



8361 Woodlake Ave, West Hills, CA 91304

\$790,779

Redfin Estimate

4

Beds

2

Baths

1,720

Sq Ft



Off Market

This home last sold for \$440,000 on Jan 3, 2011.

Redfin Estimate for 8361 Woodlake Ave

[Edit Home Facts](#) to improve accuracy.

[Create an Owner Estimate](#)

\$790,779

Track This Estimate

**+\$351K** since sold in 2011 [See estimate history](#)  
Redfin Estimate based on recent home sales. ⓘ





**\$1,010,000** Sold Price

A

4 Beds 2 Baths 2,090 Sq. Ft.  
23246 Schoenborn St, West Hills, CA 91304

- + \$23/sq ft
- ↑ larger lot
- ↓ 8 years older



**\$950,000** Sold Price

B

4 Beds 2 Baths 1,850 Sq. Ft.  
8540 Faust Ave, West Hills, CA 91304

- + \$54/sq ft
- ↓ smaller lot
- ↑ 3 years newer

## Homeowner Tools



Edit home facts

Review property details and add renovations.



Manage photos

Update home photos or make them private.



Create an Owner Estimate

Select recent home sales to estimate your home's value.



View Owner Dashboard

Track your estimate and nearby sale activity.

# le Proceeds

Home Sale Price ⓘ

\$790,779

Outstanding Mortgage ⓘ

\$270,000

	Selling with Traditional Agent	Selling with Redfin Agent
Your Total Sale Proceeds	\$472,893	+\$7,908 \$480,801
Seller Agent Commission	2.5% (\$19,769)	1.5% (\$11,862)

Compare Agent Services

Show Taxes and Fees

Get \$7,908 More Selling Your Home with a Redfin Agent

Schedule Selling Consultation

## ost of home ownership

\$2,399 per month

30 year fixed, 4.86% interest ⓘ  
[Customize calculations](#)

● Mortgage payment	\$1,860
● Property taxes	\$458
● HOA dues	<a href="#">Add</a>
● Homeowners' insurance	\$81
● Utilities & Maintenance	<a href="#">Add</a>

Monthly Payment Estimate for 8361 Woodlake Ave

[Edit Home Facts](#) to improve accuracy.

