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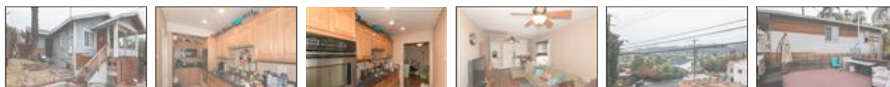
\$ 665,000  [EST. PAYMENT \(HTTPS://WWW.BANKOFAMERICA.COM/HOME-LOANS/MLO/MORTGAGE/MORTGAGE-PAYMENT-CALCULATOR.GO\)](https://www.bankofamerica.com/home-loans/mlo/mortgage/mortgage-payment-calculator.go)

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**3602 ROSEVIEW Avenue** Los Angeles, CA 90065

**Single Family**   **3**   **1**   **887**   **N/A**  
Residence   Beds   Baths   Sq. Ft.   Acre Lot

3 of 6   Full Screen Photos



Listing courtesy of: Rosa A. Garcia - Division One Invst. & Loan ;

Description for 3602 ROSEVIEW Avenue LOS ANGELES, CA 90065

This classic adorable craftsman is the pride of ownership as it sits proudly perched above a peaceful hilltop in the highly coveted Mount Washington area. First time on the market in over 40 years, this sweet 3 bedroom 1 bath home offers original details and charm with an updated kitchen. There is a wonderful large custom deck that allows you to enjoy the downtown L.A. view and Dodger Stadium fireworks in the summer. Additional features include a 1-car detached garage. Enjoy a cup of coffee on your front porch while you take in the amazing views! Mount Washington living at its finest. Minutes to the Goldline station, DTLA, Highland Park, and Eagle Rock. Call today for a showing!

Listing Details

MLS# 19535846

Property Type	Single Family, Craftsman
Bedrooms	3
County	Los Angeles
Bathrooms	1 Full
Year Built	1921

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### Nearby Schools

#### Public Schools

Rating	School Name	Grades	Distance
1	Aragon Avenue Elementary School ( <a href="http://www.greatschools.org/california/los-angeles/1907-Aragon-Avenue-Elementary-School/">http://www.greatschools.org/california/los-angeles/1907-Aragon-Avenue-Elementary-School/</a> )	K-5	0.20 mi
4	Florence Nightingale Middle School ( <a href="http://www.greatschools.org/california/los-angeles/2271-Florence-Nightingale-Middle-School/">http://www.greatschools.org/california/los-angeles/2271-Florence-Nightingale-Middle-School/</a> )	6-8	0.77 mi

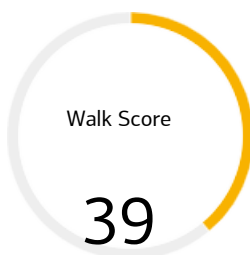
#### Private Schools

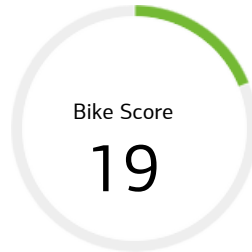
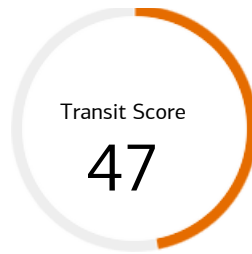
Rating	School Name	Grades	Distance
NR	Divine Saviour ( <a href="https://www.greatschools.org/california/los-angeles/7871-Divine-Saviour/">https://www.greatschools.org/california/los-angeles/7871-Divine-Saviour/</a> )	K-8	0.58 mi
NR	Integrated Pathways To Knowledge ( <a href="https://www.greatschools.org/california/los-angeles/23853-Integrated-Pathways-To-Knowledge/">https://www.greatschools.org/california/los-angeles/23853-Integrated-Pathways-To-Knowledge/</a> )	K-12	0.90 mi
NR	Baxter Montessori School ( <a href="https://www.greatschools.org/california/los-angeles/8702-Baxter-Montessori-School/">https://www.greatschools.org/california/los-angeles/8702-Baxter-Montessori-School/</a> )	K-3	1.67 mi
NR	Sacred Heart High School ( <a href="https://www.greatschools.org/california/los-angeles/15084-Sacred-Heart-High-School/">https://www.greatschools.org/california/los-angeles/15084-Sacred-Heart-High-School/</a> )	9-12	1.99 mi
NR	Optimist High School ( <a href="https://www.greatschools.org/california/los-angeles/10316-Optimist-High-School/">https://www.greatschools.org/california/los-angeles/10316-Optimist-High-School/</a> )	7-12	2.91 mi

Data Provided by GreatSchools.org (<http://www.greatschools.org>)

### Walk Score

Walk Score measures the walkability of any address, Transit Score measures access to public transit on a scale of 1-100.





