



Angelus Oaks

Sales Comparables - August 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Angelus Oaks	6364 Spruce Ave	1600	\$ 233.00	3	2	8/18/2026	\$ 373,500.00	7338	0.17	0305-742-28-0000
Angelus Oaks	6 Camp Angeles Trl	742	\$ 208.00	2	1	8/6/2026	\$ 155,000.00	14375	0.33	0305-341-14-0000
Angelus Oaks	5998 Pine Ave	3164	\$ 173.00	2	2	8/21/2026	\$ 549,000.00	18000	0.41	0305-085-16-0000
Angelus Oaks	6031 Tripp Ln	1260	\$ 376.00	3	2	8/20/2026	\$ 475,000.00	19320	0.44	0305-661-49-0000

Total Sales:	4
Average Sales Price:	\$388,125.00
Average Square Feet:	1692

Deemed reliable but not guaranteed

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