



Oak Hills

Sales Comparables - December 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Oak Hills	7575 Fuente Ave	3318	\$ 159.00	5	3	12/1/2023	\$ 530,000.00	87120	2	0405-382-40-0000
Oak Hills	8755 Kittering Rd	2789	\$ 197.00	3	3	12/1/2023	\$ 550,000.00	96703	2.22	3039-121-23-0000
Oak Hills	7929 Bandicoot Trl	2134	\$ 297.00	3	2	12/4/2023	\$ 635,000.00	98445	2.26	0405-372-27-0000
Oak Hills	9799 Elsinore Rd	2867	\$ 282.00	4	2	12/6/2023	\$ 810,000.00	98881	2.27	3064-181-12-0000
Oak Hills	8229 Bandicoot Trl	6132	\$ 128.00	3	3	12/8/2023	\$ 785,000.00	217800	5	3046-131-23-0000
Oak Hills	14389 Musgrave Rd	1878	\$ 308.00	4	3	12/11/2023	\$ 580,000.00	98881	2.27	0405-144-43-0000
Oak Hills	13428 Farmington St	2312	\$ 328.00	3	2	12/14/2023	\$ 760,000.00	87120	2	0357-431-08-0000
Oak Hills	8375 Garlock St	4381	\$ 199.00	4	3	12/14/2023	\$ 875,000.00	100405	2.305	3039-411-23-0000
Oak Hills	11727 Rancho Rd	1456	\$ 508.00	3	2	12/15/2023	\$ 740,000.00	194713	4.47	0357-561-70-0000
Oak Hills	10435 Lilac Rd	1728	\$ 277.00	4	3	12/27/2023	\$ 480,000.00	88426	2.03	3064-141-05-0000
Oak Hills	10975 Muscatel St	1831	\$ 238.00	3	2	12/28/2023	\$ 437,000.00	94089	2.16	3039-121-20-0000
Oak Hills	6850 Oak Hill Rd	1665	\$ 261.00	3	2	12/28/2023	\$ 435,000.00	98445	2.26	0357-601-12-0000

Total Sales:	12
Average Sales Price:	\$634,750.00
Average Square Feet:	2708