



# Yucaipa

## Sales Comparables - January 2026

| City    | Address                  | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|---------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Yucaipa | 12930 14th St            | 1152  | \$ 303.00      | 2   | 1    | 9/2/2025  | \$ 350,000.00 | 6600      | 0.15   | 0301-164-50-0000 |
| Yucaipa | 35590 Avenue D           | 1560  | \$ 400.00      | 4   | 2    | 9/2/2025  | \$ 625,000.00 | 39790     | 0.91   | 0322-065-12-0000 |
| Yucaipa | 12815 Lantana Ave        | 1632  | \$ 339.00      | 3   | 2    | 9/2/2025  | \$ 554,000.00 | 7344      | 0.17   | 0322-503-01-0000 |
| Yucaipa | 33467 Washington Dr      | 1577  | \$ 269.00      | 2   | 2    | 9/3/2025  | \$ 425,000.00 | 22575     | 0.52   | 0318-042-24-0000 |
| Yucaipa | 12853 6th St             | 2079  | \$ 219.00      | 3   | 2    | 9/4/2025  | \$ 457,000.00 | 65340     | 1.5    | 0318-174-21-0000 |
| Yucaipa | 34727 Knarr Rd           | 1304  | \$ 371.00      | 3   | 2    | 9/4/2025  | \$ 485,000.00 | 11365     | 0.26   | 0319-162-46-0000 |
| Yucaipa | 33387 James Stewart Cir  | 2772  | \$ 330.00      | 3   | 3    | 9/5/2025  | \$ 915,000.00 | 21600     | 0.5    | 0318-571-03-0000 |
| Yucaipa | 12968 6th St             | 1400  | \$ 357.00      | 3   | 1    | 9/8/2025  | \$ 500,000.00 | 10800     | 0.25   | 0318-361-05-0000 |
| Yucaipa | 34891 Date St            | 1116  | \$ 273.00      | 2   | 1    | 9/8/2025  | \$ 305,000.00 | 5250      | 0.12   | 0303-165-09-0000 |
| Yucaipa | 12239 6th St             | 925   | \$ 401.00      | 2   | 1    | 9/9/2025  | \$ 371,000.00 | 12525     | 0.29   | 0318-142-58-0000 |
| Yucaipa | 36608 Oak Ridge Dr       | 2784  | \$ 260.00      | 4   | 3    | 9/9/2025  | \$ 725,000.00 | 23625     | 0.54   | 1242-541-07-0000 |
| Yucaipa | 35630 Persimmon St       | 2046  | \$ 354.00      | 4   | 2    | 9/9/2025  | \$ 725,000.00 | 22100     | 0.51   | 0321-332-37-0000 |
| Yucaipa | 33708 Washington Dr      | 2136  | \$ 323.00      | 3   | 2    | 9/10/2025 | \$ 690,000.00 | 14620     | 0.34   | 0318-251-13-0000 |
| Yucaipa | 36972 Wildwood Canyon Rd | 2426  | \$ 294.00      | 4   | 2    | 9/10/2025 | \$ 714,077.00 | 26213     | 0.6    | 0322-301-43-0000 |
| Yucaipa | 34838 Shasta St          | 964   | \$ 523.00      | 2   | 1    | 9/11/2025 | \$ 505,000.00 | 12600     | 0.29   | 0303-312-19-0000 |
| Yucaipa | 34731 Wildwood Canyon Rd | 793   | \$ 498.00      | 2   | 1    | 9/11/2025 | \$ 395,000.00 | 15111     | 0.35   | 0319-202-01-0000 |
| Yucaipa | 13525 Big Sky Ct         | 2219  | \$ 283.00      | 5   | 2    | 9/12/2025 | \$ 628,000.00 | 9700      | 0.22   | 1242-231-09-0000 |
| Yucaipa | 37308 Ironwood Dr        | 3889  | \$ 255.00      | 4   | 3    | 9/12/2025 | \$ 995,000.00 | 19980     | 0.46   | 0322-781-04-0000 |
| Yucaipa | 35241 Santa Rosa Dr      | 1192  | \$ 343.00      | 2   | 2    | 9/12/2025 | \$ 410,000.00 | 7592      | 0.17   | 0319-471-20-0000 |
| Yucaipa | 13483 2nd St             | 1488  | \$ 295.00      | 3   | 1    | 9/15/2025 | \$ 440,000.00 | 39500     | 0.91   | 0319-262-29-0000 |
| Yucaipa | 34906 Avenue G           | 1325  | \$ 528.00      | 2   | 1    | 9/15/2025 | \$ 700,000.00 | 68999     | 1.584  | 0319-211-28-0000 |
| Yucaipa | 33630 Brushy Hollow Dr   | 1552  | \$ 267.00      | 4   | 2    | 9/15/2025 | \$ 415,000.00 | 8300      | 0.19   | 0318-501-31-0000 |
| Yucaipa | 35064 Beech Ave          | 632   | \$ 553.00      | 1   | 1    | 9/16/2025 | \$ 350,000.00 | 7500      | 0.17   | 0303-251-05-0000 |
| Yucaipa | 34664 Bella Vista Dr     | 2546  | \$ 270.00      | 5   | 2    | 9/16/2025 | \$ 689,000.00 | 13129     | 0.3    | 0319-651-04-0000 |
| Yucaipa | 35625 Lynfall St         | 2936  | \$ 241.00      | 4   | 3    | 9/17/2025 | \$ 710,000.00 | 20924     | 0.48   | 1242-091-26-0000 |
| Yucaipa | 11674 Oak Ln             | 1430  | \$ 346.00      | 3   | 2    | 9/18/2025 | \$ 495,000.00 | 15540     | 0.36   | 0303-301-26-0000 |
| Yucaipa | 11901 California St      | 1088  | \$ 464.00      | 2   | 1    | 9/22/2025 | \$ 505,000.00 | 10400     | 0.24   | 0303-232-14-0000 |
| Yucaipa | 11763 Sutter Ave         | 1980  | \$ 338.00      | 4   | 2    | 9/22/2025 | \$ 670,000.00 | 9200      | 0.21   | 0322-541-30-0000 |
| Yucaipa | 35414 Date Ave           | 1456  | \$ 411.00      | 2   | 1    | 9/23/2025 | \$ 599,000.00 | 21000     | 0.48   | 0321-301-15-0000 |
| Yucaipa | 12446 1st St             | 882   | \$ 510.00      | 2   | 1    | 9/24/2025 | \$ 450,000.00 | 10200     | 0.23   | 0319-091-65-0000 |

