



Upland

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Upland	696 E 9th St	1448	\$ 1,104.00	4	2	12/1/2025	\$ 1,600,000.00	10500	0.24	1046-562-10-0000
Upland	1730 W Alps Dr	2970	\$ 329.00	5	2	12/1/2025	\$ 977,500.00	5500	0.13	1005-452-50-0000
Upland	743 Magnolia Ave	1718	\$ 500.00	4	3	12/1/2025	\$ 860,000.00	11000	0.25	1007-181-30-0000
Upland	1754 N Tulare Way	3656	\$ 333.00	4	3	12/1/2025	\$ 1,220,000.00	16046	0.37	1044-331-22-0000
Upland	860 Emerson St	2724	\$ 446.00	4	3	12/2/2025	\$ 1,215,000.00	10080	0.23	1043-271-42-0000
Upland	1400 Sullivan St	1536	\$ 556.00	4	2	12/2/2025	\$ 855,000.00	10450	0.24	1005-424-32-0000
Upland	952 N 4th Ave	1274	\$ 521.00	4	2	12/4/2025	\$ 665,000.00	7468	0.17	1046-082-45-0000
Upland	823 5th Ave	888	\$ 703.00	3	2	12/4/2025	\$ 625,000.00	5474	0.13	1046-082-24-0000
Upland	2501 Cliff Dr	3077	\$ 438.00	6	3	12/4/2025	\$ 1,350,000.00	40400	0.93	1003-111-27-0000
Upland	2420 San Antonio Cres E	4015	\$ 429.00	3	2	12/5/2025	\$ 1,725,000.00	28000	0.64	1003-311-22-0000
Upland	1784 Pinnacle Way	2325	\$ 445.00	3	2	12/9/2025	\$ 1,035,000.00	6534	0.15	1044-711-19-0000
Upland	1361 N 3rd Ave	1880	\$ 444.00	4	2	12/10/2025	\$ 835,000.00	8450	0.19	1045-371-08-0000
Upland	1868 N Laurel Ave	4056	\$ 271.00	5	4	12/10/2025	\$ 1,100,000.00	18500	0.42	1044-281-12-0000
Upland	1618 Winston Way	1710	\$ 435.00	3	2	12/11/2025	\$ 745,000.00	10500	0.24	1044-531-30-0000
Upland	253 N 8th Ave	1780	\$ 398.00	4	2	12/12/2025	\$ 710,000.00	7488	0.17	1046-451-14-0000
Upland	2376 Sunset Curv	3135	\$ 428.00	4	3	12/15/2025	\$ 1,344,000.00	16940	0.39	1003-521-13-0000
Upland	1340 Waverly Ct	1627	\$ 448.00	3	2	12/15/2025	\$ 730,000.00	8000	0.18	1007-142-08-0000
Upland	216 S Campus Ave	787	\$ 692.00	1	1	12/16/2025	\$ 545,000.00	9590	0.22	1047-102-14-0000
Upland	173 Elizabeth Ln	1353	\$ 545.00	3	2	12/16/2025	\$ 738,000.00	7500	0.17	1047-055-10-0000
Upland	228 Greentree Rd	1490	\$ 496.00	3	1	12/16/2025	\$ 740,000.00	7500	0.17	1047-055-17-0000
Upland	2445 Ocean View Dr	2726	\$ 429.00	3	2	12/17/2025	\$ 1,170,000.00	16100	0.37	1003-482-09-0000
Upland	1427 N San Antonio Ave	1776	\$ 484.00	3	2	12/17/2025	\$ 860,000.00	9984	0.23	1045-303-28-0000
Upland	1817 N Vallejo Way	3013	\$ 448.00	6	4	12/17/2025	\$ 1,350,000.00	15000	0.34	1044-303-04-0000
Upland	1669 Erin Ave	2086	\$ 436.00	4	2	12/19/2025	\$ 910,000.00	9956	0.23	1005-393-09-0000
Upland	880 E 24th St	3666	\$ 354.00	3	3	12/22/2025	\$ 1,300,000.00	20040	0.46	1043-571-15-0000
Upland	384 W 7th St	1300	\$ 456.00	3	2	12/22/2025	\$ 593,500.00	7500	0.17	1047-262-01-0000
Upland	1256 Miller Ct	1936	\$ 513.00	3	2	12/23/2025	\$ 995,000.00	9500	0.22	1004-221-72-0000
Upland	882 W 17th St	2619	\$ 400.00	3	2	12/26/2025	\$ 1,050,000.00	9933	0.23	1044-601-02-0000
Upland	1420 Felicita Ct	1339	\$ 354.00	3	2	12/26/2025	\$ 475,000.00	7650	0.18	1045-443-14-0000
Upland	1315 Tyler Ln	2979	\$ 385.00	3	3	12/26/2025	\$ 1,149,000.00	4976	0.11	1044-611-47-0000

Deemed reliable but not guaranteed



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Upland	1164 N 13th Ave	1472	\$ 492.00	4	2	12/29/2025	\$ 725,000.00	10032	0.23	1045-492-14-0000
Upland	368 West St	804	\$ 727.00	2	1	12/29/2025	\$ 585,000.00	9000	0.21	1045-524-03-0000
Upland	1018 W 15th St	2625	\$ 434.00	4	3	12/30/2025	\$ 1,140,000.00	11175	0.26	1006-171-63-0000
Upland	1475 Grove Ave	1392	\$ 431.00	4	2	12/30/2025	\$ 600,000.00	8870	0.2	1045-162-38-0000
Upland	1477 Winston Ct	1505	\$ 524.00	3	2	12/30/2025	\$ 790,000.00	8340	0.19	1045-233-12-0000

Total Sales:	35
Average Sales Price:	\$951,628.57
Average Square Feet:	2134