



Needles

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Needles	1415 Highland Ave	1275	\$ 101.00	3	2	7/10/2023	\$ 130,000.00	7500	0.17	0185-201-10-0000
Needles	401 Cibola St	1398	\$ 135.00	3	1	7/13/2023	\$ 190,000.00	5625	0.13	0186-172-18-0000
Needles	1900 Cortez St	1670	\$ 149.00	3	2	7/14/2023	\$ 250,000.00	8300	0.19	0185-282-09-0000
Needles	501 California Ave	1220	\$ 167.00	3	2	7/21/2023	\$ 204,500.00	6120	0.14	0185-082-20-0000
Needles	460 F St	750	\$ 40.00	2	1	7/31/2023	\$ 30,000.00	6250	0.14	0186-131-14-0000

Total Sales:	5
Average Sales Price:	\$160,900.00
Average Square Feet:	1263

Deemed reliable but not guaranteed

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