Deemed reliable but not guaranteed

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|---------|----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Yucaipa | 12225 2nd St         | 720   | \$ 402.00      | 1   | 1    | 9/24/2025 | \$ 290,000.00 | 7492      | 0.17   | 0319-071-01-0000 |
| Yucaipa | 10009 Jefferson St   | 1090  | \$ 824.00      | 2   | 1    | 9/24/2025 | \$ 899,000.00 | 278784    | 6.4    | 0320-241-12-0000 |
| Yucaipa | 34335 County Line Rd | 888   | \$ 399.00      | 2   | 1    | 9/25/2025 | \$ 355,000.00 | 9912      | 0.23   | 0319-232-12-0000 |
| Yucaipa | 31943 Avenue E       | 1210  | \$ 661.00      | 3   | 2    | 9/26/2025 | \$ 800,000.00 | 9800      | 0.22   | 0301-122-70-0000 |
| Yucaipa | 35823 Avenue E       | 1987  | \$ 415.00      | 4   | 2    | 9/26/2025 | \$ 825,000.00 | 39168     | 0.9    | 0322-552-10-0000 |
| Yucaipa | 36010 Leah Ln        | 1672  | \$ 331.00      | 3   | 2    | 9/29/2025 | \$ 555,000.00 | 10414     | 0.24   | 1242-312-30-0000 |
| Yucaipa | 12368 Overcrest Dr   | 1374  | \$ 425.00      | 3   | 2    | 9/29/2025 | \$ 584,000.00 | 16675     | 0.38   | 0300-035-05-0000 |
| Yucaipa | 35224 Vineyard St    | 1538  | \$ 346.00      | 4   | 2    | 9/29/2025 | \$ 533,000.00 | 8712      | 0.2    | 0319-302-15-0000 |
| Yucaipa | 33847 Washington Dr  | 1264  | \$ 387.00      | 3   | 2    | 9/29/2025 | \$ 490,000.00 | 9900      | 0.23   | 0318-341-38-0000 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 39           |
| <b>Average Sales Price:</b> | \$567,386.59 |
| <b>Average Square Feet:</b> | 1616         |