



6058 Myosotis St, Highland Park, CA 90042

\$650,000

Est. \$3,816/mo [Get a custom quote](#)

2

Beds

1

Bath

680

Sq Ft



About This Home

Fixer Upper.

Listed by JORGE OBESO • DRE #01989696 • EXCELLENCE RE REAL ESTATE

Redfin last checked: 17 minutes ago | Last updated June 3, 2022

• Source: CRMLS #MB22083781

Home Facts

Status

Pending Sale

Time on Redfin

40 days

Property Type

Single Family Residence

Year Built

1922

Community

632 - Highland Park

Lot Size

4,917 Sq. Ft.

MLS#

MB22083781

Price Insights

Est. Mo. Payment

\$3,816

Redfin Estimate

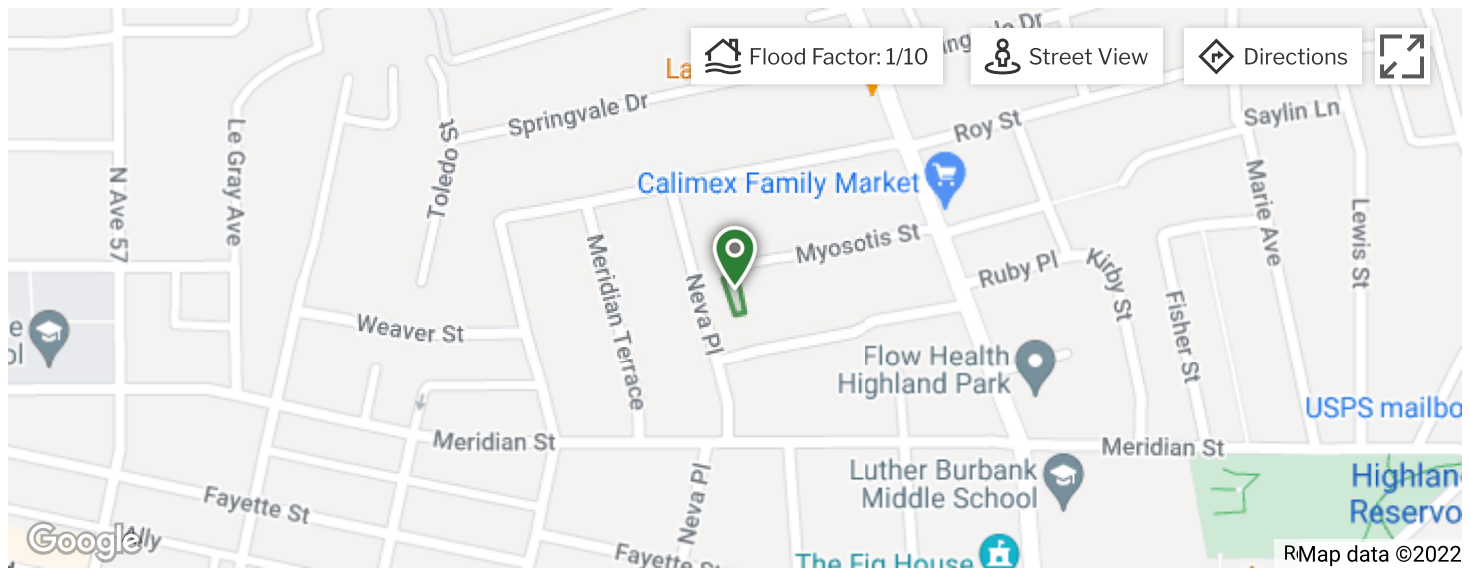
\$678,320

Price/Sq.Ft.

\$956

Buyer's Agent Commission

1%



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Payment Calculator

\$3,816 per month ⓘ

[Find a Lender](#)

●	<u>Principal and Interest</u>				\$3,020
●	<u>Property Taxes</u>				\$677
●	<u>Homeowners' Insurance</u>				\$119
	Down Payment	Home Price	Loan Details		...
	20% (\$130,000)	\$650,000	30 yr, 5.705%		

%

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\$0

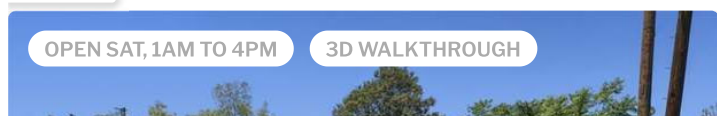
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by Similar Homes





\$688,000

2 Beds 1 Bath 683 Sq. Ft.

141 S Avenue 64, Los Angeles, CA 90042



\$429,000

2 Beds 1 Bath 720 Sq. Ft.

5236 Buchanan St, Los Angeles, CA 90042

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Property Details for 6058 Myosotis St

