



Apple Valley

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Apple Valley	12958 Davona Dale Rd	3333	\$ 233.00	5	4	9/2/2025	\$ 779,000.00	20254	0.46	3087-741-19-0000
Apple Valley	19236 Hupa Rd	1737	\$ 302.00	3	2	9/3/2025	\$ 525,000.00	27324	0.63	0444-151-02-0000
Apple Valley	24550 Oak Springs Rd	1248	\$ 160.00	2	1	9/3/2025	\$ 200,000.00	1742400	40	0432-091-03-0000
Apple Valley	10548 Tecopa Rd	1158	\$ 323.00	3	3	9/3/2025	\$ 375,000.00	17806	0.41	0434-244-27-0000
Apple Valley	15160 Flathead Rd	1626	\$ 304.00	3	2	9/4/2025	\$ 495,000.00	50747	1.165	3112-491-16-0000
Apple Valley	13950 High Falls Trl	2505	\$ 211.00	4	2	9/4/2025	\$ 529,000.00	18500	0.42	3112-231-19-0000
Apple Valley	12580 Indian River Dr	1932	\$ 232.00	3	2	9/4/2025	\$ 450,000.00	20000	0.46	0444-331-05-0000
Apple Valley	17809 Branding Iron Rd	2439	\$ 198.00	3	2	9/5/2025	\$ 485,000.00	20000	0.46	0473-621-31-0000
Apple Valley	12949 Choco Rd	2394	\$ 233.00	3	2	9/5/2025	\$ 560,000.00	25000	0.57	3087-072-04-0000
Apple Valley	12795 Clallam Rd	1560	\$ 235.00	3	2	9/5/2025	\$ 367,500.00	18000	0.41	3087-581-39-0000
Apple Valley	17830 Mana Rd	3457	\$ 196.00	5	4	9/5/2025	\$ 680,000.00	18044	0.41	0473-661-05-0000
Apple Valley	20972 Quileute Rd	1400	\$ 294.00	3	2	9/5/2025	\$ 412,000.00	21800	0.5	3087-284-16-0000
Apple Valley	23870 Guajome Rd	1251	\$ 287.00	3	2	9/8/2025	\$ 360,000.00	7245	0.17	0437-463-07-0000
Apple Valley	21229 Pahute Rd	1446	\$ 281.00	3	2	9/8/2025	\$ 407,000.00	18134	0.42	3087-447-16-0000
Apple Valley	22536 Pahute Rd	1903	\$ 239.00	3	2	9/8/2025	\$ 455,000.00	31253	0.72	0439-131-17-0000
Apple Valley	12207 Snapping Turtle Rd	1640	\$ 289.00	3	2	9/8/2025	\$ 475,000.00	18212	0.42	3087-246-18-0000
Apple Valley	19410 Allegheny Ct	3356	\$ 183.00	4	2	9/9/2025	\$ 615,000.00	24000	0.55	0441-262-13-0000
Apple Valley	19188 Cochise Ct	1678	\$ 250.00	3	2	9/9/2025	\$ 420,000.00	20000	0.46	0444-543-05-0000
Apple Valley	12935 Galewood St	3891	\$ 213.00	4	3	9/9/2025	\$ 830,000.00	20000	0.46	3088-541-01-0000
Apple Valley	21683 Ramona Rd	2304	\$ 207.00	3	2	9/9/2025	\$ 479,000.00	50529	1.16	3112-531-16-0000
Apple Valley	21947 Standing Rock Ave	2290	\$ 185.00	4	3	9/9/2025	\$ 425,000.00	27450	0.63	3112-592-19-0000
Apple Valley	12377 Kiowa Rd	1200	\$ 312.00	3	2	9/10/2025	\$ 375,000.00	17758	0.41	3087-444-03-0000
Apple Valley	12433 Pocomoke Rd	1398	\$ 276.00	3	2	9/10/2025	\$ 386,000.00	18300	0.42	3087-448-13-0000
Apple Valley	19082 Tecumseh Rd	2256	\$ 212.00	3	3	9/10/2025	\$ 480,000.00	29000	0.67	0479-102-03-0000
Apple Valley	14915 Ramona Rd	2081	\$ 167.00	4	2	9/11/2025	\$ 349,155.00	56627	1.3	3112-422-12-0000
Apple Valley	13209 Richmond Way	3945	\$ 192.00	6	4	9/11/2025	\$ 760,000.00	20000	0.46	3087-042-56-0000
Apple Valley	22428 Valley View Rd	3880	\$ 180.00	5	3	9/11/2025	\$ 700,000.00	78277	1.797	0438-122-04-0000
Apple Valley	15944 Wintun Rd	1748	\$ 197.00	3	2	9/11/2025	\$ 345,000.00	27632	0.63	0473-028-07-0000
Apple Valley	9573 Buena Vista St	1785	\$ 182.00	1	1	9/12/2025	\$ 325,000.00	217800	5	0438-301-11-0000
Apple Valley	12980 Davona Dale Rd	3412	\$ 231.00	5	4	9/12/2025	\$ 789,000.00	23611	0.54	3087-741-18-0000

