



# Needles

## Sales Comparables - August 2025

| City    | Address          | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|---------|------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Needles | 224 Safari Dr    | 1823  | \$ 263.00      | 3   | 2    | 8/7/2025  | \$ 480,000.00 | 134164    | 3.08   | 0185-234-23-0000 |
| Needles | 416 Bazoobuth St | 802   | \$ 59.00       | 2   | 1    | 8/19/2025 | \$ 47,500.00  | 5000      | 0.11   | 0186-145-14-0000 |
| Needles | 2016 Carty Way   | 1426  | \$ 159.00      | 3   | 1    | 8/25/2025 | \$ 227,000.00 | 7500      | 0.17   | 0185-301-11-0000 |
| Needles | 1621 Collins St  | 1020  | \$ 127.00      | 2   | 1    | 8/27/2025 | \$ 130,000.00 | 6000      | 0.14   | 0185-192-40-0000 |
| Needles | 1920 Flora Vis   | 1184  | \$ 126.00      | 3   | 1    | 8/29/2025 | \$ 150,000.00 | 8580      | 0.2    | 0185-243-06-0000 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 5            |
| <b>Average Sales Price:</b> | \$206,900.00 |
| <b>Average Square Feet:</b> | 1251         |

Deemed reliable but not guaranteed

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