Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	$/Sqft	SP/LP%
Total Listings: 9	**Maximum:**	1/1	785	471,456	$469,000	$469,000	$599.34	
Total on Market: 5	**Minimum:**	1/1	754	0	$425,000	$450,000	$560.38	
Sold/Exp Ratio: 0.00	**Average:**	1/1	768	366,688	$447,533	$457,167	$582.18	
	Median:	1/1	755	471,456	$447,500	$452,500	$593.50	

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDAM	Sqft	LSqft	$/Sqft	Price
6600 Warner #115	HB	1969	STD	05/11/2026	1	1	1/90	754	471,456	$563.66	$425,000
6600 Warner #94	HB	1969	STD	05/07/2026	1	1	6/6	785	471,456	$560.38	$439,900
6600 Warner #121	HB	1969	STD	05/06/2026	1	1	7/7	754	471,456	$593.50	$447,500
6600 Warner AV #171	HB	1969	STD	04/30/2026	1	1	7/7	785	0	$571.97	$449,000
6600 Warner #205	HB	1970	STD	04/14/2026	1	1	29/29	754	471,456	$596.82	$450,000
				Maximum:	1/	1	90	785	471,456	$596.82	$450,000
				Minimum:	1	1	6	754	0	$560.38	$425,000
				Average:	1	1	28	766	377,165	$577.27	$442,280
				Median:	1	1	7	754	471,456	$571.97	$447,500

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDAM	Sqft	LSqft	$/Sqft	Price
6600 Warner AV #162	HB	1969	STD	04/13/2026	1	1	46/46	785	471,456	$560.51	$440,000
				Maximum:	1/	1	46	785	471,456	$560.51	$440,000
				Minimum:	1	1	46	785	471,456	$560.51	$440,000
				Average:	1	1	46	785	471,456	$560.51	$440,000
				Median:	1	1	46	785	471,456	$560.51	$440,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDAM	Sqft	LSqft	$/Sqft	Price
6600 Warner Ave #124	HB	1969	STD	04/24/2026	1	1	13/13	755	471,456	$596.03	$450,000
6600 6600 Warner #10	HB	1969	STD	03/24/2026	1	1	12/12	755	1	$599.34	$452,500
6600 Warner AV #102	HB	1969	STD	01/15/2026	1	1	9/9	785	471,456	$597.45	$469,000
				Maximum:	1	1	13	785	471,456	$599.34	$469,000
				Minimum:	1	1	9	755	1	$596.03	$450,000
				Average:	1	1	11	765	314,304	$597.61	$457,167
				Median:	1	1	12	755	471,456	$597.45	$452,500

Criteria:

Property Type is 'Residential'
Standard Status is 'Closed' 05/13/2026 to 11/14/2025
Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending'
State Or Province is 'California'
County is 'Orange'
Bedrooms Total is 1
Street Number Numeric is 6600