



# Victorville

## Sales Comparables - December 2025

| City        | Address               | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date  | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|-------------|-----------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|------------------|
| Victorville | 12896 Rain Shadow Rd  | 1872  | \$ 237.00      | 3   | 2    | 12/1/2025  | \$ 445,000.00 | 11200     | 0.26   | 0482-051-01-0000 |
| Victorville | 12477 Redrock Ct      | 2261  | \$ 198.00      | 4   | 2    | 12/1/2025  | \$ 448,000.00 | 8000      | 0.18   | 3134-391-22-0000 |
| Victorville | 13064 Sage Hen Rd     | 2318  | \$ 220.00      | 3   | 2    | 12/1/2025  | \$ 510,000.00 | 9000      | 0.21   | 3088-241-58-0000 |
| Victorville | 14549 Stallion Trl    | 2573  | \$ 171.00      | 3   | 3    | 12/1/2025  | \$ 442,000.00 | 7500      | 0.17   | 3093-021-17-0000 |
| Victorville | 13261 Via Del Lago    | 2383  | \$ 199.00      | 4   | 2    | 12/1/2025  | \$ 475,000.00 | 9600      | 0.22   | 3094-081-22-0000 |
| Victorville | 12736 Dorsey Ct       | 2646  | \$ 139.00      | 3   | 3    | 12/2/2025  | \$ 368,000.00 | 7120      | 0.16   | 3134-331-06-0000 |
| Victorville | 14364 Estero Rd       | 3162  | \$ 177.00      | 4   | 2    | 12/2/2025  | \$ 560,000.00 | 46522     | 1.068  | 3094-471-14-0000 |
| Victorville | 11117 Hyatt Ln        | 2164  | \$ 235.00      | 3   | 3    | 12/2/2025  | \$ 510,000.00 | 8328      | 0.19   | 3136-401-36-0000 |
| Victorville | 12266 San Marcos St   | 2504  | \$ 195.00      | 4   | 3    | 12/2/2025  | \$ 490,000.00 | 7500      | 0.17   | 3095-041-17-0000 |
| Victorville | 17101 Baywood Way     | 2189  | \$ 207.00      | 3   | 2    | 12/3/2025  | \$ 455,000.00 | 14504     | 0.33   | 0480-133-01-0000 |
| Victorville | 13951 Burning Tree Dr | 1500  | \$ 263.00      | 3   | 2    | 12/3/2025  | \$ 395,000.00 | 9659      | 0.22   | 0396-272-06-0000 |
| Victorville | 12707 Fairway Rd      | 1650  | \$ 251.00      | 3   | 2    | 12/3/2025  | \$ 415,000.00 | 7200      | 0.17   | 0482-122-11-0000 |
| Victorville | 12545 Ironstone Ct    | 1806  | \$ 235.00      | 3   | 2    | 12/4/2025  | \$ 425,000.00 | 7500      | 0.17   | 3095-091-12-0000 |
| Victorville | 14358 Jackrabbit Ln   | 1977  | \$ 222.00      | 4   | 3    | 12/4/2025  | \$ 440,000.00 | 5830      | 0.13   | 3104-511-67-0000 |
| Victorville | 14159 Apple Creek Dr  | 1770  | \$ 155.00      | 3   | 2    | 12/5/2025  | \$ 275,000.00 | 10625     | 0.24   | 0480-092-02-0000 |
| Victorville | 14912 Brigadoon Ln    | 1333  | \$ 318.00      | 3   | 2    | 12/5/2025  | \$ 425,000.00 | 7125      | 0.16   | 3106-041-23-0000 |
| Victorville | 14836 Carter Rd       | 994   | \$ 331.00      | 3   | 2    | 12/5/2025  | \$ 330,000.00 | 4284      | 0.1    | 3104-371-32-0000 |
| Victorville | 14318 Montecito Dr    | 1582  | \$ 244.00      | 3   | 2    | 12/5/2025  | \$ 387,000.00 | 9425      | 0.22   | 0480-071-12-0000 |
| Victorville | 13199 Soft Cloud Way  | 2012  | \$ 21.00       | 3   | 2    | 12/5/2025  | \$ 44,000.00  | 8100      | 0.19   | 3095-081-57-0000 |
| Victorville | 13700 White Sail Dr   |       |                |     |      | 12/5/2025  | \$ 550,000.00 | 7200      | 0.17   | 0480-283-24-0000 |
| Victorville | 12217 Dandelion Way   | 2590  | \$ 176.00      | 3   | 2    | 12/8/2025  | \$ 457,000.00 | 8247      | 0.19   | 3096-512-16-0000 |
| Victorville | 13696 Freedom Way     | 1326  | \$ 301.00      | 3   | 2    | 12/8/2025  | \$ 400,000.00 | 11086     | 0.25   | 3094-291-07-0000 |
| Victorville | 14237 Maricopa Rd     | 1338  | \$ 298.00      | 3   | 2    | 12/8/2025  | \$ 399,000.00 | 48046     | 1.103  | 3094-431-06-0000 |
| Victorville | 16931 Sorrento Ln     | 1442  | \$ 266.00      | 3   | 2    | 12/8/2025  | \$ 385,000.00 | 5300      | 0.12   | 3091-051-17-0000 |
| Victorville | 11821 Sutton St       | 2274  | \$ 152.00      | 4   | 3    | 12/8/2025  | \$ 346,500.00 | 7260      | 0.17   | 3071-951-07-0000 |
| Victorville | 14115 Buckskin Ct     | 1279  | \$ 283.00      | 3   | 2    | 12/9/2025  | \$ 363,000.00 | 5200      | 0.12   | 3104-221-45-0000 |
| Victorville | 16134 Colina St       | 1266  | \$ 305.00      | 4   | 2    | 12/9/2025  | \$ 387,000.00 | 8568      | 0.2    | 0478-261-09-0000 |
| Victorville | 15118 Dos Palmas Rd   | 960   | \$ 215.00      | 2   | 1    | 12/10/2025 | \$ 207,000.00 | 44518     | 1.022  | 0396-043-16-0000 |
| Victorville | 12628 Ojo Caliente St | 1950  | \$ 235.00      | 3   | 2    | 12/10/2025 | \$ 460,000.00 | 6140      | 0.14   | 3096-013-19-0000 |
| Victorville | 18065 Pebble Beach Dr | 1862  | \$ 271.00      | 3   | 2    | 12/10/2025 | \$ 505,000.00 | 8694      | 0.2    | 0482-063-14-0000 |

