

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Hesperia	7218 7th Ave	1294	\$ 293.00	2	1	11/30/2023	\$ 380,000.00	20140	0.46	0397-141-04-0000
Hesperia	17424 Adobe St	2024	\$ 256.00	3	2	11/3/2023	\$ 520,000.00	24800	0.57	0398-232-14-0000
Hesperia	17774 Alder St	1332	\$ 232.00	3	2	11/22/2023	\$ 310,000.00	19500	0.45	0399-171-12-0000
Hesperia	6367 Arrowhead Lake Rd	2682	\$ 242.00	3	2	11/2/2023	\$ 650,000.00	265716	6.1	0397-023-16-0000
Hesperia	8888 Arrowhead Lake Rd	2418	\$ 217.00	4	2	11/22/2023	\$ 525,000.00	22155	0.51	0398-381-18-0000
Hesperia	8998 Avocado Ave	1491	\$ 288.00	3	2	11/2/2023	\$ 430,000.00	25500	0.59	0411-263-13-0000
Hesperia	9376 Azurite Ave	2268	\$ 193.00	4	2	11/29/2023	\$ 438,000.00	5500	0.13	3057-111-11-0000
Hesperia	9848 Balsam Ave	1325	\$ 350.00	3	2	11/7/2023	\$ 465,000.00	46173	1.06	0408-163-09-0000
Hesperia	18196 Bangor Ave	1716	\$ 276.00	2	2	11/30/2023	\$ 475,000.00	21735	0.5	0398-262-13-0000
Hesperia	15318 Cajon St	2246	\$ 222.00	4	3	11/2/2023	\$ 500,000.00	44997	1.033	0408-192-13-0000
Hesperia	14727 Cashew St	1844	\$ 230.00	3	2	11/7/2023	\$ 425,000.00	20000	0.46	0408-112-14-0000
Hesperia	14471 Cedar St	1813	\$ 234.00	3	2	11/13/2023	\$ 425,000.00	7000	0.16	3046-141-15-0000
Hesperia	8020 Chase Ave	1736	\$ 226.00	3	2	11/16/2023	\$ 393,000.00	22800	0.52	0412-293-07-0000
Hesperia	14005 Chestnut St	1687	\$ 237.00	3	2	11/17/2023	\$ 400,000.00	18126	0.42	0405-205-10-0000
Hesperia	8078 Corona Ave	2344	\$ 245.00	4	3	11/7/2023	\$ 576,000.00	31000	0.71	0398-223-11-0000
Hesperia	11329 Cottonwood Ave	1434	\$ 292.00	2	2	11/13/2023	\$ 420,000.00	48351	1.11	0406-141-02-0000
Hesperia	16771 Crockett Ave	2818	\$ 196.00	4	2	11/27/2023	\$ 555,000.00	18000	0.41	0397-221-09-0000
Hesperia	17070 Danbury Ave	2208	\$ 217.00	3	2	11/3/2023	\$ 480,000.00	35000	0.8	0398-081-02-0000
Hesperia	9593 Delmar Ave	1590	\$ 211.00	3	2	11/29/2023	\$ 337,000.00	18500	0.42	0411-412-21-0000
Hesperia	14248 Dry Creek St	2379	\$ 195.00	4	2	11/8/2023	\$ 465,000.00	5292	0.12	3057-312-48-0000
Hesperia	9168 Espada Ave	1585	\$ 333.00	3	2	11/2/2023	\$ 529,000.00	17819	0.41	0411-353-34-0000
Hesperia	16403 Eucalyptus St	2134	\$ 236.00	4	3	11/7/2023	\$ 505,000.00	43560	1	0414-122-74-0000
Hesperia	8986 Gentian Ave	1848	\$ 231.00	3	2	11/13/2023	\$ 428,000.00	7004	0.16	3057-161-02-0000
Hesperia	18047 Hackberry St	1534	\$ 322.00	2	2	11/28/2023	\$ 495,000.00	20600	0.47	0399-194-04-0000
Hesperia	15389 Hercules St	1350	\$ 300.00	3	1	11/13/2023	\$ 405,000.00	20000	0.46	0408-241-06-0000
Hesperia	8937 Hickory Ave	1399	\$ 267.00	3	2	11/14/2023	\$ 374,000.00	20000	0.46	0409-042-23-0000
Hesperia	7654 I Ave	1414	\$ 289.00	3	2	11/29/2023	\$ 410,000.00	19000	0.44	0398-073-20-0000
Hesperia	16537 Juniper St	1825	\$ 260.00	4	2	11/22/2023	\$ 475,000.00	14200	0.33	0413-062-02-0000
Hesperia	10676 Kern Ave	1266	\$ 315.00	3	2	11/28/2023	\$ 400,000.00	19570	0.45	0408-053-26-0000
Hesperia	8199 Kingston Ave	1456	\$ 288.00	3	2	11/3/2023	\$ 420,000.00	19000	0.44	0398-143-19-0000