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Apple Valley	9170 Japatul Rd	2806	\$ 204.00	3	2	9/12/2025	\$ 575,000.00	108900	2.5	0438-083-13-0000
Apple Valley	22113 Sioux Rd	1723	\$ 247.00	3	2	9/12/2025	\$ 427,000.00	18360	0.42	3087-571-30-0000
Apple Valley	19640 Yanan Rd	3600	\$ 206.00	4	2	9/15/2025	\$ 745,000.00	49658	1.14	0442-052-18-0000
Apple Valley	15166 Burns Dr	1161	\$ 265.00	1	1	9/17/2025	\$ 308,199.00	50094	1.15	0436-244-20-0000
Apple Valley	10721 Jamul Rd	1450	\$ 275.00	3	2	9/17/2025	\$ 400,000.00	24000	0.55	0434-235-16-0000
Apple Valley	21111 Multnomah Rd	1520	\$ 266.00	3	2	9/17/2025	\$ 405,000.00	29900	0.69	3087-455-05-0000
Apple Valley	20636 Shawnee Rd	1423	\$ 288.00	3	2	9/17/2025	\$ 410,000.00	30000	0.69	3087-121-16-0000
Apple Valley	22133 Thunderbird Rd	1014	\$ 264.00	2	1	9/17/2025	\$ 267,800.00	18500	0.42	3112-661-17-0000
Apple Valley	14639 Havasu Ln	1743	\$ 258.00	3	2	9/19/2025	\$ 450,000.00	26497	0.61	0479-122-15-0000
Apple Valley	21538 Pine Ridge Ave	1657	\$ 265.00	3	2	9/19/2025	\$ 440,000.00	43734	1.004	3112-551-01-0000
Apple Valley	22047 Wren St	1142	\$ 331.00	4	2	9/19/2025	\$ 379,000.00	18000	0.41	3080-114-20-0000
Apple Valley	18760 Otomian Rd	3963	\$ 174.00	4	4	9/22/2025	\$ 690,000.00	35996	0.83	0473-063-12-0000
Apple Valley	19545 Shoshonee Rd	1956	\$ 250.00	4	2	9/22/2025	\$ 490,000.00	70000	1.607	3112-083-01-0000
Apple Valley	15679 Tuscola Rd	2241	\$ 249.00	4	2	9/22/2025	\$ 560,000.00	30604	0.7	0473-125-10-0000
Apple Valley	24254 Yucca Loma Rd	664	\$ 549.00	1	1	9/22/2025	\$ 365,000.00	335412	7.7	0436-162-41-0000
Apple Valley	15377 Blackfoot Rd	2626	\$ 175.00	5	3	9/23/2025	\$ 460,000.00	43560	1	0440-051-06-0000
Apple Valley	17751 Cabazon Rd	2618	\$ 273.00	5	3	9/23/2025	\$ 715,000.00	20325	0.47	0473-661-11-0000
Apple Valley	21761 Ocotillo Way	1410	\$ 273.00	3	2	9/23/2025	\$ 385,000.00	52272	1.2	0438-291-02-0000
Apple Valley	20333 Poppy St	2492	\$ 244.00	3	2	9/23/2025	\$ 609,000.00	406414	9.33	0438-012-30-0000
Apple Valley	22225 Standing Rock Ave	1777	\$ 230.00	3	2	9/23/2025	\$ 410,000.00	18000	0.41	3112-682-14-0000
Apple Valley	15323 Thunderbird Rd	2430	\$ 267.00	4	2	9/23/2025	\$ 650,000.00	82589	1.896	0437-222-32-0000
Apple Valley	15615 Apache Rd	2682	\$ 186.00	3	2	9/24/2025	\$ 499,000.00	43560	1	0440-043-15-0000
Apple Valley	12302 Braeburn Rd	3184	\$ 210.00	4	2	9/24/2025	\$ 669,000.00	24771	0.57	3087-791-09-0000
Apple Valley	15558 Lookout Rd	2336	\$ 278.00	4	3	9/24/2025	\$ 650,000.00	17922	0.41	0473-661-24-0000
Apple Valley	22006 Sioux Rd	825	\$ 385.00	2	1	9/24/2025	\$ 318,000.00	61985	1.423	3087-522-09-0000
Apple Valley	21909 Cherokee Ave	1260	\$ 293.00	3	2	9/25/2025	\$ 370,000.00	22135	0.51	3112-562-08-0000
Apple Valley	23222 Chia Rd	687	\$ 363.00	3	1	9/25/2025	\$ 250,000.00	36300	0.83	3080-042-16-0000
Apple Valley	15020 Choco Rd	2899	\$ 113.00	4	2	9/25/2025	\$ 330,000.00	33977	0.78	3112-025-03-0000
Apple Valley	14139 Havasu Rd	1667	\$ 293.00	3	2	9/25/2025	\$ 490,000.00	20400	0.47	0444-022-07-0000
Apple Valley	15982 Laguna Seca Dr	3324	\$ 228.00	4	3	9/25/2025	\$ 760,000.00	94960	2.18	0436-211-42-0000