Deemed reliable but not guaranteed

Victorville

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| City        | Address                 | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date  | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|-------------|-------------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|------------------|
| Victorville | 12345 Santo Domingo Way | 2821  | \$ 192.00      | 5   | 3    | 12/10/2025 | \$ 543,000.00 | 10858     | 0.25   | 3071-831-14-0000 |
| Victorville | 12804 Sweetwater Dr     | 1186  | \$ 324.00      | 3   | 2    | 12/10/2025 | \$ 385,000.00 | 4980      | 0.11   | 3134-232-09-0000 |
| Victorville | 12764 Amber Creek Cir   | 1733  | \$ 259.00      | 4   | 2    | 12/11/2025 | \$ 450,000.00 | 10270     | 0.24   | 3091-091-27-0000 |
| Victorville | 12894 Ethan St          | 3447  | \$ 138.00      | 6   | 3    | 12/11/2025 | \$ 476,000.00 | 7748      | 0.18   | 3134-051-18-0000 |
| Victorville | 14117 Gopher Canyon Rd  | 2502  | \$ 184.00      | 4   | 2    | 12/11/2025 | \$ 461,000.00 | 8700      | 0.2    | 3104-341-22-0000 |
| Victorville | 12979 Grinnell Ct       | 1154  | \$ 320.00      | 3   | 2    | 12/11/2025 | \$ 370,000.00 | 8920      | 0.2    | 3094-181-63-0000 |
| Victorville | 16301 Laguna St         | 1684  | \$ 192.00      | 4   | 2    | 12/11/2025 | \$ 325,000.00 | 9750      | 0.22   | 0478-255-12-0000 |
| Victorville | 12721 Sweetwater Cir    | 2058  | \$ 230.00      | 4   | 2    | 12/11/2025 | \$ 475,000.00 | 11761     | 0.27   | 3134-241-18-0000 |
| Victorville | 13997 Wimpleton Dr      | 1627  | \$ 221.00      | 3   | 2    | 12/11/2025 | \$ 360,000.00 | 6868      | 0.16   | 0396-273-02-0000 |
| Victorville | 16665 A St              | 1385  | \$ 143.00      | 3   | 2    | 12/12/2025 | \$ 198,628.00 | 5897      | 0.14   | 0478-061-17-0000 |
| Victorville | 14631 Green River Rd    | 1268  | \$ 241.00      | 3   | 2    | 12/12/2025 | \$ 306,000.00 | 4000      | 0.09   | 3104-401-27-0000 |
| Victorville | 12362 Highgate Ave      | 1035  | \$ 300.00      | 2   | 2    | 12/12/2025 | \$ 310,500.00 | 4275      | 0.1    | 3091-241-33-0000 |
| Victorville | 12466 Highgate Ave      | 1692  | \$ 164.00      | 2   | 2    | 12/12/2025 | \$ 279,000.00 | 6272      | 0.14   | 3091-231-60-0000 |
| Victorville | 11952 Saxton Way        | 2395  | \$ 186.00      | 4   | 3    | 12/12/2025 | \$ 447,000.00 | 7201      | 0.17   | 3071-941-19-0000 |