\$3,053 - \$3,678 / mo

Market trends for South Valley

Single family home, 4+ beds

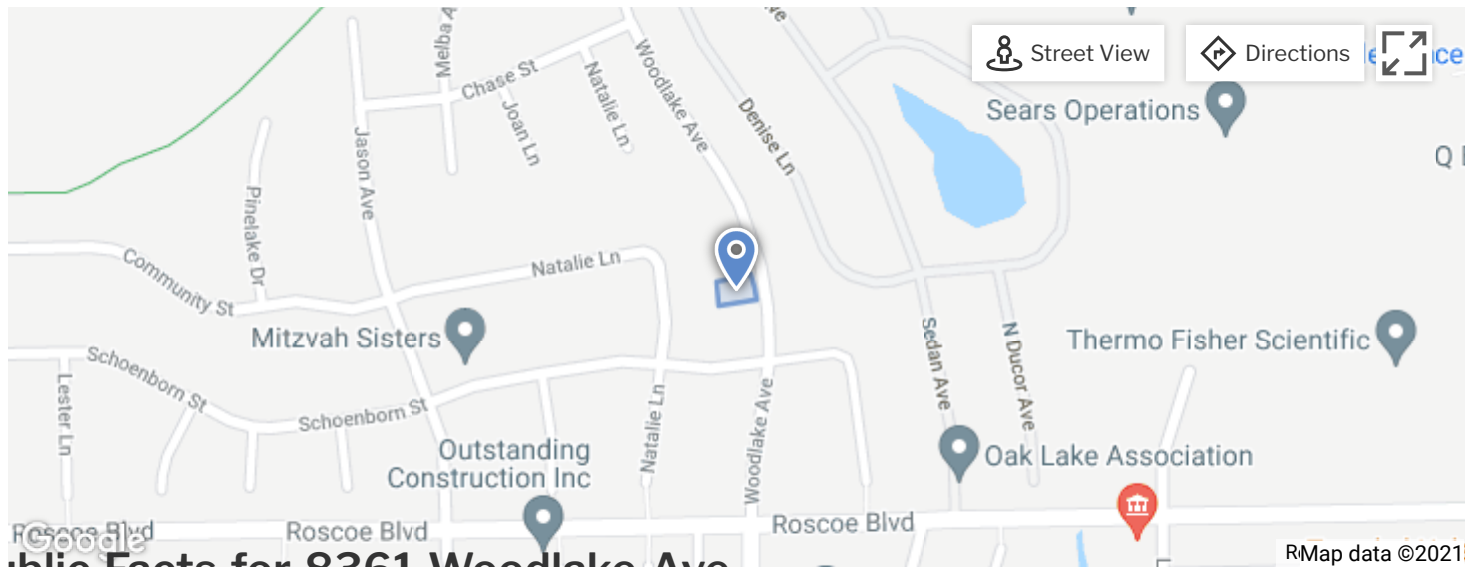
\$4,495 / mo  
Median rent

+12.38%  
Since Sep 2020

Rental estimate based on recent rentals. ⓘ

Home Details for 8361 Woodlake Ave

Show More Details ▾



Public Facts for 8361 Woodlake Ave

 Edit Facts

Beds	4
Baths	2
Sq. Ft.	1,720
Stories	1
Lot Size	9,586 Sq. Ft.
Style	Single Family Residential
Year Built	1971
Year Renovated	1972
County	Los Angeles County
APN	2005012003

Home facts updated by county records on Aug 2, 2021.

## ile & Tax History for 8361 Woodlake Ave

Sale History

Tax History

### Today

<div><div>○</div><div>Jan 3, 2011</div><div>Date</div></div>	<div><div>Sold (Public Records)</div><div>Public Records</div></div>	<div><div>\$440,000</div><div>(0.2%/yr)</div><div>Price</div></div>
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### Jun, 2010

<div><div>○</div><div>Jun 16, 2010</div><div>Date</div></div>	<div><div>Listed</div><div>TheMLS #10-459797</div></div>	<div><div>*</div><div>Price</div></div>
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[See all property history](#) ▾

## Activity for 8361 Woodlake Ave






<div></div> <div>3</div> <div>Views</div>	<div></div> <div>0</div> <div>Favorites</div>	<div></div> <div>0</div> <div>X-Outs</div>	<div></div> <div>0</div> <div>Redfin Tours</div>
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## Schools

This home is within the [Los Angeles Unified](#).

**West Hills's enrollment policy is not based solely on geography.** Please check the school district website to see all schools serving this home.

### GreatSchools Rating

<div>7/10</div> <div><a href="#">Justice Street Academy Charter</a></div> <div>Charter • K to 5 • Serves this home</div>	<div>390</div> <div>Students</div>	<div></div> <div>48 reviews</div>	<div>0.4 mi</div> <div>Distance</div>
<div>4/10</div> <div><a href="#">Seventh Street Elementary</a></div> <div>Public • K to 5 • Choice school</div>	<div>394</div> <div>Students</div>	<div></div> <div>26 reviews</div>	<div>38.1 mi</div> <div>Distance</div>
<div>NR</div> <div><a href="#">Dorothy V. Johnson Community Day</a></div> <div>Public • 7 to 12 • Choice school</div>	<div>79</div> <div>Students</div>	<div></div> <div>1 reviews</div>	<div>29.6 mi</div> <div>Distance</div>
<div>7/10</div> <div><a href="#">Rudecinda Sepulveda Dodson Middle</a></div> <div>Public • 6 to 8 • Serves this home</div>	<div>1716</div> <div>Students</div>	<div></div> <div>23 reviews</div>	<div>36.3 mi</div> <div>Distance</div>
<div>3/10</div>	<div>682</div>	<div></div>	<div>1.4 mi</div>

