



Hesperia

Sales Comparables - December 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------|------------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|------------------|
| Hesperia | 17539 Adobe St | 1728 | \$ 318.00 | 3 | 2 | 12/1/2025 | \$ 550,000.00 | 28000 | 0.64 | 0398-233-24-0000 |
| Hesperia | 9754 5th Ave | 840 | \$ 416.00 | 2 | 1 | 12/2/2025 | \$ 350,000.00 | 6944 | 0.16 | 0407-211-12-0000 |
| Hesperia | 14980 Pendleton St | 1803 | \$ 260.00 | 4 | 2 | 12/3/2025 | \$ 470,000.00 | 22470 | 0.52 | 0408-051-08-0000 |
| Hesperia | 9060 Seal Beach Dr | 2779 | \$ 187.00 | 4 | 3 | 12/4/2025 | \$ 520,000.00 | 6878 | 0.16 | 3057-331-32-0000 |
| Hesperia | 9121 6th Ave | 2427 | \$ 255.00 | 4 | 3 | 12/5/2025 | \$ 620,000.00 | 46130 | 1.059 | 0413-174-02-0000 |
| Hesperia | 11338 A Ave | 1812 | \$ 5.00 | 3 | 2 | 12/5/2025 | \$ 10,000.00 | 31500 | 0.72 | 0415-082-42-0000 |
| Hesperia | 11906 Calcite Ave | 1197 | \$ 334.00 | 3 | 2 | 12/5/2025 | \$ 400,000.00 | 31500 | 0.72 | 0415-052-17-0000 |
| Hesperia | 17590 El Cajon Dr | 2809 | \$ 153.00 | 4 | 3 | 12/5/2025 | \$ 430,000.00 | 18135 | 0.42 | 0397-261-07-0000 |
| Hesperia | 10373 Oakwood Ave | 1664 | \$ 234.00 | 3 | 2 | 12/5/2025 | \$ 390,000.00 | 18000 | 0.41 | 0408-092-11-0000 |
| Hesperia | 13041 Lancaster St | 2132 | \$ 253.00 | 4 | 3 | 12/8/2025 | \$ 540,000.00 | 4370 | 0.1 | 3046-261-46-0000 |
| Hesperia | 10659 Oakwood Ave | 1341 | \$ 283.00 | 3 | 2 | 12/8/2025 | \$ 380,000.00 | 19000 | 0.44 | 0408-042-06-0000 |
| Hesperia | 9131 Seal Beach Dr | 2950 | \$ 119.00 | 4 | 3 | 12/8/2025 | \$ 353,000.00 | 6685 | 0.15 | 3057-261-44-0000 |
| Hesperia | 18635 Verano St | 1806 | \$ 260.00 | 4 | 2 | 12/8/2025 | \$ 470,000.00 | 30750 | 0.71 | 0399-224-07-0000 |
| Hesperia | 15118 Walnut St | 1458 | \$ 284.00 | 3 | 2 | 12/8/2025 | \$ 415,000.00 | 43690 | 1.003 | 0408-171-24-0000 |
| Hesperia | 6375 Arrowhead Lake Rd | 2939 | \$ 263.00 | 3 | 3 | 12/10/2025 | \$ 775,000.00 | 175111 | 4.02 | 0397-023-14-0000 |
| Hesperia | 18675 Centennial St | 3138 | \$ 84.00 | 3 | 3 | 12/10/2025 | \$ 265,000.00 | 18880 | 0.43 | 0398-375-07-0000 |
| Hesperia | 11151 Lincoln Ave | 1738 | \$ 244.00 | 3 | 2 | 12/10/2025 | \$ 425,000.00 | 18540 | 0.43 | 0408-023-12-0000 |
| Hesperia | 18221 Orange St | 2460 | \$ 209.00 | 3 | 3 | 12/10/2025 | \$ 515,000.00 | 36010 | 0.83 | 0411-289-14-0000 |
| Hesperia | 9485 Peach Ave | 1351 | \$ 307.00 | 3 | 2 | 12/10/2025 | \$ 415,000.00 | 17582 | 0.4 | 0411-333-21-0000 |
| Hesperia | 15943 Pine St | 618 | \$ 558.00 | 1 | 1 | 12/10/2025 | \$ 345,000.00 | 11250 | 0.26 | 0407-154-21-0000 |
| Hesperia | 17810 Pine St | 900 | \$ 388.00 | 2 | 1 | 12/10/2025 | \$ 350,000.00 | 21000 | 0.48 | 0411-244-06-0000 |
| Hesperia | 7795 E Ave | 2573 | \$ 149.00 | 4 | 2 | 12/11/2025 | \$ 385,000.00 | 51836 | 1.19 | 0412-223-07-0000 |
| Hesperia | 7633 I Ave | 1688 | \$ 222.00 | 3 | 2 | 12/11/2025 | \$ 375,000.00 | 19800 | 0.45 | 0398-138-03-0000 |
| Hesperia | 11389 Jacaranda Ave | 1510 | \$ 278.00 | 3 | 2 | 12/11/2025 | \$ 420,000.00 | 19500 | 0.45 | 0399-207-01-0000 |
| Hesperia | 8300 9th Ave | 2606 | \$ 254.00 | 4 | 2 | 12/12/2025 | \$ 663,000.00 | 43690 | 1.003 | 0412-092-12-0000 |
| Hesperia | 9153 Ravenswood Ave | 2658 | \$ 45.00 | 6 | 2 | 12/12/2025 | \$ 120,500.00 | 6040 | 0.14 | 3057-271-12-0000 |
| Hesperia | 17357 Capri St | 1500 | \$ 326.00 | 4 | 2 | 12/15/2025 | \$ 490,000.00 | 31500 | 0.72 | 0415-101-04-0000 |
| Hesperia | 16662 Joshua St | 1583 | \$ 284.00 | 4 | 3 | 12/15/2025 | \$ 450,000.00 | 23500 | 0.54 | 0412-264-21-0000 |
| Hesperia | 17798 Cherry St | 1760 | \$ 258.00 | 3 | 2 | 12/16/2025 | \$ 455,000.00 | 62813 | 1.442 | 0411-171-27-0000 |
| Hesperia | 10393 Hemlock Ave | 864 | \$ 428.00 | 2 | 1 | 12/16/2025 | \$ 370,000.00 | 16300 | 0.37 | 0408-103-12-0000 |