| Victorville | 14961 S Culver Rd       | 1446  | \$ 190.00      | 4   | 2    | 12/15/2025 | \$ 275,000.00 | 7500      | 0.17   | 3106-242-24-0000 |
| Victorville | 12814 Hawks Hill St     | 2341  | \$ 187.00      | 4   | 2    | 12/15/2025 | \$ 440,000.00 | 7683      | 0.18   | 3091-032-27-0000 |
| Victorville | 13637 Sandstone Dr      | 1898  | \$ 239.00      | 4   | 2    | 12/15/2025 | \$ 454,000.00 | 5000      | 0.11   | 3095-142-15-0000 |
| Victorville | 14766 Shetland Ct       | 2816  | \$ 177.00      | 4   | 2    | 12/15/2025 | \$ 500,000.00 | 6785      | 0.16   | 3104-612-10-0000 |
| Victorville | 14571 Apache Dr         | 2334  | \$ 194.00      | 4   | 3    | 12/16/2025 | \$ 455,000.00 | 7208      | 0.17   | 3106-091-46-0000 |
| Victorville | 14780 Butterfly Ct      | 2502  | \$ 187.00      | 4   | 2    | 12/16/2025 | \$ 469,000.00 | 8500      | 0.2    | 3104-311-78-0000 |
| Victorville | 13971 Clydesdale Run Ln | 2792  | \$ 175.00      | 4   | 2    | 12/16/2025 | \$ 490,000.00 | 7000      | 0.16   | 3104-311-37-0000 |
| Victorville | 16757 Highgate Ct       | 1692  | \$ 210.00      | 2   | 2    | 12/16/2025 | \$ 356,000.00 | 4275      | 0.1    | 3091-241-10-0000 |
| Victorville | 14561 Manzano Rd        | 1446  | \$ 271.00      | 3   | 2    | 12/16/2025 | \$ 393,000.00 | 18500     | 0.42   | 3092-191-28-0000 |
| Victorville | 15943 Oak Ct            | 2239  | \$ 199.00      | 4   | 3    | 12/16/2025 | \$ 447,000.00 | 7986      | 0.18   | 3092-551-09-0000 |
| Victorville | 16388 Victoria Dr       | 1161  | \$ 292.00      | 3   | 1    | 12/16/2025 | \$ 340,000.00 | 12780     | 0.29   | 0478-382-01-0000 |
| Victorville | 14375 Cactus Dr         | 1120  | \$ 285.00      | 3   | 2    | 12/17/2025 | \$ 320,000.00 | 7000      | 0.16   | 0477-521-02-0000 |
| Victorville | 13135 Candleberry Ln    | 3042  | \$ 170.00      | 2   | 2    | 12/17/2025 | \$ 520,000.00 | 9700      | 0.22   | 3088-211-59-0000 |
| Victorville | 13770 Driftwood Dr      | 1867  | \$ 267.00      | 3   | 2    | 12/17/2025 | \$ 499,000.00 | 7680      | 0.18   | 0480-243-03-0000 |
| Victorville | 13385 Dunwood Ct        | 2541  | \$ 214.00      | 4   | 3    | 12/17/2025 | \$ 546,000.00 | 10019     | 0.23   | 3096-971-41-0000 |
| Victorville | 16177 Evansdale Way     | 1587  | \$ 252.00      | 3   | 2    | 12/17/2025 | \$ 400,000.00 | 8126      | 0.19   | 3090-131-45-0000 |