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### Price History for 3602 Roseview Ave ^

Price History provides changes in price over time for the specified property, where available.

Past: All 2y 1y

Event	Date	Price	Change	Source
Pending	12/24/2019	\$665,000		MLS
Contingent	12/24/2019	\$665,000		MLS
Listed	12/9/2019	\$665,000		MLS

Source: <https://www.xome.com/auctions/licensing> (Xome CT LLC via, in part, its MLS licenses). Data through 1/6/2020.

[🔔 Get Price Alerts](#)

Receive an email if price changes

### Tax History for 3602 Roseview Ave ^

Past: All 2y 1y

Year	Property Taxes	Change	Tax Assessment	Change
2019	\$530	+12.05%	\$30,704	+2%
2018	\$473	-	\$30,103	+2%
2017	\$473		\$29,513	

Data sourced from public records, where available.

### Area Statistics

#### People

Population

Zip: 46,254

City:	3,971,883
County:	10,170,292
National:	321,418,820
Population Density	
Zip:	8,762
City:	8,241
County:	2,458
National:	89
People per Household	
Zip:	3.1
City:	2.8
County:	3
National:	2.6
Median Age	
Zip:	37.1
City:	34.6
County:	35.3
National:	37.4
Median Household Income	
Zip:	\$52,794
City:	\$49,682
County:	\$55,870
National:	\$53,482
Average Income	
Zip:	\$25,511
City:	\$28,320
County:	\$27,987
National:	\$28,555

### Economy

Unemployment	
Zip:	5.50 %
City:	5.50 %
County:	5.20 %
National:	5.20 %
Recent Job Growth	
Zip:	1.40 %
City:	1.40 %
County:	1.40 %
National:	1.60 %
Future Job Growth	
Zip:	37.30 %
City:	37.30 %
County:	37.60 %
National:	38.00 %
Sales Tax	
Zip:	9.00 %
City:	9.00 %
County:	9.00 %
National:	6.00 %
Income Tax	
Zip:	8.00 %
City:	8.00 %
County:	8.00 %

National:	4.60 %
Cost of Living Index	
Zip:	186
City:	166
County:	156
National:	100