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| Hesperia | 11123 Hickory Ave | 2623 | \$ 245.00 | 4 | 2 | 12/16/2025 | \$ 645,000.00 | 88862 | 2.04 | 0406-082-07-0000 |
| Hesperia | 12936 Tehachapi St | 2346 | \$ 194.00 | 4 | 2 | 12/16/2025 | \$ 457,000.00 | 5998 | 0.14 | 3046-301-35-0000 |
| Hesperia | 7390 Chase Ave | 1560 | \$ 272.00 | 3 | 2 | 12/17/2025 | \$ 425,000.00 | 24121 | 0.55 | 0412-324-12-0000 |
| Hesperia | 10352 Lincoln Ave | 1444 | \$ 318.00 | 3 | 1 | 12/17/2025 | \$ 460,000.00 | 18000 | 0.41 | 0408-092-19-0000 |
| Hesperia | 7960 Maple Ave | 1981 | \$ 151.00 | 3 | 2 | 12/17/2025 | \$ 300,000.00 | 217800 | 5 | 0405-373-09-0000 |
| Hesperia | 10657 Pinon Ave | 1104 | \$ 348.00 | 3 | 2 | 12/17/2025 | \$ 385,000.00 | 19570 | 0.45 | 0408-216-02-0000 |
| Hesperia | 10611 Redwood Ave | 960 | \$ 347.00 | 2 | 1 | 12/17/2025 | \$ 334,000.00 | 18180 | 0.42 | 0408-044-03-0000 |
| Hesperia | 18476 Talisman St | 2901 | \$ 249.00 | 4 | 2 | 12/17/2025 | \$ 725,000.00 | 104544 | 2.4 | 0399-052-12-0000 |
| Hesperia | 18476 Cherry St | 2086 | \$ 278.00 | 4 | 2 | 12/18/2025 | \$ 580,000.00 | 52707 | 1.21 | 0411-121-14-0000 |
| Hesperia | 8943 Hydrangea Ave | 2219 | \$ 211.00 | 4 | 3 | 12/18/2025 | \$ 470,000.00 | 6742 | 0.15 | 3057-161-45-0000 |
| Hesperia | 16965 Palm St | 1538 | \$ 231.00 | 3 | 2 | 12/18/2025 | \$ 356,000.00 | 19200 | 0.44 | 0412-262-10-0000 |
| Hesperia | 15921 Sultana St | 1722 | \$ 243.00 | 4 | 2 | 12/18/2025 | \$ 420,000.00 | 45694 | 1.049 | 0413-201-17-0000 |
| Hesperia | 18333 Talisman St | 2169 | \$ 357.00 | 3 | 2 | 12/18/2025 | \$ 775,000.00 | 49353 | 1.133 | 0399-091-35-0000 |
| Hesperia | 15994 Cactus St | 2090 | \$ 181.00 | 3 | 3 | 12/19/2025 | \$ 379,411.00 | 49179 | 1.129 | 0412-063-10-0000 |
| Hesperia | 9967 Cottonwood Ave | 1820 | \$ 274.00 | 4 | 2 | 12/19/2025 | \$ 500,000.00 | 47044 | 1.08 | 0408-152-18-0000 |
| Hesperia | 10121 Julianne Ave | 2502 | \$ 195.00 | 5 | 3 | 12/19/2025 | \$ 488,000.00 | 7193 | 0.17 | 0405-093-28-0000 |
| Hesperia | 7486 Langdon Ave | 1398 | \$ 359.00 | 3 | 2 | 12/19/2025 | \$ 502,500.00 | 18050 | 0.41 | 0398-116-09-0000 |
| Hesperia | 11847 Pinon Ave | 1296 | \$ 290.00 | 2 | 1 | 12/19/2025 | \$ 377,000.00 | 46173 | 1.06 | 0406-053-02-0000 |
| Hesperia | 15141 Wells Fargo St | 1728 | \$ 202.00 | 3 | 2 | 12/19/2025 | \$ 350,000.00 | 28300 | 0.65 | 0409-222-56-0000 |
| Hesperia | 7548 Chase Ave | 1940 | \$ 222.00 | 3 | 2 | 12/22/2025 | \$ 432,500.00 | 43560 | 1 | 0412-312-17-0000 |
| Hesperia | 16938 Fairburn St | 2172 | \$ 257.00 | 4 | 2 | 12/22/2025 | \$ 559,000.00 | 19000 | 0.44 | 0398-044-11-0000 |
| Hesperia | 15345 Farmington St | 2150 | \$ 263.00 | 4 | 3 | 12/22/2025 | \$ 566,000.00 | 18000 | 0.41 | 0397-111-03-0000 |
| Hesperia | 9282 Hickory Ave | 1330 | \$ 101.00 | 3 | 2 | 12/22/2025 | \$ 135,000.00 | 20000 | 0.46 | 0409-031-25-0000 |
| Hesperia | 7535 Kenyon Ave | 1222 | \$ 306.00 | 3 | 2 | 12/22/2025 | \$ 375,000.00 | 19000 | 0.44 | 0398-077-03-0000 |
| Hesperia | 8077 Langdon Ave | 1413 | \$ 375.00 | 3 | 2 | 12/22/2025 | \$ 530,000.00 | 18000 | 0.41 | 0398-221-18-0000 |
| Hesperia | 16246 Pine St | 960 | \$ 380.00 | 3 | 1 | 12/22/2025 | \$ 365,000.00 | 8400 | 0.19 | 0407-162-15-0000 |
| Hesperia | 7544 Oakwood Ave | 1232 | \$ 251.00 | 3 | 2 | 12/23/2025 | \$ 310,000.00 | 18000 | 0.41 | 0409-203-22-0000 |
| Hesperia | 17761 Pine St | 1680 | \$ 244.00 | 3 | 2 | 12/23/2025 | \$ 410,000.00 | 28500 | 0.65 | 0411-245-20-0000 |
| Hesperia | 17805 Bascom St | 1778 | \$ 241.00 | 3 | 2 | 12/26/2025 | \$ 430,000.00 | 22000 | 0.51 | 0398-125-01-0000 |
| Hesperia | 19063 Mono Dr | 3317 | \$ 201.00 | 5 | 2 | 12/26/2025 | \$ 670,000.00 | 20000 | 0.46 | 0398-481-19-0000 |

