



Canyon Lake

Sales Comparables - August 2023

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-------------|------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Canyon Lake | 22269 Loch Lomond Dr | 3938 | \$ 247.00 | 5 | 4.5 | 8/4/2023 | \$ 975,000.00 | 10890 | 0.25 | 354-073-009 |
| Canyon Lake | 29841 Big Range Rd | 1600 | \$ 324.00 | 3 | 1.75 | 8/7/2023 | \$ 519,000.00 | 16988 | 0.39 | 353-082-021 |
| Canyon Lake | 23031 Widgeon Pl | 1842 | \$ 380.00 | 3 | 1.75 | 8/8/2023 | \$ 700,000.00 | 8712 | 0.2 | 354-062-020 |
| Canyon Lake | 24180 Cruise Circle Dr | 1621 | \$ 394.00 | 3 | 1.75 | 8/9/2023 | \$ 640,000.00 | 8712 | 0.2 | 355-411-024 |
| Canyon Lake | 23695 Brook Dr | 2016 | \$ 324.00 | 3 | 1.75 | 8/10/2023 | \$ 654,000.00 | 6969 | 0.16 | 351-153-003 |
| Canyon Lake | 22239 Loch Lomond Dr | 2947 | \$ 347.00 | 3 | 1.75 | 8/11/2023 | \$ 1,025,000.00 | 14374 | 0.33 | 354-073-017 |
| Canyon Lake | 30205 White Wake Dr | 2781 | \$ 316.00 | 4 | 2.5 | 8/18/2023 | \$ 880,000.00 | 6098 | 0.14 | 355-381-005 |
| Canyon Lake | 23216 Continental Dr | 1634 | \$ 406.00 | 3 | 1.75 | 8/28/2023 | \$ 664,000.00 | 7405 | 0.17 | 355-155-016 |
| Canyon Lake | 30407 Bear River Dr | 1712 | \$ 398.00 | 3 | 1.75 | 8/30/2023 | \$ 682,000.00 | 7405 | 0.17 | 355-182-005 |
| Canyon Lake | 22713 Canyon Club Dr | 2666 | \$ 271.00 | 3 | 2 | 8/31/2023 | \$ 725,000.00 | 9147 | 0.21 | 353-291-003 |
| Canyon Lake | 22611 Cascade Dr | 3378 | \$ 278.00 | 4 | 4.25 | 8/31/2023 | \$ 940,000.00 | 7405 | 0.17 | 353-262-020 |
| Canyon Lake | 23450 Vista Way | 1224 | \$ 306.00 | 2 | 1.75 | 8/31/2023 | \$ 375,000.00 | 7405 | 0.17 | 351-102-026 |

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| Total Sales: | 12 |
| Average Sales Price: | \$731,583.33 |
| Average Square Feet: | 2280 |