



## Sugarloaf

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Sugarloaf	389 Spruce Ln	1274	\$ 296.00	3	2	7/2/2025	\$ 378,000.00	6500	0.15	2350-596-03-0000
Sugarloaf	463 Vista Ave	576	\$ 434.00	1	1	7/2/2025	\$ 250,000.00	4750	0.11	2350-521-51-0000
Sugarloaf	548 Spruce Ln	468	\$ 510.00	1	1	7/14/2025	\$ 239,000.00	2500	0.06	2350-615-23-0000
Sugarloaf	212 Spruce Ln	572	\$ 541.00	2	1	7/15/2025	\$ 310,000.00	4750	0.11	2350-585-22-0000
Sugarloaf	820 Leonard Ln	932	\$ 198.00	3	2	7/16/2025	\$ 185,036.00	5000	0.11	2350-563-22-0000
Sugarloaf	661 Pine Ln	680	\$ 441.00	2	1	7/22/2025	\$ 300,000.00	2400	0.06	2350-627-05-0000
Sugarloaf	593 Leonard Ln	960	\$ 338.00	2	1	7/25/2025	\$ 325,000.00	4750	0.11	2350-534-41-0000
Sugarloaf	740 Los Angeles Ave	570	\$ 377.00	1	1	7/30/2025	\$ 215,000.00	2500	0.06	2350-474-31-0000

<b>Total Sales:</b>	8
<b>Average Sales Price:</b>	\$275,254.50
<b>Average Square Feet:</b>	754

Deemed reliable but not guaranteed



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