



21980 ALTA DR.
TOPANGA CA 90290

This report provides an in-depth comparison of **21980 ALTA DR. TOPANGA CA 90290** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE

\$ 5310

CONFIDENCE SCORE

85 %

EST PROPERTY VACANCY RATE

3.88 %

SUBJECT PROPERTY DETAILS



TYPE
Single Family



YEAR BUILT
1992



SQ/FT
1000



SQ/FT LOT
10358



BEDS
2



BATHS
2.0



RADIUS SEARCHED
3.2 mi.



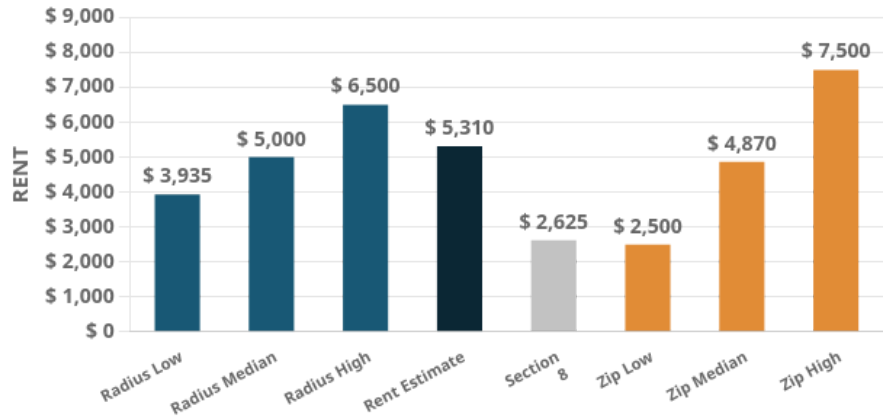
OF COMPS
30



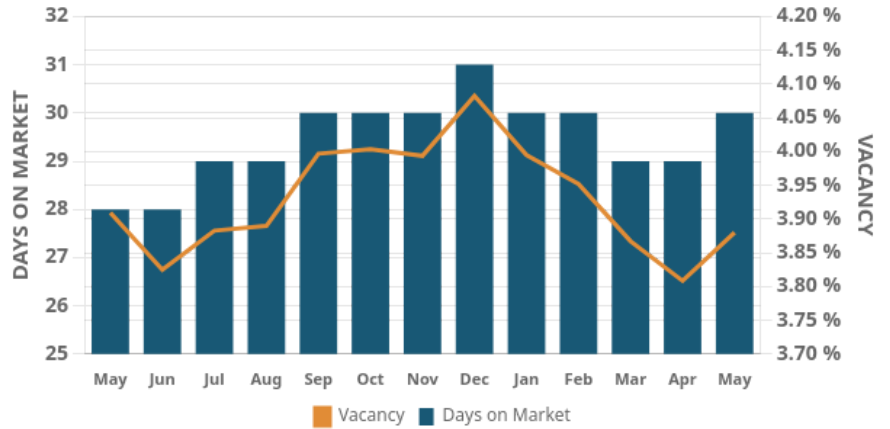
GLA SQ/FT VS COMPS
SMALLER THAN 73 %

Report Date: 06/16/2025 Versions: R34.A3

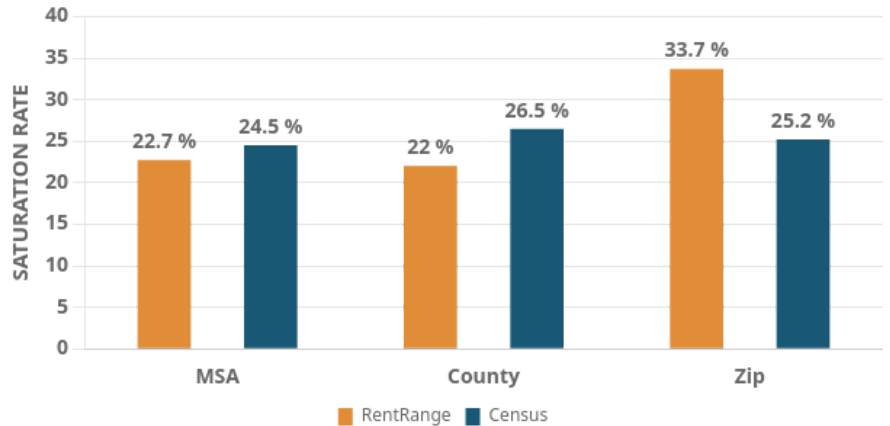
RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



