

CMA Report
Sorted by Status (asc), Area (asc), Price (asc)

Listings as of 6/16/2021 10:17:02 AM
Property Type: Land Include Property Subtype: Residential Cities: Phelan, Pinon Hills Statuses: Coming Soon, Active, Pending, Sold (8/18/2020 or after) Lot Size: 15.00 ac or more Private: Both Page 1

Land
Active

| Listing # | APN | Address | City | Map | Acre | SqFt | Date | \$/Acre | DOM/ CDOM | Orig Price | List Price |
|----------------------|---------------|-------------------|-------------|-----|---------|------------|----------|-------------------|-----------|------------|-----------------------|
| 530920 | 3037041100000 | Beekley Rd | Pinon Hills | | 17.5000 | 762300 sf | 12/30/20 | 4971.43 | 168/558 | 87,000 | 87,000 |
| 507890 | 3067201010000 | Ext of Nielson Rd | Pinon Hills | | 20.2200 | 880783 sf | 12/11/18 | 4945.60 | 918/918 | 88,000 | 100,000 |
| 529443 | 3036601030000 | Jack Frost Rd | Pinon Hills | | 20.0000 | 871200 sf | 10/23/20 | 7500.00 | 236/236 | 170,000 | 150,000 |
| 531758 | 3100251040000 | Beekley Rd | Pinon Hills | | 40.6700 | 1771584 sf | 02/09/21 | 3931.64 | 127/127 | 159,900 | 159,900 |
| 534671 | 313129104 | Unknown | Pinon Hills | | 36.4500 | 36.4500 ac | 04/05/21 | 5269.14 | 72/72 | 192,060 | 192,060 |
| 535948 | 3065461010000 | Avenal St | Phelan | | 20.0000 | 871200 sf | 06/01/21 | 30000.00 | 15/916 | 600,000 | 600,000 |
| 517603 | 3098201120000 | Duncan/Nugget Rd | Phelan | | 40.0000 | 1742400 sf | 09/11/19 | 15000.00 | 644/644 | 600,000 | 600,000 |
| Listing Count | 7 | Averages | | | 27.83 | | | 10231.12 | 311/496 | 270,994 | 269,851 |
| | | High | | | 600,000 | | | Low 87,000 | | | Median 159,900 |

Pending

| Listing # | APN | Address | City | Map | Acre | SqFt | Date | \$/Acre | DOM/ CDOM | Orig Price | List Price |
|----------------------|---------------|-----------------|--------|-----|---------|-----------|----------|--------------------|-----------|------------|-----------------------|
| 526617 | 3066481090000 | Phelan Rd | Phelan | | 18.8300 | 820234 sf | 01/21/21 | 12320.76 | 178/178 | 262,000 | 232,000 |
| Listing Count | 1 | Averages | | | 18.83 | | | 12320.76 | 178/178 | 262,000 | 232,000 |
| | | High | | | 232,000 | | | Low 232,000 | | | Median 232,000 |

Sold

| Listing # | APN | Address | City | Map | Acre | SqFt | Date | \$/Acre | DOM/ CDOM | Orig Price | List Price | Sale Price | SP % LP |
|----------------------|---------------|-----------------|-------------|-----|----------|------------|----------|-------------------|-----------|------------|-----------------------|------------|---------|
| 530674 | 3100191030000 | Colorado Rd | Pinon Hills | | 20.0000 | 871200 sf | 03/24/21 | 3000.00 | 80/80 | 60,000 | 60,000 | 60,000 | 100.00s |
| 515151 | 3099381020000 | Beekley Rd | Pinon Hills | | 39.9200 | 39.9200 ac | 08/28/20 | 2004.01 | 289/289 | 129,000 | 129,000 | 80,000 | 62.02s |
| 510166 | 3097171030000 | Sonora Rd | Phelan | | 40.0000 | 1742400 sf | 10/29/20 | 3625.00 | 600/600 | 240,000 | 159,800 | 145,000 | 90.74s |
| 525709 | 3100371010000 | Oasis Rd | Pinon Hills | | 156.5870 | 6820930 sf | 06/03/21 | 1756.21 | 19/406 | 320,000 | 320,000 | 275,000 | 85.94s |
| 525708 | 3100441020000 | PALMDALE Rd | Pinon Hills | | 152.5600 | 6645514 sf | 02/25/21 | 1838.62 | 49/448 | 320,000 | 320,000 | 280,500 | 87.66s |
| Listing Count | 5 | Averages | | | 81.81 | | | 2444.77 | 207/365 | 213,800 | 197,760 | 168,100 | 85.27 |
| | | High | | | 280,500 | | | Low 60,000 | | | Median 145,000 | | |

Property Type Count 13
Averages 47.9 7397.11 261/421 248,305 239,212 168,100
 Presented By: Kathy A Hoffman Lic: 01900306 / Coldwell Banker Home Source Phone: 760-835-9006 Lic: 01902736
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