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|-------------|----------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|------------------|
| Victorville | 13847 Galaxy Way     | 1325  | \$ 305.00      | 3   | 2    | 12/17/2025 | \$ 405,000.00 | 20800     | 0.48   | 3095-181-25-0000 |
| Victorville | 14926 Onyx Rd        | 2114  | \$ 208.00      | 3   | 2    | 12/17/2025 | \$ 440,000.00 | 7429      | 0.17   | 3135-411-56-0000 |
| Victorville | 12761 Paso Robles Dr | 2033  | \$ 244.00      | 6   | 2    | 12/17/2025 | \$ 497,000.00 | 7920      | 0.18   | 3095-341-24-0000 |
| Victorville | 12785 Pinehurst Trl  | 1948  | \$ 225.00      | 4   | 2    | 12/17/2025 | \$ 440,000.00 | 8921      | 0.2    | 0482-134-12-0000 |
| Victorville | 15637 Topango Rd     | 1249  | \$ 336.00      | 3   | 2    | 12/17/2025 | \$ 420,000.00 | 52620     | 1.208  | 0395-183-13-0000 |
| Victorville | 13621 Dellwood Rd    | 2741  | \$ 200.00      | 4   | 3    | 12/18/2025 | \$ 550,000.00 | 6488      | 0.15   | 3096-102-46-0000 |
| Victorville | 16604 Desert Star St | 2020  | \$ 222.00      | 4   | 2    | 12/18/2025 | \$ 450,000.00 | 5969      | 0.14   | 0395-801-47-0000 |
| Victorville | 15194 El Cariso Rd   | 1914  | \$ 279.00      | 3   | 2    | 12/18/2025 | \$ 535,000.00 | 23250     | 0.53   | 3092-141-13-0000 |
| Victorville | 11383 Wayside St     | 2617  | \$ 229.00      | 4   | 3    | 12/18/2025 | \$ 600,000.00 | 7697      | 0.18   | 3071-382-63-0000 |
| Victorville | 12437 Driftstone Dr  | 1760  | \$ 235.00      | 3   | 2    | 12/19/2025 | \$ 415,000.00 | 5000      | 0.11   | 3095-134-14-0000 |
| Victorville | 14031 Horseshoe Way  | 1689  | \$ 235.00      | 3   | 2    | 12/19/2025 | \$ 397,000.00 | 6044      | 0.14   | 3104-582-41-0000 |
| Victorville | 12452 Mount Baldy Dr | 878   | \$ 404.00      | 4   | 2    | 12/19/2025 | \$ 355,000.00 | 4860      | 0.11   | 3095-201-14-0000 |
| Victorville | 15255 Sunray Ct      | 1480  | \$ 274.00      | 3   | 2    | 12/19/2025 | \$ 406,000.00 | 5294      | 0.12   | 3104-112-42-0000 |
| Victorville | 14483 Wapiti Way     | 1937  | \$ 221.00      | 4   | 2    | 12/19/2025 | \$ 429,000.00 | 8364      | 0.19   | 0394-052-16-0000 |
| Victorville | 15524 5th St         | 489   | \$ 398.00      | 1   | 1    | 12/22/2025 | \$ 195,000.00 | 7100      | 0.16   | 0478-231-22-0000 |
| Victorville | 12776 Berrydale St   | 2316  | \$ 215.00      | 5   | 3    | 12/22/2025 | \$ 500,000.00 | 5500      | 0.13   | 3134-151-32-0000 |
| Victorville | 15967 N Culver Rd    | 1176  | \$ 303.00      | 3   | 2    | 12/22/2025 | \$ 357,000.00 | 20165     | 0.46   | 0395-164-28-0000 |
| Victorville | 15043 S Culver Rd    | 1118  | \$ 348.00      | 4   | 2    | 12/22/2025 | \$ 390,000.00 | 9545      | 0.22   | 3106-231-12-0000 |
| Victorville | 12668 Galaxy St      | 1560  | \$ 271.00      | 4   | 2    | 12/22/2025 | \$ 424,000.00 | 17625     | 0.4    | 3095-181-31-0000 |
| Victorville | 12626 Luna Rd        | 2751  | \$ 172.00      | 5   | 2    | 12/22/2025 | \$ 475,000.00 | 6014      | 0.14   | 3096-253-58-0000 |
| Victorville | 14747 Saguaro St     | 1648  | \$ 239.00      | 4   | 2    | 12/22/2025 | \$ 395,000.00 | 7215      | 0.17   | 0395-701-33-0000 |
| Victorville | 14535 Owens River Rd | 2573  | \$ 182.00      | 3   | 3    | 12/23/2025 | \$ 470,000.00 | 7700      | 0.18   | 3093-011-49-0000 |
| Victorville | 12192 Pacoima Rd     | 1113  | \$ 217.00      | 3   | 2    | 12/23/2025 | \$ 242,000.00 | 15168     | 0.35   | 3095-321-10-0000 |
| Victorville | 11880 Trailwood St   | 2156  | \$ 220.00      | 4   | 2    | 12/23/2025 | \$ 475,000.00 | 6405      | 0.15   | 3096-971-32-0000 |
| Victorville | 14385 Cactus Dr      | 1762  | \$ 192.00      | 4   | 2    | 12/26/2025 | \$ 340,000.00 | 7000      | 0.16   | 0477-521-01-0000 |
| Victorville | 13357 Calcite Ave    | 1196  | \$ 342.00      | 3   | 2    | 12/26/2025 | \$ 410,000.00 | 18000     | 0.41   | 3090-231-22-0000 |
| Victorville | 13497 Del Cerro St   | 2019  | \$ 203.00      | 4   | 3    | 12/26/2025 | \$ 410,000.00 | 6710      | 0.15   | 3094-101-56-0000 |
| Victorville | 12855 Fairway Rd     | 2438  | \$ 190.00      | 3   | 3    | 12/26/2025 | \$ 465,000.00 | 7200      | 0.17   | 0482-072-09-0000 |
| Victorville | 13486 Jubilee Pl     | 1582  | \$ 271.00      | 3   | 2    | 12/26/2025 | \$ 430,000.00 | 14000     | 0.32   | 3090-541-15-0000 |
| Victorville | 15404 Lindero St     | 1372  | \$ 207.00      | 3   | 2    | 12/26/2025 | \$ 285,000.00 | 25200     | 0.58   | 3093-471-11-0000 |