RENTAL SATURATION BENCHMARKS



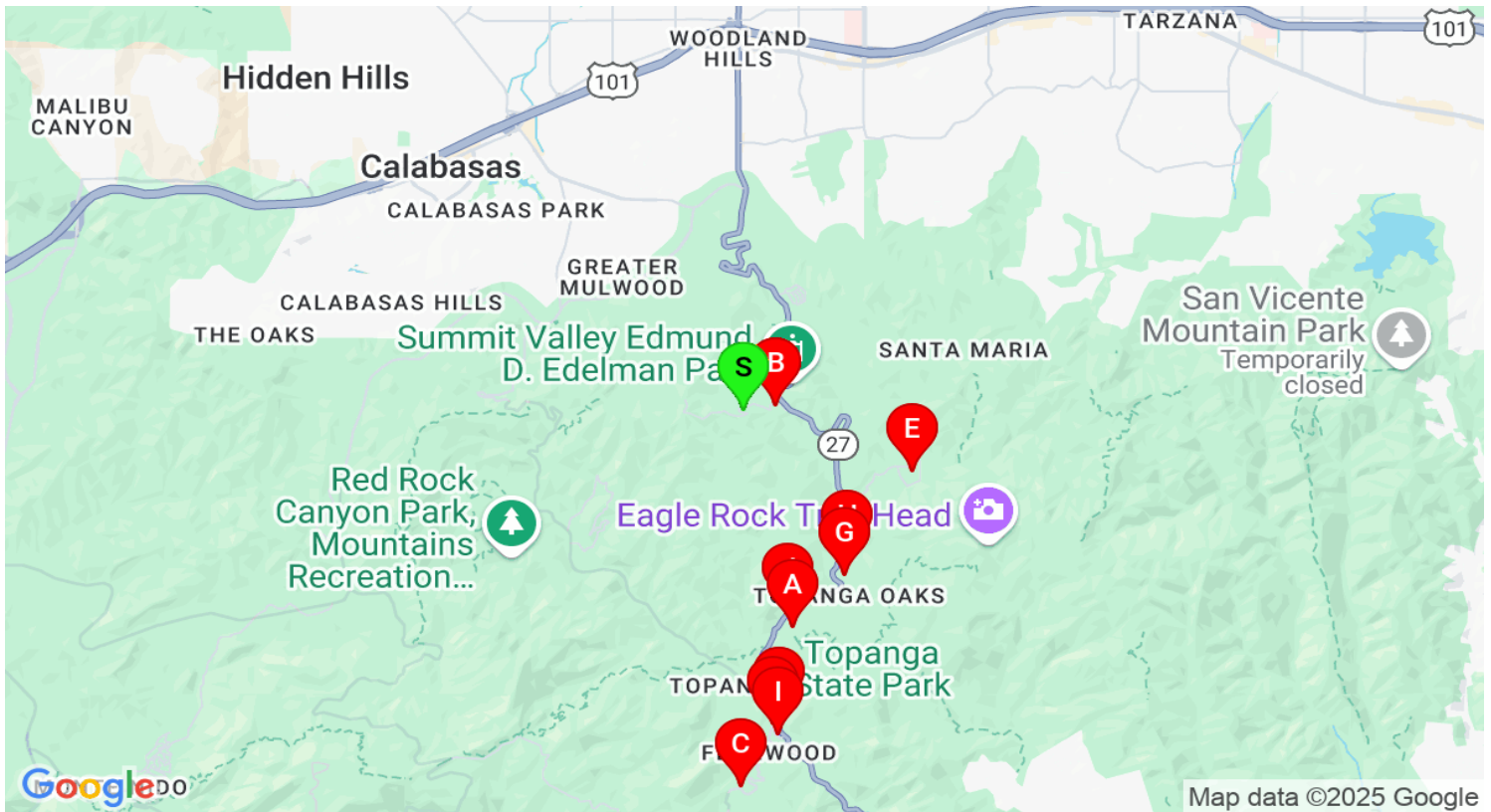
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COMPARABLE FOR-RENT PROPERTIES

