



## Pinon Hills

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Pinon Hills	625 Tamarack Rd	1667	\$ 167.00	4	2	12/3/2025	\$ 280,000.00	39600	0.91	3067-211-32-0000
Pinon Hills	1485 La Mesa Rd	2458	\$ 130.00	3	2	12/5/2025	\$ 320,000.00	85813	1.97	3099-261-03-0000
Pinon Hills	8221 Green Rd	1991	\$ 263.00	3	3	12/8/2025	\$ 525,000.00	80586	1.85	3036-061-23-0000
Pinon Hills	2235 Pegasus Way	2591	\$ 250.00	4	3	12/12/2025	\$ 650,000.00	94133	2.161	3036-611-33-0000
Pinon Hills	8978 Broken Spur Rd	1210	\$ 318.00	3	2	12/18/2025	\$ 385,000.00	43560	1	3067-581-22-0000
Pinon Hills	555 Mesquite Rd	2040	\$ 137.00	2	1	12/18/2025	\$ 280,000.00	57237	1.314	3067-081-12-0000
Pinon Hills	1483 Smoke Tree Rd	2375	\$ 256.00	4	2	12/19/2025	\$ 610,000.00	94002	2.158	3067-131-05-0000
Pinon Hills	460 Solano Rd	2639	\$ 202.00	4	3	12/23/2025	\$ 535,000.00	87555	2.01	3068-171-16-0000

<b>Total Sales:</b>	8
<b>Average Sales Price:</b>	\$448,125.00
<b>Average Square Feet:</b>	2121