



# Angelus Oaks

## Sales Comparables - January 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Angelus Oaks	114 Oak Ave	540	\$353.00	1	1	1/3/2024	\$191,000.00	7200	0.17	0305-702-16-0000
Angelus Oaks	6215 Ponderosa Dr	1715	\$238.00	2	2	1/3/2024	\$409,000.00	7350	0.17	0305-715-05-0000
Angelus Oaks	6452 Spruce Ave	2534	\$299.00	4	3	1/9/2024	\$760,000.00	18998	0.44	0305-751-48-0000
Angelus Oaks	37750 Highway 38	1686	\$234.00	2	1	1/25/2024	\$395,000.00	10931	0.25	0305-341-10-0000
Angelus Oaks	6377 Sugar Pines Cir	2120	\$224.00	2	2	1/31/2024	\$475,000.00	21000	0.48	0305-761-29-0000

<b>Total Sales:</b>	5
<b>Average Sales Price:</b>	\$446,000.00
<b>Average Square Feet:</b>	1719

Deemed reliable but not guaranteed

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