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Apple Valley	12623 Morning Star Rd	1606	\$ 249.00	3	2	9/25/2025	\$ 400,000.00	18060	0.41	3087-467-07-0000
Apple Valley	22331 Ramona Ave	1224	\$ 261.00	3	2	9/26/2025	\$ 320,000.00	18000	0.41	3112-704-02-0000
Apple Valley	21919 Standing Rock Ave	1809	\$ 243.00	4	2	9/26/2025	\$ 440,000.00	27450	0.63	3112-592-21-0000
Apple Valley	12710 Yorkshire Dr	3104	\$ 191.00	5	3	9/26/2025	\$ 595,000.00	19600	0.45	0444-771-15-0000
Apple Valley	10443 Caribou Ave	2085	\$ 225.00	3	2	9/29/2025	\$ 470,000.00	89733	2.06	0438-032-44-0000
Apple Valley	15156 Kinai Rd	1775	\$ 241.00	3	2	9/29/2025	\$ 429,000.00	32238	0.74	0479-097-11-0000
Apple Valley	16407 Koda Rd	2898	\$ 206.00	4	3	9/29/2025	\$ 599,000.00	19656	0.45	0473-293-01-0000
Apple Valley	10711 Navajo Rd	1056	\$ 349.00	3	1	9/29/2025	\$ 369,000.00	18020	0.41	3080-103-02-0000

Total Sales:	68
Average Sales Price:	\$484,289.03
Average Square Feet:	2090

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