



Angelus Oaks

Sales Comparables - February 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Angelus Oaks	6204 Spruce Ave	2597	\$206.00	3	2	2/13/2026	\$535,000.00	7665	0.18	0305-715-02-0000
Angelus Oaks	6301 Cedar Ave	1452	\$320.00	2	1	2/20/2026	\$465,000.00	24585	0.56	0305-713-27-0000

Total Sales:	2
Average Sales Price:	\$500,000.00
Average Square Feet:	2025

Deemed reliable but not guaranteed

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