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|-------------|--------------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|------------------|
| Victorville | 16136 Pablo Ct           | 1819  | \$ 255.00      | 3   | 2    | 12/26/2025 | \$ 465,000.00 | 9815      | 0.23   | 3090-051-07-0000 |
| Victorville | 17755 Rancho Bonita Rd   | 1693  | \$ 253.00      | 3   | 2    | 12/26/2025 | \$ 430,000.00 | 8508      | 0.2    | 3088-131-18-0000 |
| Victorville | 13636 Sea Gull Dr        | 2534  | \$ 266.00      | 4   | 2    | 12/26/2025 | \$ 675,000.00 | 7269      | 0.17   | 3088-021-48-0000 |
| Victorville | 12411 Spring Valley Pkwy | 2182  | \$ 197.00      | 3   | 2    | 12/26/2025 | \$ 430,000.00 | 9800      | 0.22   | 0482-242-02-0000 |
| Victorville | 13970 Doria Cir          | 2196  | \$ 141.00      | 5   | 3    | 12/29/2025 | \$ 310,000.00 | 7500      | 0.17   | 3104-151-13-0000 |
| Victorville | 15808 Heatherdale Rd     | 1176  | \$ 327.00      | 3   | 2    | 12/29/2025 | \$ 385,000.00 | 16100     | 0.37   | 0395-176-02-0000 |
| Victorville | 15673 Kingswood Dr       | 1624  | \$ 249.00      | 3   | 2    | 12/29/2025 | \$ 405,000.00 | 6000      | 0.14   | 0396-302-03-0000 |
| Victorville | 13699 Spring Valley Pkwy | 1762  | \$ 425.00      | 4   | 3    | 12/29/2025 | \$ 750,000.00 | 7200      | 0.17   | 0480-282-03-0000 |
| Victorville | 15353 Tokay St           | 2150  | \$ 274.00      | 4   | 3    | 12/29/2025 | \$ 590,000.00 | 21000     | 0.48   | 3093-491-09-0000 |
| Victorville | 11436 Amethyst Rd        | 1652  | \$ 293.00      | 3   | 2    | 12/30/2025 | \$ 485,000.00 | 49527     | 1.137  | 3072-201-21-0000 |
| Victorville | 14363 Chumash Pl         | 2196  | \$ 193.00      | 4   | 2    | 12/30/2025 | \$ 425,000.00 | 7200      | 0.17   | 0394-103-14-0000 |
| Victorville | 14164 Luna Rd            | 1449  | \$ 276.00      | 3   | 2    | 12/30/2025 | \$ 400,000.00 | 44953     | 1.032  | 3094-441-14-0000 |
| Victorville | 12196 Nugget Ave         | 2328  | \$ 200.00      | 4   | 2    | 12/30/2025 | \$ 467,500.00 | 7887      | 0.18   | 3134-461-62-0000 |
| Victorville | 15512 Pahute Ave         | 1134  | \$ 361.00      | 3   | 2    | 12/30/2025 | \$ 409,500.00 | 18000     | 0.41   | 3093-371-18-0000 |



**Lawyers Title**

## Victorville

Sales Comparables - December 2025

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 104          |
| <b>Average Sales Price:</b> | \$421,323.35 |
| <b>Average Square Feet:</b> | 1871         |