### Environment

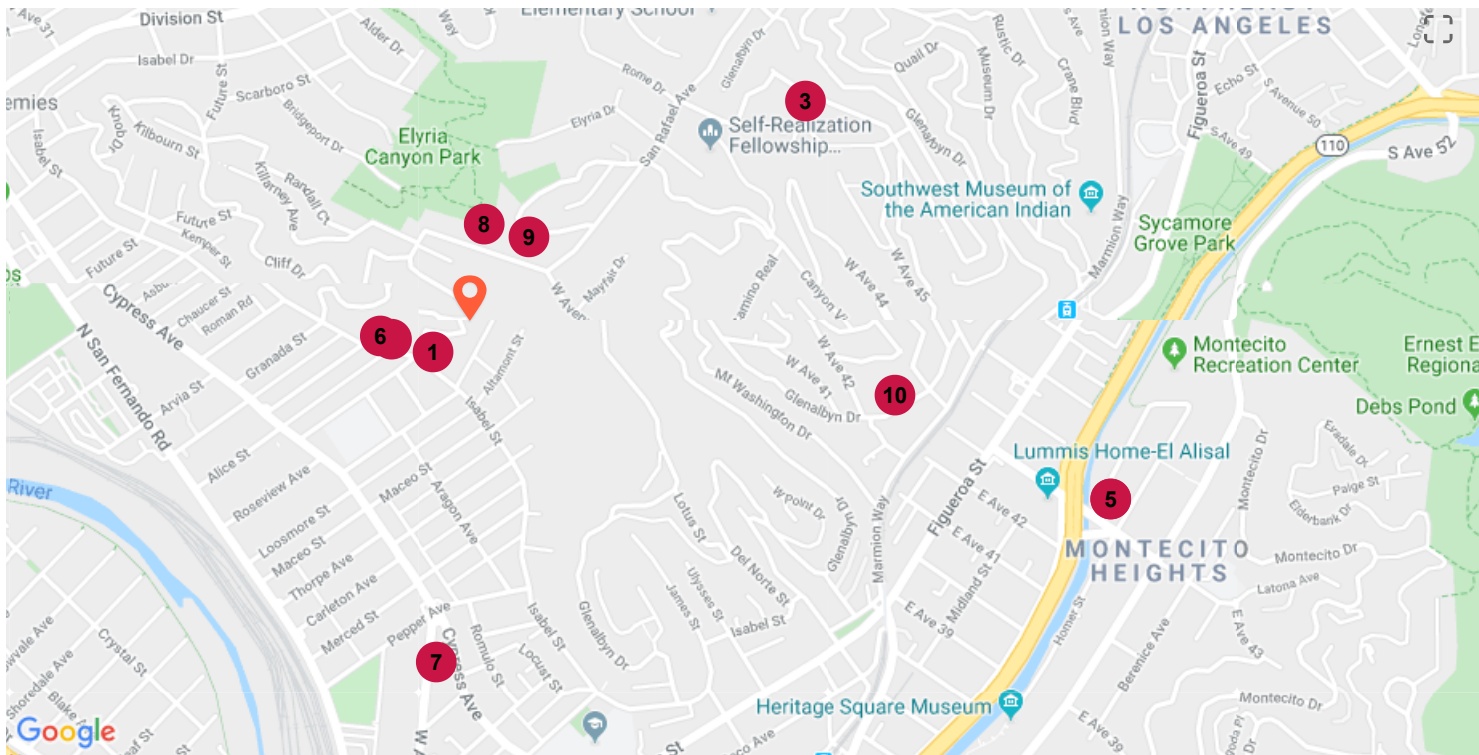
Altitude	
Zip:	600
City:	916
County:	2245
National:	1443
Rainfall (inches annually)	
Zip:	20.7
City:	16.7
County:	16.9
National:	39.2
Snowfall (inches annually)	
Zip:	0
City:	0
County:	0.3
National:	25.8
January Avg. Low Temp	
Zip:	47.8
City:	46.4
County:	45.5
National:	22.6
July Avg. High Temp	
Zip:	83.1
City:	83.7
County:	84.3
National:	86.1
Days of Precipitation Annually	
Zip:	41
City:	26
County:	32
National:	102
Days Mostly Sunny Annually	
Zip:	292
City:	284
County:	283
National:	205
Comfort Index (during hot weather)	
Zip:	92
City:	87
County:	86
National:	54

Source: Sperling's Best Places

### Comparable Home Sales for 3602 Roseview Ave

Comparable nearby sales are a major factor used by the Xome Value® to estimate the value of a home.





https://maps.google.com/maps?ll=34.095975,-118.2151&z=15&onepano=1&gl=US&mapdata=maps/@34.0959752,-118.2151,15z/data=!1m1!1e1!1b1?source=api&mapdata=2020

