

# Ave I Vic Ivesbrook St Lancaster, CA 93535

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# Ave I Vic Ivesbrook St, Lancaster, CA 93535



**Off Market / Public Record** • Sold Date: 10/14/1993, Public Record

Closed Price

**\$169,000**

Off Market Date 10/14/1993

AVM

**\$259,000**

AVM Updated 10/11/2025

AVM Estimated Range

\$152.8K

\$365.2K

AVM Confidence



AVM Month Change

↑ \$1,000

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**Ave I Vic Ivesbrook St,** Lancaster, CA 93535

# Property Information

## Property Facts

Name	Public Facts	Agent Refinements
Property Type	Lot/Land	–
Property Subtype	Residential-Vacant Land	–
Bedrooms	–	–
Total Baths	–	–
Full Baths	–	–
Partial Baths	–	–
Living Area (sq ft)	–	–
Building Area (sq ft)	–	–
Lot Size	2.47 acres	–
Lot Dimensions	2.472 AC	–
Garage (spaces)	0	–
Number of Units	0	–

## Exterior Features

### PUBLIC

Lot Size - Square Feet	107,697 sq ft	Lot Size - Acres	2.47 acres
Neighborhood Code	01/01105		

## Legal Description

Parcel Number	3150-023-044	County	Los Angeles County
Zoning	LRD21*	Abbreviated Description	SEC/TWN/RNG/MER:SEC 18 TWN 07N RNG 11W *THAT POR (EX OF ST) OF LOT 2 IN W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC 18 T 7N R 11W
Current Use	Residential-Vacant Land		

# Ave I Vic Ivesbrook St, Lancaster, CA 93535

## Owner Facts

Owner Name (Public)	ROBIN KIT LING LI	Owner Name 2 (Public)	RELLA LAI FONG LI
Time Owned	20+ Yrs	Mailing Address	No 8 Cleveland St 1-3 Shatin Hghts Rd 1FI Grnhght Villa N T Kong
Vesting	Et al (and others)		

## Location Details

Flood Zone A

## Market Trends

### Market Trends for Lancaster, CA 93535

Single Family + Condo/Townhouse/Apt.

**September 2025**

**Market Type**

Seller's Market
Balanced Market
Buyer's Market

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**Key Details**

<p>Months of Inventory</p> <p><b>4.23</b></p> <p><span style="color: red;">↓</span> 7.64% MoM</p>	<p>Sold to List Price %</p> <p><b>100.6%</b></p> <p><span style="color: green;">↑</span> 1.49% MoM</p>	<p>Median Days in RPR</p> <p><b>39</b></p> <p><span style="color: green;">↑</span> 44.44% MoM</p>	<p>Median Sold Price</p> <p><b>\$420,000</b></p> <p><span style="color: red;">↓</span> 5.62% MoM</p>
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# Ave I Vic Ivesbrook St, Lancaster, CA 93535

## September 2025 Median Estimated Property Value

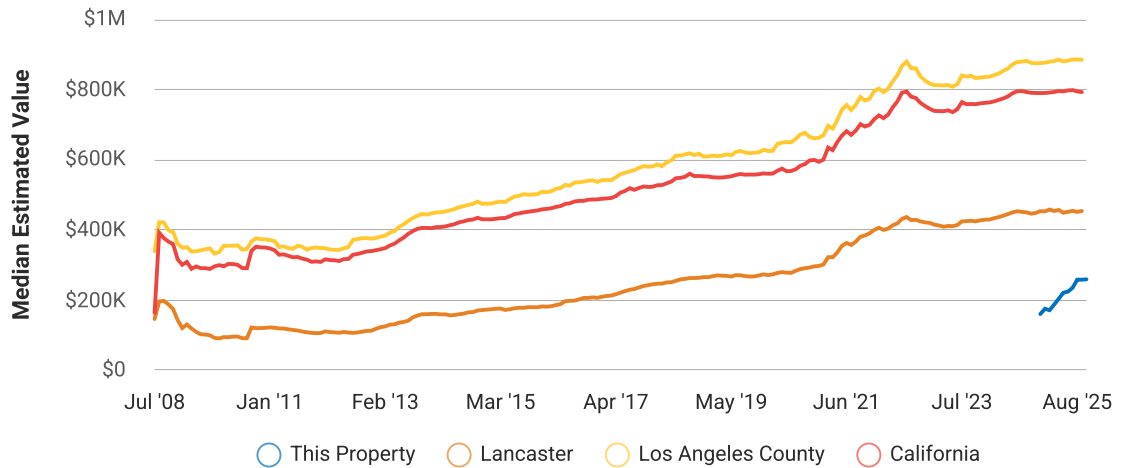
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$453,860</b>	<b>Last Month Change</b> <b>+0.6%</b>	<b>12 Month Change</b> <b>+0.9%</b>
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## September 2025 Active Listings

