



Oak Hills

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Oak Hills	9153 Kittering Rd	2196	\$ 284.00	4	2	7/2/2025	\$ 625,000.00	102801	2.36	3064-311-25-0000
Oak Hills	8824 Tamarisk Ave	2584	\$ 199.00	4	3	7/7/2025	\$ 515,000.00	8599	0.2	3046-331-04-0000
Oak Hills	10373 Columbine Rd	1851	\$ 310.00	4	2	7/22/2025	\$ 575,000.00	100188	2.3	3064-051-26-0000
Oak Hills	7219 Evening Star Rose Ct	3821	\$ 194.00	4	3	7/22/2025	\$ 745,000.00	17136	0.39	0405-134-15-0000
Oak Hills	9928 Desmond Dr	3186	\$ 266.00	5	2	7/24/2025	\$ 850,000.00	106722	2.45	0357-631-11-0000
Oak Hills	8650 Verbena Rd	3618	\$ 262.00	4	2	7/24/2025	\$ 950,000.00	324522	7.45	3039-091-15-0000
Oak Hills	10683 El Centro Rd	1630	\$ 315.00	3	2	7/25/2025	\$ 515,000.00	95832	2.2	3039-251-04-0000
Oak Hills	9229 Verbena Rd	2263	\$ 245.00	3	2	7/28/2025	\$ 555,000.00	115869	2.66	3064-311-02-0000
Oak Hills	12958 Rancho Rd	3720	\$ 227.00	3	2	7/31/2025	\$ 845,000.00	83635	1.92	0357-511-34-0000
Oak Hills	10763 Salem Ave	1715	\$ 332.00	3	2	7/31/2025	\$ 571,000.00	97574	2.24	3136-141-22-0000

Total Sales:	10
Average Sales Price:	\$674,600.00
Average Square Feet:	2658