9/9/21, 2:26 PM	8361 Woodlake Ave, West Hills, CA 91304   Redfin		
	Students	16 reviews	Distance
Christopher Columbus Middle			
Public • 6 to 8 • Serves this home			
NR	112 Students	<div> <div>★ ★ ★ ★ ★</div> <div>2 reviews</div> </div>	7.7 mi Distance
Independence Continuation			
Public • 9 to 12 • Choice school			
5/10	1758 Students	<div> <div>★ ★ ★ ★ ★</div> <div>19 reviews</div> </div>	3.5 mi Distance
Chatsworth Charter High			
Charter • 9 to 12 • Serves this home			
7/10	3562 Students	<div> <div>★ ★ ★ ★ ★</div> <div>22 reviews</div> </div>	3.6 mi Distance
El Camino Real Charter High			
Charter • 9 to 12 • Serves this home			
School data provided by <a href="#">GreatSchools</a> . School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.			



## arket Insights for 8361 Woodlake Ave

### Single-Family Home Sales (Last 30 days)

West Hills

Neighborhood

\$900K	25	67
Median List Price	Median Days on Mkt.	# Listed Homes
\$529	106.2%	61
Median \$ / Sq. Ft.	Median Sale-to-List	# Sold Homes



Market Competition in West Hills

Calculated over the last 3 months

71

Very Competitive

Redfin Compete Score™ ⓘ

0

100

- Many homes get multiple offers, some with waived contingencies.
- The average homes sell for about **7%** above list price and go pending in around **29 days**.
- Hot homes can sell for about **12%** above list price and go pending in around **8 days**.

Compare to nearby Neighborhoods

▼

What It Takes to Win an Offer near West Hills

~\$950K Offer			10 Weeks Ago
3 Beds, 2 Baths, ~1,500 Sq. Ft. House			
Offer Not Accepted — Sold for \$1M			
9%	9	6	~20%
Over List Price	Days on Market	Competing Offers	Down Payment

The offer that was picked removed al contingencies. Which they could not do.

Leta Abbott

Redfin Agent

More Offer Insights ▼

Neighborhood Info for 8361 Woodlake Ave

Redfin > California > Los Angeles > West Hills

Transportation in West Hills



 / 100

Car-Dependent  
Walk Score®

 / 100

Minimal Transit  
Transit Score®

 / 100

Somewhat Bikeable  
Bike Score®

This area is **car dependent** — most errands require a car. There is **a minimal amount of infrastructure for biking**.

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## Recommended For You

Based on homes you've looked at.

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3D WALKTHROUGH

**\$900,000**

3 Beds 2 Baths 1,249 Sq. Ft.

3614 Roseview Ave, Los Angeles, CA 90065

NEW 26 HRS AGO

**\$309,000**

3 Beds 1.5 Baths 1,634 Sq. Ft.  
15779 La Verida Dr, Victorville, CA 92395

NEW 56 MINS AGO

**\$340,000**  
2 Beds 1 Bath 1,008 Sq. Ft.  
1711 W 11th St, San Bernardino, CA 92411

**\$799,000**

4 Beds 2 Baths 1,540 Sq. Ft.  
3213 W 21st St, Los Angeles, CA 90018

NEW 7 HRS AGO

**\$850,000**

3 Beds 2 Baths 1,472 Sq. Ft.

131 E Avenue 40, Los Angeles, CA 90031

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OPEN SAT, 1PM TO 4PM

**\$724,999**

3 Beds 2 Baths 1,342 Sq. Ft.

131 S Heathdale Ave, Covina, CA 91722

KELLER WILLIAMS COVINA

See 22 More Homes in Your Feed

## Nearby Similar Homes

Homes similar to this home are listed between \$750K to \$1,300K at an average of \$530 per square foot.

