

CHOICE VS. CONTROL

COMPASS

Traditional listing methods expose your home to negative metrics that can harm its sale price. With Compass, you get to choose how your home is marketed – protecting its full value from day one.

For sale Price cut: \$200K (2/1)

\$2,500,000

32 Sunnyside Lane

Price estimate: \$2,219,000

About the Home

This spacious 4-bedroom, 3-bathroom home in Southern California offers modern living with ample natural light, an open-concept layout, and stylish finishes throughout. Perfect for families or entertaining.

4 beds **3** baths **3,584** sqft

Price History

Date	Event	Price
11/12/2024	Sold	\$2,200,000 (-8.3%)
10/9/2024	Contingent	\$2,400,000
9/3/2024	Listed for sale	\$2,400,000
7/18/2024	Listing removed	\$2,400,000
7/9/2024	Price change	\$2,400,000 (-7.7%)

Additional Insights

Walk Score

Poor

Car Dependent

4 / 100

Climate Risks

Major

Fire Factor

Insurance: Critical

Climate Risks

Major

Wind Factor

6 / 10

Request a Tour
as early as today at 4:30 pm

Contact Agent

Days on Market

Accumulating days on market can diminish a home's perceived value. The longer a home sits on the market, the more it can be seen as undesirable or overpriced, potentially reducing buyer interest and lowering the final sale price.

Negative Insights Added to Your Listing

Third-party platforms can add their own assessments and data to a listing, which may not accurately reflect the true value or desirability of the property.

Visible Price Drop History

When a home's price drops publicly, it can signal to buyers that something is wrong with the property, making them less willing to pay your list price.

Missed Buyer Inquiries

Some public websites block buyers' ability to reach out to the listing agent directly. These leads are sold to other agents who may be unfamiliar with your home and whose interests may not align with your selling goals.