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TOPANGA CA 90290

	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 21545 DOME TRL TOPANGA CA 90290	1,326	2	2	1933	1.88 mi.	RSFR	\$ 6,000
B: 2457 LIBERTY LN TOPANGA CA 90290	1,542	3	2	1957	0.26 mi.	RSFR	\$ 6,500
C: 1525 FERNWOOD PACIFIC DR TOPANGA CA 90290	1,352	2	1	1968	3.2 mi.	RSFR	\$ 5,700
D: 543 FERNWOOD PACIFIC DR TOPANGA CA 90290	1,100	2	1	1925	2.68 mi.	RSFR	\$ 4,950
E: 20567 CHENEY DR TOPANGA CA 90290	1,296	3	2	1991	1.44 mi.	RSFR	\$ 6,500
F: 300 S TOPANGA CANYON BLVD TOPANGA CA 90290	1,172	3	2	1940	2.62 mi.	RSFR	\$ 5,700
G: 20930 SHADY LN TOPANGA CA 90290	1,300	3	2	1940	1.62 mi.	RSFR	\$ 6,500
H: 20965 CANYON TRL TOPANGA CA 90290	518	1	1	1960	1.5 mi.	RSFR	\$ 3,950
I: 19512 LOOKOUT TRL TOPANGA CA 90290	1,069	3	1	1925	2.77 mi.	RSFR	\$ 5,000
J: 635 N TOPANGA CANYON BLVD TOPANGA CA 90290	840	1	1	1925	1.75 mi.	RSFR	\$ 3,950



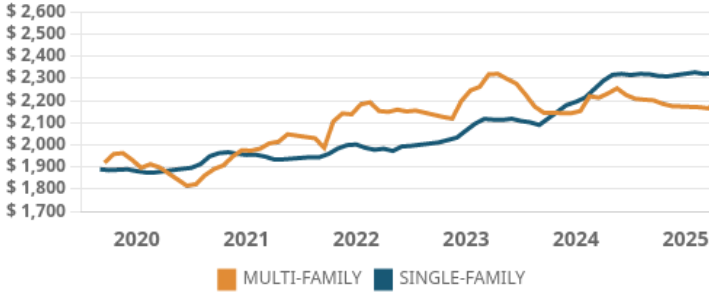
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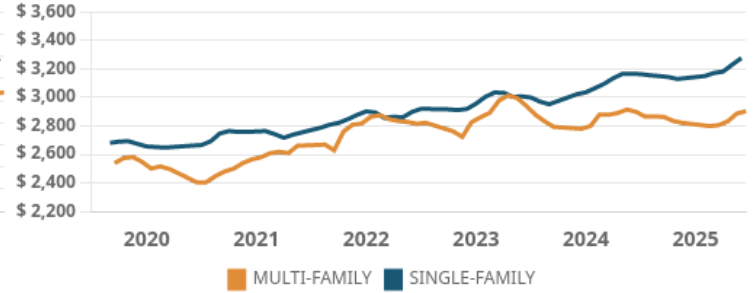
COUNTY RENT TRENDS BY BEDROOM & TYPE

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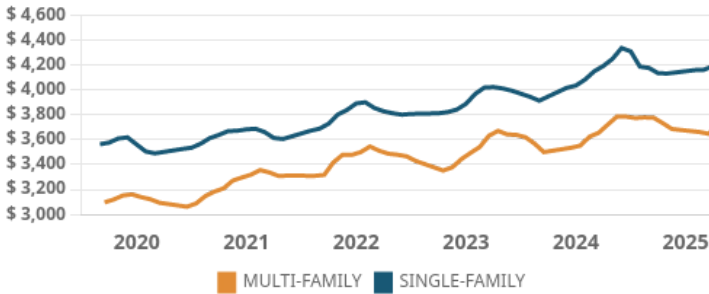
1BD RENTAL TRENDS IN COUNTY



