



**Anza**  
Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Anza	54130 Ayers Way	1542	\$ 325.00	3	1.75	7/7/2023	\$ 502,000.00	103672	2.38	576-320-015
Anza	39600 Bautista Rd	2710	\$ 129.00	5	3	7/28/2023	\$ 350,000.00	3049200	70	576-070-001
Anza	39745 Bautista Rd	480	\$ 625.00	1	1.75	7/17/2023	\$ 300,000.00	217800	5	576-040-020
Anza	43820 Dale St	2017	\$ 265.00	3	2	7/3/2023	\$ 535,000.00	288367	6.62	579-090-002
Anza	59350 Wellman Rd	1248	\$ 262.00	2	1.75	7/18/2023	\$ 328,000.00	117176	2.69	575-240-012

<b>Total Sales:</b>	5
<b>Average Sales Price:</b>	\$403,000.00
<b>Average Square Feet:</b>	1599