



## Oak Hills

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Oak Hills	9678 Farmington St	3148	\$ 246.00	3	3	10/3/2025	\$ 775,000.00	90604	2.08	0357-651-36-0000
Oak Hills	7051 Oak Valley Ct	3787	\$ 242.00	4	4	10/3/2025	\$ 920,000.00	109771	2.52	0357-701-12-0000
Oak Hills	13223 La Crescenta Ave	2836	\$ 169.00	4	2	10/10/2025	\$ 480,000.00	5100	0.12	3057-291-11-0000
Oak Hills	11020 Blue Jay Way	2926	\$ 247.00	5	2	10/16/2025	\$ 725,000.00	108028	2.48	0357-303-44-0000
Oak Hills	8247 Cleveland Ave	2690	\$ 181.00	5	3	10/16/2025	\$ 487,000.00	7826	0.18	3046-221-34-0000
Oak Hills	7772 Tamarisk Ave	1836	\$ 266.00	3	2	10/17/2025	\$ 489,000.00	7929	0.18	0405-502-40-0000
Oak Hills	9019 Coachella Ave	2287	\$ 69.00	4	2	10/24/2025	\$ 160,000.00	6584	0.15	3057-301-66-0000
Oak Hills	6599 Oak Hill Rd	1804	\$ 299.00	3	2	10/24/2025	\$ 540,000.00	98881	2.27	0357-611-03-0000
Oak Hills	9019 Fremont Ct	1848	\$ 238.00	3	2	10/27/2025	\$ 440,000.00	5348	0.12	3057-301-01-0000

<b>Total Sales:</b>	9
<b>Average Sales Price:</b>	\$557,333.33
<b>Average Square Feet:</b>	2574