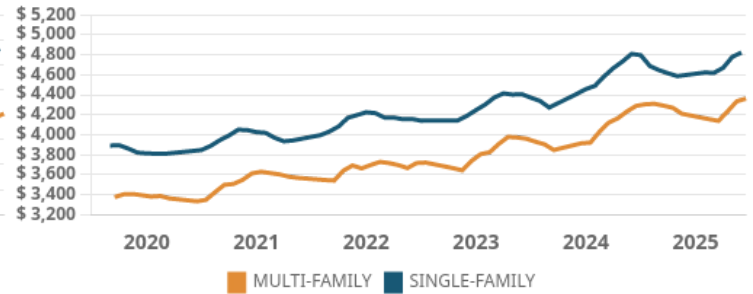
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN TOPANGA, CA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in TOPANGA	\$ 2,382	\$ 2081	674	\$ 2.17
1BD MULTI-FAMILY in TOPANGA	\$ 2,332	\$ 2081	778	\$ 2.4
2BD SINGLE-FAMILY in TOPANGA	\$ 3,492	\$ 2625	1,045	\$ 2.46
2BD MULTI-FAMILY in TOPANGA	\$ 2,961	\$ 2625	972	\$ 2.5
3BD SINGLE-FAMILY in TOPANGA	\$ 4,870	\$ 3335	1,584	\$ 2.15
3BD MULTI-FAMILY in TOPANGA	\$ 3,792	\$ 3335	1,381	\$ 2.19
4BD SINGLE-FAMILY in TOPANGA	\$ 5,474	\$ 3698	2,025	\$ 1.9
4BD MULTI-FAMILY in TOPANGA	\$ 4,259	\$ 3698	1,903	\$ 1.62

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AREA GROSS YIELD & RENTAL TRENDS

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GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
90290	4.65 %	\$ 4,870
90272	4.02 %	\$ 4,951
91302	3.76 %	\$ 4,563
91364	4.6 %	\$ 5,119
91356	3.6 %	\$ 4,495
91367	4.27 %	\$ 4,654
90263	5.67 %	\$ 4,249
90049	44.99 %	\$ 5,371
90402	67.78 %	\$ 4,249
91316	4.55 %	\$ 4,643

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 90290	\$ 133	\$ 518	\$ 869
City of TOPANGA	\$ 133	\$ 518	\$ 869
County of LOS ANGELES	\$ 57	\$ 169	\$ 139
State of CA	\$ 107	\$ 227	\$ 100

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

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DATA DICTIONARY

CENSUS COUNTRY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
CONFIDENCE SCORE	The confidence score of a valuation is derived from FSD (Forecast Standard Deviation) and indicates the level of accuracy in the AVM estimate. For example, suppose the rent AVM estimate is \$1,000 and the corresponding confidence score is 95. In that case, there is a 68 percent probability that the actual market rent will fall between +/-5 percent around the rent AVM estimate, i.e. between \$950 and \$1,050. The higher the confidence score, the smaller the prediction error and the more confidence we have in the rent AVM estimate.
CUSTOM COUNTY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
CUSTOM COUNTY VACANCY	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
DAYS ON MARKET	Days on market measures the average number of days the property has been listed for rent in that geography.
DAYS ON MARKET VS. VACANCY CHART IN COUNTY	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
ESTIMATED PROPERTY VACANCY	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
GROSS LIVING AREA (GLA)	Gross Living Area (GLA) is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
GROSS YIELD	Gross yield is calculated by dividing the total annual projected gross income by the total property price. $Gross\ yield = \frac{gross\ income}{total\ property\ price}$
HIGH/LOW RADIUS RENT	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
MEDIAN RADIUS RENT	Median rent amount for all matching comparable rentals within the radius searched.

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**METROPOLITAN STATISTICAL AREA
(MSA)**

Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source: <http://www.census.gov/population/metro>.

MULTI-FAMILY

Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.

PRICE & RENT TREND IN COUNTY

The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.

PROPERTY TYPE

If not specified, rental rates for single-family detached homes will be returned.

RADIUS SEARCHED

The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.

RENRANGE RENTAL ESTIMATE

RentRange® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.

SECTION 8

County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).

SINGLE-FAMILY

Stand alone single-family home.

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