



Pinon Hills

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Pinon Hills	13212 Primavera Rd	2311	\$ 227.00	3	2	8/4/2025	\$ 525,000.00	97574	2.24	3099-121-05-0000
Pinon Hills	2908 Sunnyslope Rd	2048	\$ 258.00	3	2	8/12/2025	\$ 530,000.00	81892	1.88	3067-621-12-0000
Pinon Hills	3168 Mc Millan	1512	\$ 158.00	3	2	8/13/2025	\$ 240,000.00	101059	2.32	3099-591-18-0000
Pinon Hills	11471 Azure View Rd	2222	\$ 229.00	3	2	8/22/2025	\$ 510,000.00	99752	2.29	3068-371-12-0000
Pinon Hills	1755 Sunnyslope Rd	2040	\$ 235.00	3	2	8/25/2025	\$ 480,000.00	69260	1.59	3036-101-08-0000
Pinon Hills	12324 Mountain Rd	2306	\$ 232.00	4	2	8/27/2025	\$ 535,000.00	99752	2.29	3099-221-16-0000
Pinon Hills	11073 Redwood Rd	3277	\$ 198.00	4	3	8/27/2025	\$ 650,000.00	99752	2.29	3068-271-08-0000
Pinon Hills	11823 Wintergreen Rd	1922	\$ 249.00	3	2	8/28/2025	\$ 479,000.00	96833	2.223	3068-331-03-0000

Total Sales:	8
Average Sales Price:	\$493,625.00
Average Square Feet:	2205

Deemed reliable but not guaranteed

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