Deemed reliable but not guaranteed

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| Hesperia | 11516 Oakwood Ave | 1416 | \$ 281.00 | 2 | 2 | 12/26/2025 | \$ 399,000.00 | 45607 | 1.047 | 0406-162-20-0000 |
| Hesperia | 17886 Hackberry St | 2105 | \$ 239.00 | 4 | 2 | 12/29/2025 | \$ 505,000.00 | 19500 | 0.45 | 0399-174-05-0000 |
| Hesperia | 10708 Hawthorne Ave | 852 | \$ 363.00 | 2 | 1 | 12/29/2025 | \$ 310,000.00 | 21630 | 0.5 | 0408-052-24-0000 |
| Hesperia | 17809 Hercules St | 1053 | \$ 408.00 | 3 | 1 | 12/29/2025 | \$ 430,000.00 | 54014 | 1.24 | 0411-171-04-0000 |
| Hesperia | 13119 Lancaster St | 2132 | \$ 255.00 | 4 | 3 | 12/29/2025 | \$ 545,000.00 | 4832 | 0.11 | 3046-261-18-0000 |
| Hesperia | 12876 Cedar St | 2388 | \$ 236.00 | 4 | 2 | 12/30/2025 | \$ 565,000.00 | 98010 | 2.25 | 3039-401-25-0000 |
| Hesperia | 15786 El Centro St | 1081 | \$ 439.00 | 3 | 1 | 12/30/2025 | \$ 475,000.00 | 30617 | 0.7 | 0412-131-24-0000 |

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|-----------------------------|--------------|
| Total Sales: | 67 |
| Average Sales Price: | \$442,640.46 |
| Average Square Feet: | 1826 |