Interior Features

Laundry Information

- Has Laundry
- Inside

Bathroom Information

- # of Baths (Full): 1

Room Information

- Family Room

Interior Features

- Levels: One
- Main Level Bathrooms: 1
- Main Level Bedrooms: 2

Parking / Garage, Taxes / Assessments, Location Details, Listing Information

Parking / Garage Information

- # of Garage Spaces: 1

• # of Garage Spaces: 1

- # of Parking Spaces: 1

Assessments Information

- Assessments: Unknown

Location Information

- Latitude: 34.12151300
- Longitude: -118.18681000
- Directions: Right on Myosotis
- Zoning: LAR1

Listing Information

- Buyer Agency Compensation: 1.000
- Buyer Agency Compensation Type: %

Exterior Features

Exterior Information

- Structure Type: House

Exterior Features

- Pool Features: None

School / Neighborhood

Neighborhood Information

- Community Features: Sidewalks

School Information

- High School District: Los Angeles Unified

Utilities

- [Internet: High speed available](#)
- Sewer: Public Sewer
- Water Source: District/Public

Property / Lot Details

• • • • •

Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Yard

Property Information

- Total # of Units: 1
- Common Walls: No Common Walls
- Living Area Source: Assessor's Data
- Parcel Number: 5486014026
- Total # of Stories: 1
- Has View
- Year Built Source: Public Records

Agent & Office Information**Listing Agent Information**

- List Agent First Name: JORGE
- List Agent Last Name: OBESO

Listing Office Information

- List Office Name: EXCELLENCE RE REAL ESTATE

Details provided by CRMLS and may not match the public record. [Learn more.](#)

File & Tax History for 6058 Myosotis St**Sale History** Tax History**Today**

- | | | | |
|-----------------------|----------------------|---|------------|
| <input type="radio"/> | Jun 3, 2022
Date | Pending (Pending Sale)
CRMLS #MB22083781 | —
Price |
| <input type="radio"/> | May 25, 2022
Date | Relisted (Active)
CRMLS #MB22083781 | —
Price |
| <input type="radio"/> | May 10, 2022 | Relisted (Active) | — |

Date	CRMLS #MB22083781	Price
○ May 6, 2022 Date	Relisted (Active) CRMLS #MB22083781	— Price
○ May 5, 2022 Date	Relisted (Active) CRMLS #MB22083781	— Price
○ May 4, 2022 Date	Relisted (Active) CRMLS #MB22083781	— Price
○ Apr 27, 2022 Date	Relisted (Active) CRMLS #MB22083781	— Price
○ Apr 24, 2022 Date	Listed (Active) CRMLS #MB22083781	\$650,000 Price

Schools

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

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

GreatSchools Summary Rating

7/10	Garvanza Elementary School Public, K-6 • Serves this home	315 Students	0.4mi Distance	★★★★★ 9 reviews
5/10	Yorkdale Elementary School Public, K-6 • Serves this home	252 Students	0.4mi Distance	★★★★★ 8 reviews
4/10	Seventh Street Elementary S... Public, K-5 • Choice school	394 Students	27.4mi Distance	★★★★★ 27 reviews

6/10	Luther Burbank Middle School Public, 6-8 • Serves this home	1055 Students	0.2mi Distance	★★★★★ 5 reviews
7/10	Benjamin Franklin Senior Hig... Public, 6-12 • Serves this home	1422 Students	0.8mi Distance	★★★★★ 9 reviews
-/10	Dorothy V. Johnson Communi... Public, 7-12 • Choice school	79 Students	13.0mi Distance	★★★★★ 1 reviews
2/10	Thomas Jefferson Senior Hig... Public, 9-12 • Choice school	644 Students	8.6mi Distance	★★★★★ 14 reviews
-/10	San Antonio Continuation Sc... Public, 9-12 • Choice school	161 Students	9.4mi Distance	★★★★★ 3 reviews

School data is provided by GreatSchools, a nonprofit organization. Redfin recommends buyers and renters use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves.

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

ound This Home


Transportation in Highland Park


81 / 100

Very Walkable
Walk Score®


43 / 100

Some Transit
Transit Score®


42 / 100

Somewhat Bikeable
Bike Score®




Places Nearby

12 groceries, 85 restaurants, 4 parks



Activity for 6058 Myosotis St

 973 Views	 106 Favorites	 13 X-Outs	 0 Redfin Tours
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Public Facts for 6058 Myosotis St

Beds	2
Baths	1
Finished Sq. Ft.	680
Unfinished Sq. Ft.	—
Total Sq. Ft.	680
Stories	1
Lot Size	4,917 Sq. Ft.
Style	Single Family Residential
Year Built	1922
Year Renovated	1925
County	Los Angeles County
APN	5486014026


Home facts updated by county records on Apr 16, 2022.