Lancaster, CA 93535

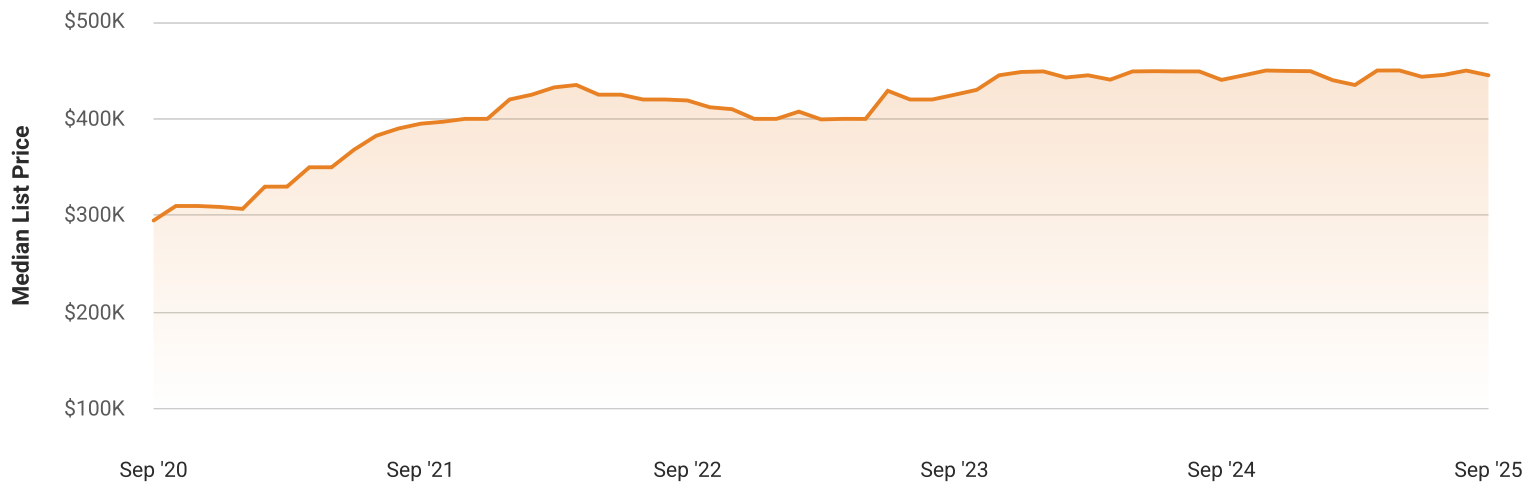
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

<b>Median List Price - \$445,000</b> ↓ 1.1% Month over Month
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# Ave I Vic Ivesbrook St, Lancaster, CA 93535

## September 2025 Sold Listings

Lancaster, CA 93535

Single Family + Condo/Townhouse/Apt.