OPEN SAT, 1PM TO 4PM

**\$749,900**

3 Beds 2 Baths 1,155 Sq. Ft.

23009 Ingomar St, West Hills, CA 91304

- Yard
- Garage
- Granite Countertops
- Stucco





**\$799,500**

3 Beds 2 Baths 1,631 Sq. Ft.

8392 Rudnick Ave, West Hills, CA 91304

- Yard
- Garage
- Fireplace
- Hardwood Floor
- Brick Exterior
- Formal Dining Room
- Stucco

HOT HOME

**\$799,900**

3 Beds 2 Baths 1,161 Sq. Ft.

8017 McLaren Ave, West Hills, CA 91304

- Yard
- Garage
- Open Floor Plan
- Fireplace
- Quartz Countertops
- Stainless Appliances
- Formal Dining Room

OPEN SUN, 12:30PM TO 2:30PM    3D WALKTHROUGH

**\$1,065,200**

3 Beds 3 Baths 2,093 Sq. Ft.

8401 Shoup Ave, West Hills, CA 91304

- Yard
- Garage
- Granite Countertops
- Stainless Appliances

OPEN SUN, 12PM TO 3PM    HOT HOME

**\$999,999**

4 Beds 2.5 Baths 2,090 Sq. Ft.

8409 Faust Ave, West Hills, CA 91304

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HOT HOME

**\$899,900**

4 Beds 3 Baths 2,225 Sq. Ft.  
8059 Sadring Ave, West Hills, CA 91304

Yard

[View More Homes](#)

## Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$880K to \$1,220K at an average of \$525 per square foot.

SOLD AUG 2, 2021

**\$1,000,000** Last Sold Price

4 Beds 2 Baths 1,918 Sq. Ft.

8335 Sausalito Ave, West Hills, CA 91304

- Yard
- Garage
- Open Floor Plan
- Fireplace
- Hardwood Floor
- Brick Exterior
- Quartz Countertops
- Stainle

SOLD MAY 26, 2021

**\$950,000** Last Sold Price

4 Beds 2 Baths 1,875 Sq. Ft.

23444 Schoenborn St, West Hills, CA 91304

- Yard
- Garage
- Open Floor Plan
- Fireplace
- Brick Exterior
- Deck
- Granite Countertops
- Stucco

SOLD JUN 4, 2021

**\$1,220,000** Last Sold Price

4 Beds 2.5 Baths 2,141 Sq. Ft.

7443 Chaminade Ave, West Hills, CA 91304

- Yard
- Open Floor Plan
- Fireplace
- Granite Countertops
- Stainless Appliances

View More Recently Sold Homes

## Nearby Properties

Data from public records.

8351 Woodlake Ave, West Hills, CA

4 Beds | 3 Baths | 2007 Sq. Ft.

8378 Denise Ln, Canoga Park, CA

4 Beds | 3 Baths | 2023 Sq. Ft.

8379 Denise Ln, Canoga Park, CA

4 Beds | 2 Baths | 1691 Sq. Ft.

8371 Denise Ln, West Hills, CA

3 Beds | 2 Baths | 1497 Sq. Ft.

8340 Woodlake Ave, West Hills, CA

4 Beds | 3 Baths | 1954 Sq. Ft.

Show More

## More Real Estate Resources

### New Listings in 91304

24425 Woosley Canyon Rd #131

24425 Woolsey Canyon Rd #181

7756 Owensmouth Ave

7900 Loma Verde Ave

8424 Denise Ln

23009 Ingomar St

Show More

### Nearby Cities

Pasadena homes for sale

Whittier homes for sale

Anaheim homes for sale

Newport Beach homes for sale



**Huntington Beach** homes for sale

**Santa Clarita** homes for sale

Show More ▼

## Neighborhoods

**Pacific Palisades** homes for sale

**Encino** homes for sale

**Porter Ranch** homes for sale

**Tarzana** homes for sale

**Studio City** homes for sale

**Granada Hills** homes for sale

Show More ▼

## Zip Codes

**90275** homes for sale

**90049** homes for sale

**90503** homes for sale

**90210** homes for sale

**90024** homes for sale

## Popular Searches

**Luxury homes** in Los Angeles

**Vintage** in Los Angeles

**Single story homes** in Los Angeles

**Homes with pools** in Los Angeles

**New listings** in Los Angeles

**Condos** in Los Angeles

Show More ▼

# Frequently Asked Questions for 8361 Woodlake Ave

What is 8361 Woodlake Ave?	⌵	How competitive is the market?
How much is this home worth?	⌵	What amenities are available?
When was this home built and last sold?	⌵	What comparable homes are there?
What is the rental estimate for this home?	⌵	What's the full address?

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