



Oak Hills

Sales Comparables - March 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Oak Hills	9063 Guadalupe Ave	2560	\$ 171.00	4	2	3/1/2022	\$ 440,000.00	6977	0.16	3057-301-51-0000
Oak Hills	6910 Oak Vista Ln	3360	\$ 238.00	4	3	3/1/2022	\$ 802,500.00	138956	3.19	0357-701-05-0000
Oak Hills	8335 Aster Rd	4376	\$ 274.00	5	3	3/2/2022	\$ 1,200,000.00	96267	2.21	3039-101-27-0000
Oak Hills	9849 Farmington St	2521	\$ 265.00	4	3	3/2/2022	\$ 670,000.00	109335	2.51	0357-631-24-0000
Oak Hills	7052 Oak Valley Ct	3360	\$ 95.00	4	3	3/2/2022	\$ 320,000.00	108900	2.5	0357-701-15-0000
Oak Hills	5376 Bellflower St	2099	\$ 247.00	4	3	3/3/2022	\$ 520,000.00	108900	2.5	0357-074-38-0000
Oak Hills	5455 Coleridge Rd	2146	\$ 279.00	4	3	3/3/2022	\$ 600,000.00	198198	4.55	0357-074-34-0000
Oak Hills	10089 Aster Rd	2161	\$ 277.00	3	2	3/8/2022	\$ 600,000.00	217800	5	3064-111-01-0000
Oak Hills	13139 Sunland St	2836	\$ 167.00	4	2	3/8/2022	\$ 475,000.00	5117	0.12	3057-292-02-0000
Oak Hills	9785 Muscatel St	2408	\$ 278.00	4	2	3/9/2022	\$ 670,000.00	143312	3.29	3039-011-08-0000
Oak Hills	13817 Coolidge Way	2020	\$ 231.00	3	2	3/11/2022	\$ 467,500.00	13372	0.31	3046-221-75-0000
Oak Hills	12462 Stuvelling St	2200	\$ 204.00	3	2	3/14/2022	\$ 450,000.00	87555	2.01	0357-351-18-0000
Oak Hills	12225 Stuvelling St	2200	\$ 290.00	3	2	3/15/2022	\$ 640,000.00	98881	2.27	0357-351-07-0000
Oak Hills	13384 El Centro Rd	2552	\$ 176.00	3	2	3/16/2022	\$ 450,000.00	95832	2.2	0357-501-35-0000
Oak Hills	10948 Densmar Rd	3383	\$ 221.00	4	2	3/18/2022	\$ 750,000.00	99665	2.288	0357-306-57-0000
Oak Hills	14171 Wells Fargo St	2933	\$ 211.00	3	3	3/21/2022	\$ 620,000.00	99316	2.28	0405-383-19-0000
Oak Hills	9240 Joshua Rd	3515	\$ 199.00	4	3	3/23/2022	\$ 700,000.00	85377	1.96	3064-231-25-0000
Oak Hills	7575 Coleridge Rd	4031	\$ 187.00	4	3	3/24/2022	\$ 755,000.00	103672	2.38	3039-281-20-0000
Oak Hills	8030 Mesa Linda St	2419	\$ 235.00	3	2	3/25/2022	\$ 570,000.00	136081	3.124	3039-451-41-0000
Oak Hills	7474 Verbena Rd	2134	\$ 234.00	4	2	3/25/2022	\$ 500,000.00	79279	1.82	3039-261-20-0000
Oak Hills	9982 Rose Dr	1456	\$ 295.00	3	2	3/29/2022	\$ 430,000.00	103237	2.37	3064-081-04-0000



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Total Sales:	21
Average Sales Price:	\$601,428.57
Average Square Feet:	2699