Climate Risk

About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

Flood Risk Provided by Risk Factor™

 **Flood Factor** >
Minimal - This property is unlikely to flood over the next 30 years.

Environmental Risks Provided by ClimateCheck

 **Storm Risk** >
Moderate - 13 storms expected in 2050

 **Drought Risk** >
Extreme - Water stress expected to be 61% in 2050

 **Heat Risk** >
Moderate - 31 hot days expected in 2050

 **Fire Risk** >
Relatively Low - 0% of land expected to burn in 2050

Climate risk data is provided for informational purposes only. If you have questions or feedback about this data, get help at riskfactor.com and climatecheck.com.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

Redfin Estimate for 6058 Myosotis St

\$678,320

+\$28K over list price of \$650K

Redfin Estimate based on recent home sales. [View estimate history.](#)



\$1,098,000 Sold Price

A

2 Beds 1 Bath 850 Sq. Ft.

6538 Aldama St, Los Angeles, CA 90042

+ \$336/sq ft

↑ larger lot

↑ 38 years newer

\$790,000 Sold Price

B

3 Beds 1 Bath 921 Sq. Ft.

6211 Beard St, Los Angeles, CA 90042

- \$98/sq ft

↓ smaller lot

↓ 11 years older

[View comparables on map](#) ▾

Track this home's value and get nearby sales activity [Claim This Home](#)

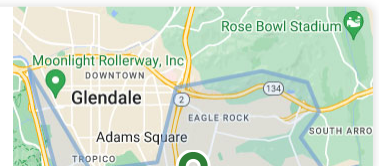
Market Insights for 6058 Myosotis St

Based on Redfin calculations of home data from MLS and/or public records.

[Redfin](#) > [California](#) > [Los Angeles](#) > [Highland Park](#)

Single-Family Home Sales (Last 30 days)

Northeast LA Neighborhood



\$1.14M

Median List Price

26

Median Days on Mkt.

106

Listed Homes

\$986

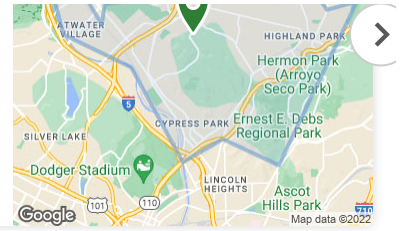
Median \$ / Sq. Ft.

118.7%

Median Sale-to-List

81

Sold Homes



Single-Family Home Trends in Northeast LA

Median Sale Price

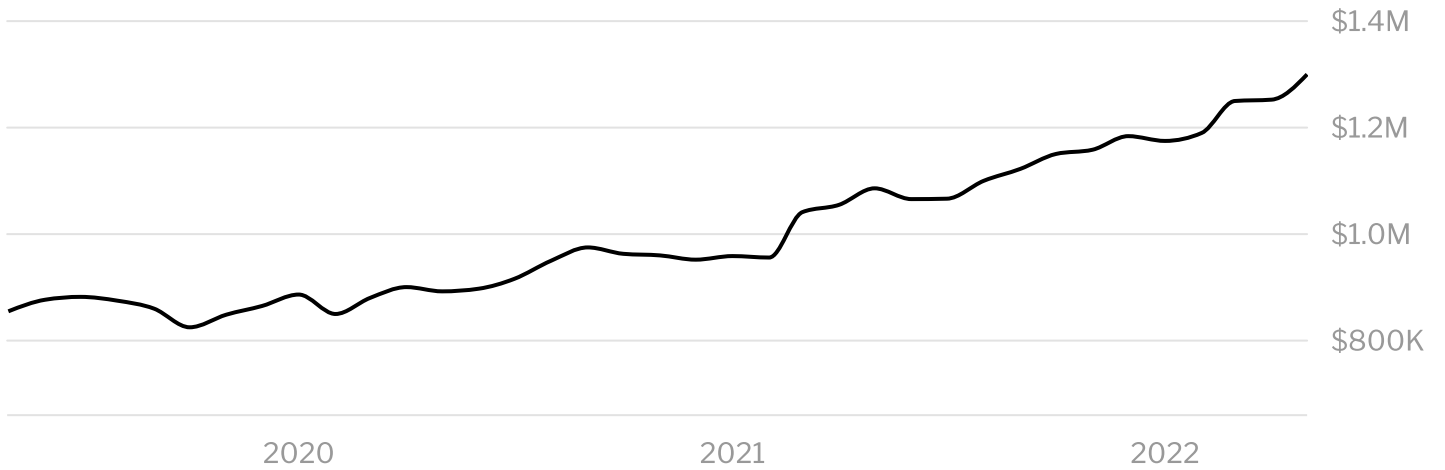
Single Family Homes

Median Sale Price (Single Family Homes)

\$1,300,000

+19.7% YoY | May 2022

1y 3y 5y



Share

Embed

Location

Data
May 2022

Growth
% YoY

Northeast LA

\$1,300,000

+19.7%

[See more market trends in Northeast LA](#)

Market Competition in **Northeast LA**

Calculated over the last 3 months

70 Very Competitive
Redfin Compete Score™ ⓘ

0 100

- Many homes get multiple offers, some with waived contingencies.
- The average homes sell for about **16%** above list price and go pending in around **26 days**.
- Hot homes can sell for about **28%** above list price and go pending in around **15 days**.