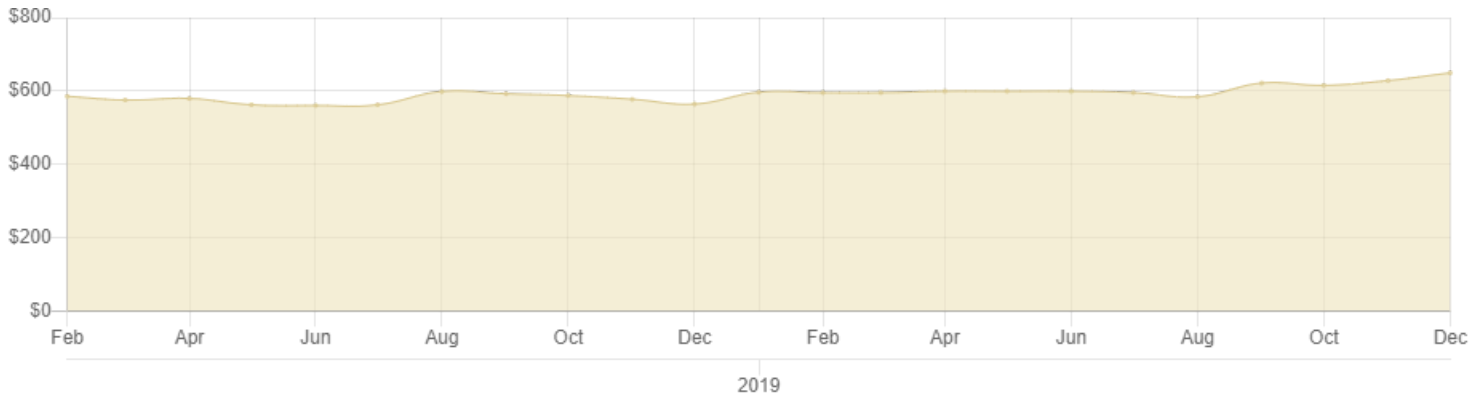
	3602 Roseview Ave, Los Angeles, CA 90065	\$678,648	1/1/2020	3	1	887	\$765/Sqft
	<b># Address</b>	<b>Sold Price</b>	<b>Sold Date</b>	<b>Beds</b>	<b>Baths</b>	<b>Sqft</b>	<b>Price/Sqft</b>
	1129 ISABEL Street, Los Angeles, CA 90065	\$777,000	6/11/2019	2	2	932	\$834/Sqft
	1169 Isabel Street, Los Angeles, CA 90065	\$725,000	6/14/2018	3	1	972	\$746/Sqft
	613 FRONTENAC Avenue, Los Angeles, CA 90065	\$985,000	12/31/2019	2	1	930	\$1059/Sqft
	4316 Mosher Avenue, Los Angeles, CA 90031	\$610,000	12/27/2019	3	2	1,080	\$565/Sqft
	4316 Mosher Avenue, Los Angeles, CA 90031	\$610,000	12/27/2019	3	2	1,080	\$565/Sqft
	1177 ISABEL Street, Los Angeles, CA 90065	\$644,000	4/30/2019	2	1	705	\$913/Sqft
	671 W AVENUE 28, Los Angeles, CA 90065	\$570,000	12/23/2019	3	1	966	\$590/Sqft
	1048 W Avenue 37, Mount Washington, CA 90065	\$1,185,000	1/25/2018	3	2	1,220	\$971/Sqft
	1014 W AVENUE 37, Los Angeles, CA 90065	\$1,192,000	1/8/2019	2	1	1,081	\$1103/Sqft
	4221 Glenalbyn Drive, Los Angeles, CA 90065	\$1,165,000	12/21/2019	0	0	0	N/A
<b>Median Comparables</b>		<b>\$751,000</b>	<b>9/15/2019</b>	<b>2.5</b>	<b>1</b>	<b>969</b>	<b>\$790/Sqft</b>

The Comparable Home Sales chart is produced by analyzing a data set that contains the last 5 years of property sales within 3 miles of the subject property. Each property in this data set is analyzed on multiple factors such as square footage, bedrooms, bathrooms, lot size and more to arrive at a 'Relevance Score.' Comparable properties are then ordered from most similar to least similar for comparison purposes.

### Median Sales Price/Sq.Ft. in 90065

Median Sales Price Per Square Foot provides a quick, high-level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a properties' market value.

Past:

