



# Wrightwood

## Sales Comparables - August 2025

| City       | Address              | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|------------|----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Wrightwood | 901 Mockingbird Rd   | 1270  | \$ 452.00      | 2   | 1    | 8/4/2025  | \$ 575,000.00 | 17550     | 0.4    | 0355-061-35-0000 |
| Wrightwood | 1946 Desert Front Rd | 784   | \$ 427.00      | 1   | 1    | 8/5/2025  | \$ 335,000.00 | 43560     | 1      | 3036-491-07-0000 |
| Wrightwood | 460 Lark Dr          | 1584  | \$ 343.00      | 3   | 2    | 8/5/2025  | \$ 544,000.00 | 8000      | 0.18   | 0355-371-14-0000 |
| Wrightwood | 1235 Lark Rd         | 1848  | \$ 265.00      | 3   | 2    | 8/5/2025  | \$ 490,000.00 | 10000     | 0.23   | 0355-158-05-0000 |
| Wrightwood | 1142 Robin Rd        | 1788  | \$ 297.00      | 3   | 2    | 8/5/2025  | \$ 532,000.00 | 10000     | 0.23   | 0355-153-08-0000 |
| Wrightwood | 2128 Pheasant Rd     | 2349  | \$ 280.00      | 4   | 3    | 8/6/2025  | \$ 660,000.00 | 79540     | 1.826  | 3036-541-05-0000 |
| Wrightwood | 1417 Helen St        | 828   | \$ 259.00      | 1   | 2    | 8/7/2025  | \$ 215,000.00 | 10070     | 0.23   | 0355-192-31-0000 |
| Wrightwood | 786 Lark Rd          | 2291  | \$ 246.00      | 3   | 2    | 8/7/2025  | \$ 565,000.00 | 9492      | 0.22   | 0355-081-25-0000 |
| Wrightwood | 996 Eagle Rd         | 2137  | \$ 256.00      | 3   | 3    | 8/8/2025  | \$ 548,000.00 | 9000      | 0.21   | 0355-123-12-0000 |
| Wrightwood | 1680 Betty St        | 1645  | \$ 279.00      | 2   | 2    | 8/11/2025 | \$ 460,000.00 | 5175      | 0.12   | 0355-232-14-0000 |
| Wrightwood | 5276 Orchard Dr      | 2576  | \$ 213.00      | 5   | 3    | 8/12/2025 | \$ 549,000.00 | 8391      | 0.19   | 0356-352-04-0000 |
| Wrightwood | 2460 Ganeva Ct       | 2200  | \$ 386.00      | 3   | 2    | 8/13/2025 | \$ 850,000.00 | 11100     | 0.25   | 0356-421-33-0000 |
| Wrightwood | 1622 Ross St         | 1025  | \$ 378.00      | 2   | 2    | 8/15/2025 | \$ 388,000.00 | 5000      | 0.11   | 0355-204-02-0000 |
| Wrightwood | 1301 Irene St        | 956   | \$ 332.00      | 3   | 1    | 8/19/2025 | \$ 317,500.00 | 5000      | 0.11   | 0355-183-02-0000 |
| Wrightwood | 5688 Heath Creek Dr  | 1294  | \$ 309.00      | 2   | 2    | 8/20/2025 | \$ 400,000.00 | 9085      | 0.21   | 0356-261-09-0000 |
| Wrightwood | 5617 Dogwood Rd      | 1793  | \$ 262.00      | 3   | 2    | 8/25/2025 | \$ 470,000.00 | 7200      | 0.17   | 0356-101-26-0000 |
| Wrightwood | 2323 E Canyon Dr     | 1588  | \$ 277.00      | 3   | 2    | 8/27/2025 | \$ 440,000.00 | 9240      | 0.21   | 0356-362-13-0000 |
| Wrightwood | 7370 Scrub Oak Dr    | 2169  | \$ 202.00      | 3   | 2    | 8/28/2025 | \$ 439,000.00 | 100623    | 2.31   | 3036-611-25-0000 |



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|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 18           |
| <b>Average Sales Price:</b> | \$487,638.89 |
| <b>Average Square Feet:</b> | 1674         |