[Compare to nearby Neighborhoods](#)



What It Takes to Win an Offer near **Northeast LA**

~\$550K Offer 12 Weeks Ago

2 Beds, 2 Baths, ~1,000 Sq. Ft. Condo

Offer Not Accepted - Sold for \$650K

8%	28	24	~30%
Over List Price	Days on Market	Competing Offers	Down Payment

Submitted 40k above asking but the seller only countered the top 5 of 25 total offers

[Josh Ritnimit](#)
Redfin Agent

[More Offer Insights](#) ▾

Recommended For You

Based on homes you've looked at.

OPEN SAT, 2PM TO 4PM

\$574,900

3 Beds 2 Baths 1,104 Sq. Ft.

5719 2nd Ave, Los Angeles, CA 90043

3D WALKTHROUGH

\$1,399,000

3 Beds 2 Baths 1,686 Sq. Ft.

841 N Pass Ave, Burbank, CA 91505

OPEN SUN, 2PM TO 5PM

3D WALKTHROUGH

\$1,499,000

3 Beds 2 Baths 1,770 Sq. Ft.

1115 N Screenland Dr, Burbank, CA 91505

\$995,500

2 Beds 2 Baths 1,132 Sq. Ft.

4840 Townsend Ave, Eagle Rock, CA 90041

3D WALKTHROUGH

\$900,000

5 Beds 3 Baths 2,935 Sq. Ft.

2751 Griffin Way, Corona, CA 92879

NEW 19 HRS AGO

\$550,000

3 Beds 1 Bath 1,063 Sq. Ft.

5106 Cimarron St, Los Angeles, CA 90062

Re/Max College Park Realty

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Nearby Similar Homes

Homes similar to 6058 Myosotis St are listed between \$429K to \$9,800K at an average of \$895 per square foot.

OPEN SAT, 1AM TO 4PM

3D WALKTHROUGH

\$688,000

2 Beds 1 Bath 683 Sq. Ft.

141 S Avenue 64, Los Angeles, CA 90042

\$429,000

2 Beds 1 Bath 720 Sq. Ft.

5236 Buchanan St, Los Angeles, CA 90042

NEW 17 HRS AGO

\$5,250,000

10 Beds 6 Baths 4,915 Sq. Ft.

971 San Pascual Ave, Los Angeles, CA 90042

\$9,800,000

5 Beds 6 Baths 6,255 Sq. Ft.

720 S San Rafael Ave, Pasadena, CA 91105

\$1,749,000

4 Beds 3 Baths 2,090 Sq. Ft.

1020 Lantana Dr, Highland Park, CA 90042

\$899,000

2 Beds 2 Baths 828 Sq. Ft.

219 N Avenue 59, Los Angeles, CA 90042

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Nearby Recently Sold Homes

Nearby homes similar to 6058 Myosotis St have recently sold between \$670K to \$1,098K at an average of \$1,100 per square foot.

SOLD APR 22, 2022

\$975,000 Last Sold Price

2 Beds 1 Bath 896 Sq. Ft.

6214 Roy St, Highland Park, CA 90042

SOLD APR 22, 2022

\$905,000 Last Sold Price

1 Bed 1 Bath 672 Sq. Ft.

5700 Baltimore St, Highland Park, CA 90042

REALPRO EASTSIDE

SOLD JAN 31, 2022

\$860,000 Last Sold Price

2 Beds 1 Bath 856 Sq. Ft.

5826 Fayette St, Los Angeles, CA 90042

[View More Recently Sold Homes](#)

More Real Estate Resources

New Listings in 90042

[5903 Tipton Way #5903](#)

[971 San Pascual Ave](#)

[1043 Cresthaven Dr](#)

[141 S Avenue 64](#)

[635 N Avenue 48](#)

[4239 Via Arbolada #305](#)

[Show More](#) 

Nearby Cities

[Pasadena homes for sale](#)

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[Whittier homes for sale](#)

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Frequently Asked Questions for 6058 Myosotis St

What is 6058 Myosotis St? 

When was this home

How many photos are available for this home? 

How competitive is

How much is this home worth? 

What comparable h

How long has this home been listed on Redfin? 

What's the full addr

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