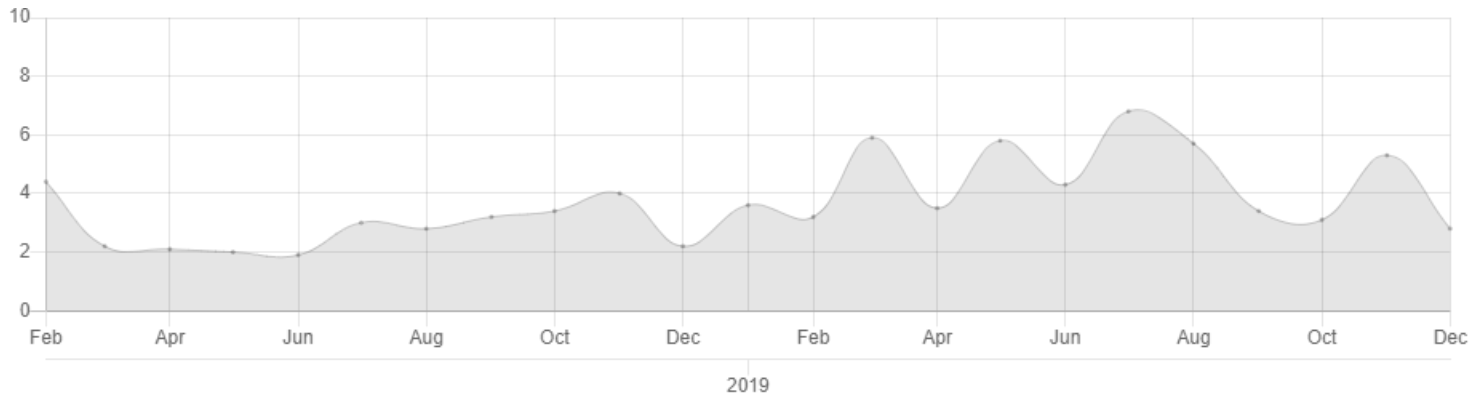


The median price represents a midpoint for property values in the market — half of the properties sold for a higher price and half sold for lower. The median value (as opposed to average) is used so that extreme sales prices, both high and low, don't skew the interpretation of where property values in a market are heading.

### Months of Supply in 90065

This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.

Past: All 2y 1y  Show: For Sale & Sold



Source: <https://www.xome.com/auctions/licensing> (Xome CT LLC via, in part, its MLS licenses). Data through 1/1/2020.

### Market Trends

#### Active Market Trends

Source: **MLS DATA**

Median List Price	Days On Site
<b>\$1,050,000</b>	<b>82</b>
Properties For Sale	
<b>3173</b>	

Sold Market Trends

Source: **MLS DATA**

Median Sold Price	\$900,000	Sales-List Price	99.9%
Properties Sold	2,272	Median Sq. Ft. Price	\$633

 Arrows indicate 90 day trend

SOURCE: California Regional MLS

### Mortgage rates are low now but may go up tomorrow

Rates can change daily. Act now to secure a low rate.

# %

Act now (<https://foreclosures.bankofamerica.com/prequalified>)

**Primior Management Inc.**

leads@primior.com (tel:626-508-7777)



I am interested in 3602 ROSEVIEW Avenue, Los Angeles, CA 90065.

First Name

Last Name

Email

Phone

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Prequalify (<https://foreclosures.bankofamerica.com/prequalified>)

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### Nearby Homes For Sale

**\$699,900**

3631 Loosmore Street (/homes-for-sale/3631-Loosmore-Street-Los-Angeles-CA-90065-315241375)  
Los Angeles, CA 90065 (/homes-for-sale/3631-Loosmore-Street-Los-Angeles-CA-90065-315241375)

3 Bd  
3 Ba  
1,680 sq. ft





(/homes-for-sale/3631-Loosmore-Street-Los-Angeles-CA-90065-315241375)

Courtesy: Matthew Helganz - Meridian Capital Realty ;

**\$639,900**

2691 Thorpe Avenue (/homes-for-sale/2691-Thorpe-Avenue-Cypress-Park-CA-90065-299816995)  
Cypress Park, CA 90065 (/homes-for-sale/2691-Thorpe-Avenue-Cypress-Park-CA-90065-299816995)

2 Bd  
2 Ba  
943 sq. ft



(/homes-for-sale/2691-Thorpe-Avenue-Cypress-Park-CA-90065-299816995)

Courtesy: Leonel Ceballos - Realty Executives All Cities ;

**\$719,000**

3114 Arvia Street (/homes-for-sale/3114-Arvia-Street-Cypress-Park-CA-90065-312515111)  
Cypress Park, CA 90065 (/homes-for-sale/3114-Arvia-Street-Cypress-Park-CA-90065-312515111)

4 Bd  
2 Ba  
1,542 sq. ft



(/homes-for-sale/3114-Arvia-Street-Cypress-Park-CA-90065-312515111)

Courtesy: Olga Arevalo - Excellence Vision Real Estate ;

Listing courtesy of: Rosa A. Garcia - Division One Invst. & Loan ;

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