/29/2024	115	1298	3/2	\$ 1,290,000	0.63	N	N	N
1756 N HILL AVE	Pasadena, CA 91104	12/1/2023	184	2322	4/2	\$ 1,300,000	1.07	N	N	N
1202 E LEXINGTON ST	PASADENA, CA 91104	2/1/2024	450	1680	4/3	\$ 1,325,000	1.21	N	N	N
1285 PLEASANTRIDGE	Altadena, CA 91001	4/19/2024	364	2296	4/3	\$ 1,499,000	0.96	N	Y	N
3507 N MARENGO AVE	Altadena, CA 91001	7/4/2024	141	2593	4/3	\$ 1,799,900	1.33	N	N	N
2004 GLEN ALLEN LN	Altadena, CA 91001	5/4/2024	183	4137	4/4	\$ 3,498,000	0.36	N	N	N



## Disclaimer

Acumidata attempts to provide an estimated market value of a property, as well as a minimum and maximum price range. Acumidata may also provide data for the area around your property which may include the median and average sales prices for the area. The Estimates are based on market data and public record information accessed from the county tax assessor and the county recorder.

However, an estimate may not be available for all properties or all areas. For example, there are areas where county governments do not release data in a timely manner, or a particular county government may not be collecting such data. **MOREOVER, THE ESTIMATES PROVIDED BY ACUMIDATA ARE PROVIDED ON AN AS IS, AS AVAILABLE BASIS, WITH NO WARRANTY OR GUARANTEE AS TO ACCURACY.**