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Hesperia	13055 Lancaster St	2350	\$ 218.00	3	3	11/21/2023	\$ 513,000.00	4500	0.1	3046-261-44-0000
Hesperia	18624 Lilac St	1212	\$ 272.00	3	2	11/1/2023	\$ 330,000.00	50398	1.157	0399-212-09-0000
Hesperia	15190 Lime St	2206	\$ 274.00	4	2	11/6/2023	\$ 605,000.00	43312	0.99	0409-091-07-0000
Hesperia	9769 Locust Ave	1857	\$ 250.00	3	2	11/15/2023	\$ 465,000.00	44997	1.033	0408-163-21-0000
Hesperia	8697 Maple Ave	2263	\$ 209.00	3	2	11/16/2023	\$ 475,000.00	103324	2.372	0409-121-11-0000
Hesperia	6830 Middleton Ave	1642	\$ 269.00	3	2	11/30/2023	\$ 443,000.00	42079	0.97	0397-123-06-0000
Hesperia	13204 Monrovia St	2539	\$ 179.00	4	3	11/22/2023	\$ 455,000.00	6300	0.14	3057-301-44-0000
Hesperia	15111 Muscatel St	2664	\$ 225.00	4	4	11/9/2023	\$ 600,000.00	43560	1	0409-082-10-0000
Hesperia	15867 Muscatel St	1925	\$ 280.00	4	3	11/16/2023	\$ 540,000.00	43560	1	0413-203-14-0000
Hesperia	17050 Muscatel St	2708	\$ 203.00	4	2	11/29/2023	\$ 550,000.00	32697	0.75	0410-221-23-0000
Hesperia	10258 Oakwood Ave	1130	\$ 338.00	1	1	11/30/2023	\$ 382,000.00	16300	0.37	0408-104-26-0000
Hesperia	10389 Oakwood Ave	1424	\$ 286.00	3	2	11/6/2023	\$ 408,000.00	18000	0.41	0408-092-12-0000
Hesperia	16992 Olive St	570	\$ 522.00	1	1	11/6/2023	\$ 298,000.00	23760	0.55	0410-181-45-0000
Hesperia	18730 Pacific St	2485	\$ 187.00	3	3	11/14/2023	\$ 467,000.00	82328	1.89	0411-122-28-0000
Hesperia	7874 Paisley Ave	1698	\$ 265.00	3	2	11/13/2023	\$ 450,000.00	19000	0.44	0398-134-14-0000
Hesperia	8262 Paisley Ave	1359	\$ 309.00	3	2	11/30/2023	\$ 420,000.00	19000	0.44	0398-165-08-0000
Hesperia	10860 Quarter Horse Ave	2014	\$ 238.00	3	2	11/22/2023	\$ 480,000.00	4500	0.1	0405-365-18-0000
Hesperia	9057 Quincy Ave	1237	\$ 318.00	3	2	11/14/2023	\$ 394,000.00	18000	0.41	0411-384-12-0000
Hesperia	18759 Rocksprings Rd	1439	\$ 257.00	3	2	11/6/2023	\$ 370,000.00	19470	0.45	0398-384-19-0000
Hesperia	15678 Rodeo St	2211	\$ 226.00	3	2	11/30/2023	\$ 500,000.00	60548	1.39	0412-152-16-0000
Hesperia	13113 Rosamond Ct	3147	\$ 172.00	4	3	11/9/2023	\$ 544,000.00	7442	0.17	3046-261-31-0000
Hesperia	8085 Royce Ave	1880	\$ 321.00	4	2	11/22/2023	\$ 605,000.00	20500	0.47	0398-352-11-0000
Hesperia	17996 Seaforth St	1507	\$ 275.00	3	2	11/17/2023	\$ 415,000.00	18965	0.44	0398-132-02-0000
Hesperia	14345 Stone Creek Trl	1351	\$ 303.00	3	2	11/28/2023	\$ 410,000.00	7000	0.16	3046-141-08-0000
Hesperia	18675 Sutter St	1544	\$ 275.00	3	2	11/30/2023	\$ 425,000.00	29100	0.67	0398-271-29-0000
Hesperia	18262 Talisman St	2071	\$ 229.00	4	2	11/2/2023	\$ 475,000.00	69696	1.6	0399-043-03-0000
Hesperia	12913 Tehachapi St	3147	\$ 186.00	4	3	11/14/2023	\$ 586,000.00	9756	0.22	3046-311-03-0000
Hesperia	15502 Via Cartagena St	1378	\$ 275.00	3	2	11/13/2023	\$ 380,000.00	19000	0.44	0397-291-13-0000
Hesperia	10292 Victor Ave	864	\$ 416.00	2	1	11/1/2023	\$ 360,000.00	16300	0.37	0408-103-23-0000
Hesperia	10813 Victor Ave	1610	\$ 261.00	3	3	11/2/2023	\$ 421,000.00	19071	0.44	0408-034-16-0000



**Hesperia**  
Sales Comparables - November 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Hesperia	19038 Vine St	1303	\$ 295.00	4	2	11/2/2023	\$ 385,000.00	18000	0.41	0411-421-10-0000
Hesperia	10626 Westway Rd	2004	\$ 143.00	3	2	11/30/2023	\$ 287,000.00	10185	0.23	0405-085-37-0000
Hesperia	15325 Willow St	1790	\$ 251.00	3	2	11/1/2023	\$ 450,000.00	21250	0.49	0408-243-02-0000

<b>Total Sales:</b>	63
<b>Average Sales Price:</b>	\$452,349.21
<b>Average Square Feet:</b>	1825