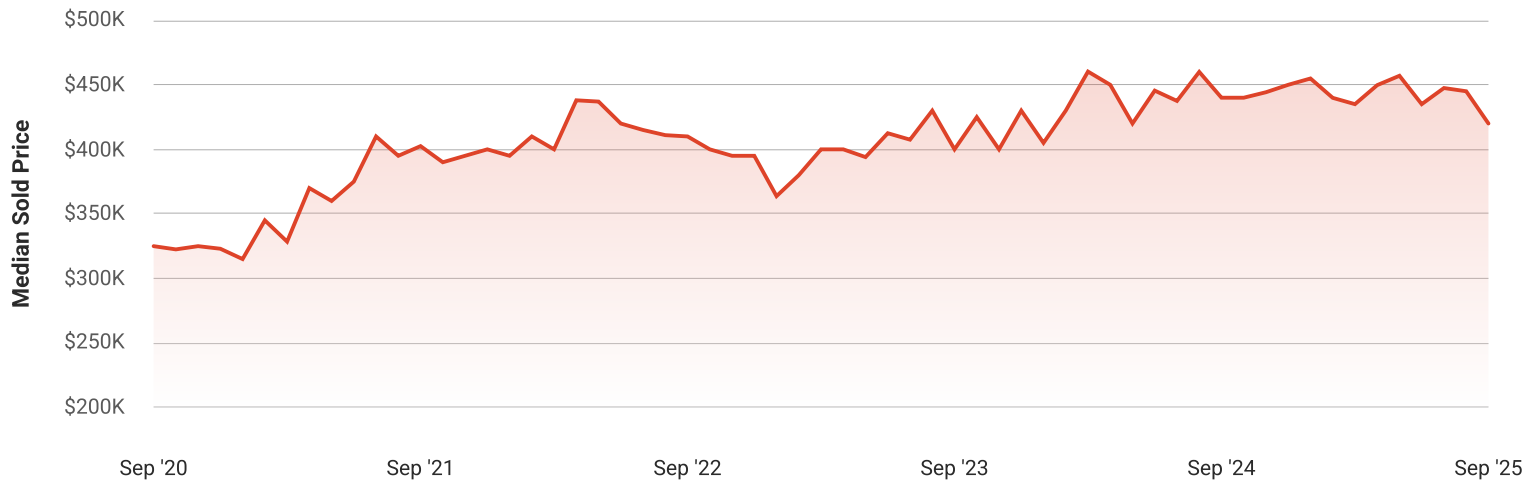
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$420,000**

↓ 5.6% Month over Month



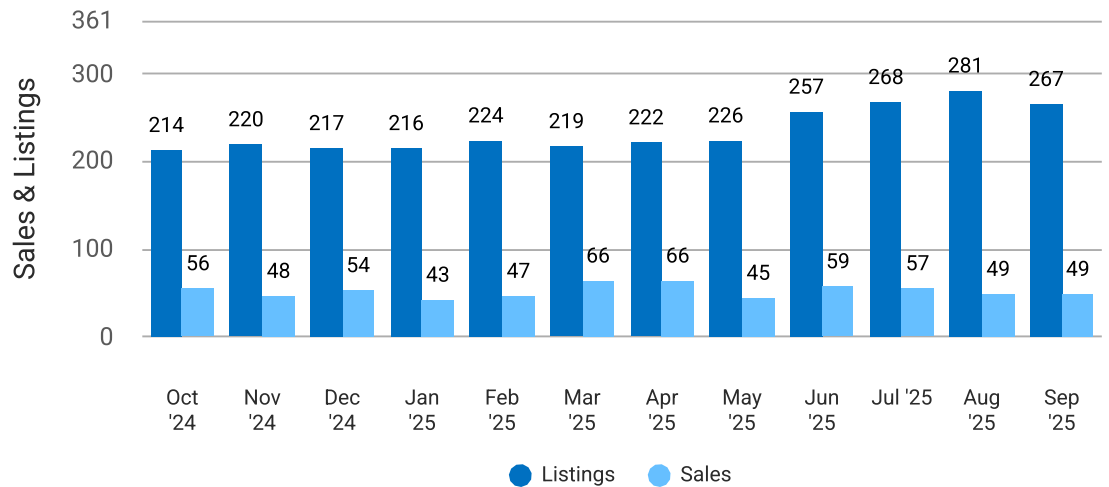
## Total Sales and Active Listings in Lancaster, CA 93535

