



Angelus Oaks

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Angelus Oaks	5997 Manzanita Ave	640	\$ 257.00	1	1	4/3/2023	\$ 165,000.00	6000	0.14	0305-085-03-0000
Angelus Oaks	132 Pine Ave	830	\$ 216.00	1	1	4/5/2023	\$ 180,000.00	6000	0.14	0305-087-01-0000
Angelus Oaks	23 Spruce Ct	1855	\$ 119.00	3	2	4/7/2023	\$ 221,500.00	7364	0.17	0305-703-08-0000
Angelus Oaks	5890 Pine Ave	2122	\$ 195.00	3	2	4/10/2023	\$ 415,000.00	6000	0.14	0305-084-10-0000
Angelus Oaks	6070 Manzanita Ct	2016	\$ 158.00	2	1	4/21/2023	\$ 320,000.00	12584	0.29	0305-674-18-0000

Total Sales:	5
Average Sales Price:	\$260,300.00
Average Square Feet:	1493

Deemed reliable but not guaranteed

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