



Sugarloaf

Sales Comparables - August 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-----------|---------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Sugarloaf | 855 Cedar Ln | 1830 | \$ 337.00 | 3 | 2 | 8/1/2025 | \$ 618,000.00 | 7108 | 0.16 | 2350-645-48-0000 |
| Sugarloaf | 418 Los Angeles Ave | 1320 | \$ 415.00 | 3 | 2 | 8/11/2025 | \$ 549,000.00 | 4747 | 0.11 | 2350-444-58-0000 |
| Sugarloaf | 600 Moreno Ln | 1684 | \$ 207.00 | 4 | 2 | 8/14/2025 | \$ 350,000.00 | 7125 | 0.16 | 2350-621-28-0000 |
| Sugarloaf | 331 Maple Ln | 828 | \$ 361.00 | 3 | 1 | 8/15/2025 | \$ 299,000.00 | 5000 | 0.11 | 2350-594-09-0000 |
| Sugarloaf | 721 Riverside Ave | 1364 | \$ 326.00 | 3 | 2 | 8/15/2025 | \$ 446,000.00 | 12500 | 0.29 | 2350-473-50-0000 |
| Sugarloaf | 516 Los Angeles Ave | 1086 | \$ 234.00 | 3 | 2 | 8/21/2025 | \$ 255,000.00 | 2500 | 0.06 | 2350-454-25-0000 |
| Sugarloaf | 818 Kern Ave | 1944 | \$ 272.00 | 2 | 2 | 8/28/2025 | \$ 530,000.00 | 5000 | 0.11 | 2350-481-52-0000 |
| Sugarloaf | 191 Los Angeles Ave | 927 | \$ 409.00 | 2 | 1 | 8/28/2025 | \$ 380,000.00 | 4179 | 0.1 | 2350-418-01-0000 |

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| Total Sales: | 8 |
| Average Sales Price: | \$428,375.00 |
| Average Square Feet: | 1373 |

Deemed reliable but not guaranteed



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