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



# Ave I Vic Ivesbrook St, Lancaster, CA 93535

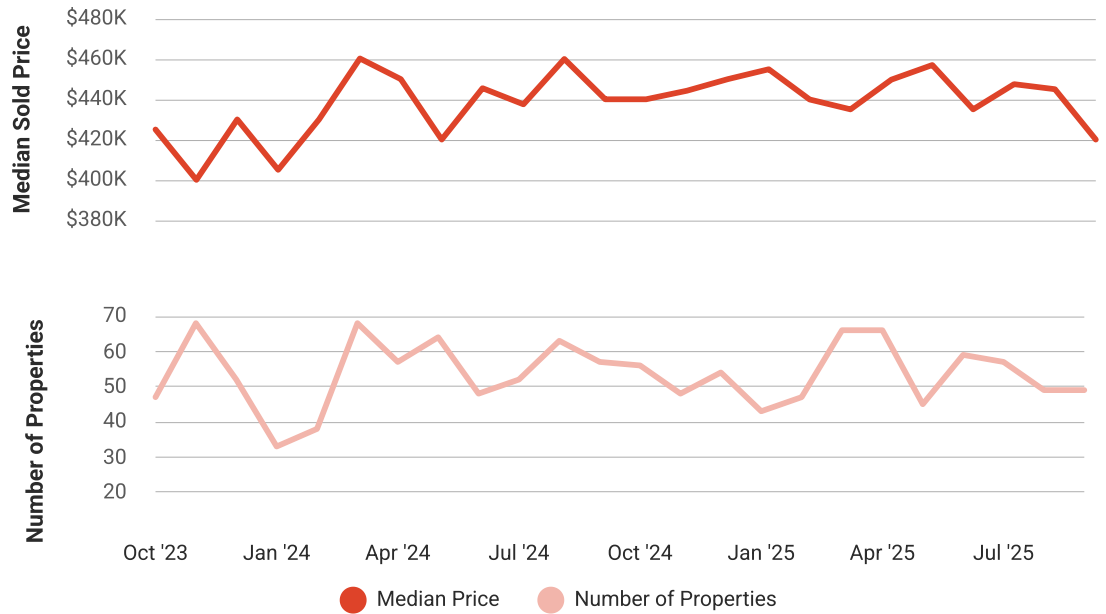
## Median Sold Price vs Sold Listings in Lancaster, CA 93535

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



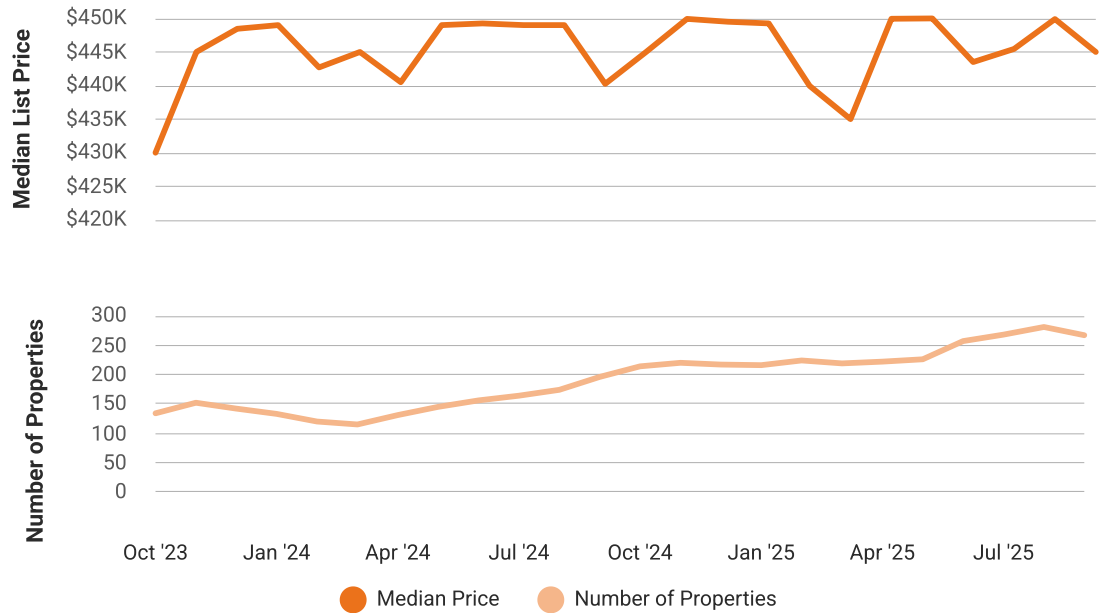
## Median List Price vs Active Listings in Lancaster, CA 93535

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Activity

## Market Activity Filters

Sort Order: Price

Maximum Properties Per Change Type: 8

Change Types: Distressed, Closed

Property Types: Other Residential, Lot/Land, Farm/Ranch

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

# Pricing Strategy

## CMA Summary

This section compares the prices of agent-selected properties near the subject property.

Average of Comps	–
Adjustments	–
Result of CMA Analysis	– (or – per sq ft)

## Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	<b>\$259,000</b>
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	<b>\$259,000</b> (or – per sq ft)

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## About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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