



Oak Hills

Sales Comparables - October 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Oak Hills	11385 Belmont Rd	Beatrice	Valdez	2592	\$ 152.00	3	2	10/3/2017	\$ 395,000.00	99752	2.29	0357-531-32
Oak Hills	10276 Emerson Rd	Philip	Blevins	1589	\$ 204.00	4	2	10/3/2017	\$ 324,500.00	56627	1.3	0357-653-05
Oak Hills	10173 Brawley Rd	Jordan	Freire	2838	\$ 140.00	3	3	10/10/2017	\$ 400,000.00	94525	2.17	3064-211-07
Oak Hills	7970 Winmar Rd	Neng	Xiang	3396	\$ 132.00	4	3	10/11/2017	\$ 450,000.00	108900	2.5	3039-231-24
Oak Hills	10977 Hollister Rd	Rene	Lara	1634	\$ 177.00	3	2	10/16/2017	\$ 290,000.00	100623	2.31	3064-321-12
Oak Hills	11565 Belmont Rd	Jeromy	Wyllie	2185	\$ 205.00	3	2	10/18/2017	\$ 450,000.00	99316	2.28	0357-531-06
Oak Hills	7572 Bellflower St	Elizabeth	Partida	4131	\$ 175.00	5	4	10/20/2017	\$ 725,000.00	76230	1.75	3039-281-25
Oak Hills	8235 Buchanan Ct	Vanessa	Otero	2570	\$ 126.00	4	2	10/20/2017	\$ 325,000.00	7218	0.17	3046-221-16
Oak Hills	11284 Joshua Rd	Scott	Hughey	2524	\$ 175.00	4	3	10/20/2017	\$ 442,500.00	82764	1.9	3039-121-26
Oak Hills	8420 Verbena Rd	Hyun	Han	2514	\$ 159.00	4	2	10/23/2017	\$ 400,000.00	86248	1.98	3039-101-09
Oak Hills	12210 Fir St	David	Briones	2297	\$ 174.00	3	2	10/26/2017	\$ 400,000.00	91475	2.1	3039-461-13
Oak Hills	13829 Truman St	Daniel	Nelson	2020	\$ 115.00	3	2	10/26/2017	\$ 234,000.00	7258	0.17	3046-231-10

Total Sales:	12
Average Sales Price:	\$403,000.00
Average Square Feet:	2524