



## Helendale

Sales Comparables - March 2023

| City      | Address             | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price  | Lot Sq Ft | Lot Ac | APN              |
|-----------|---------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|------------------|
| Helendale | 14161 Topmast Dr    | 1250  | \$212.00       | 2   | 2    | 3/6/2023  | \$265,000.00 | 8125      | 0.19   | 0465-573-06-0000 |
| Helendale | 14784 Cool Glen Dr  | 1759  | \$192.00       | 3   | 2    | 3/7/2023  | \$338,000.00 | 8200      | 0.19   | 0467-361-18-0000 |
| Helendale | 14703 Cool Glen Dr  | 1466  | \$180.00       | 3   | 2    | 3/8/2023  | \$265,000.00 | 7800      | 0.18   | 0467-363-11-0000 |
| Helendale | 26981 Lakeview Dr   | 2269  | \$171.00       | 4   | 2    | 3/16/2023 | \$390,000.00 | 8676      | 0.2    | 0467-821-06-0000 |
| Helendale | 26646 Cumberland Ln | 1664  | \$190.00       | 3   | 2    | 3/20/2023 | \$317,000.00 | 10010     | 0.23   | 0467-282-05-0000 |
| Helendale | 26438 Buccaneer Ln  | 1872  | \$235.00       | 2   | 2    | 3/21/2023 | \$440,000.00 | 8580      | 0.2    | 0465-603-20-0000 |
| Helendale | 27935 Forest Ct     | 1405  | \$206.00       | 2   | 2    | 3/21/2023 | \$290,000.00 | 8580      | 0.2    | 0467-314-01-0000 |
| Helendale | 27315 Peninsula Ln  | 1438  | \$226.00       | 3   | 2    | 3/24/2023 | \$325,000.00 | 6500      | 0.15   | 0467-421-71-0000 |
| Helendale | 26413 Buccaneer Ln  | 1087  | \$202.00       | 2   | 1    | 3/30/2023 | \$220,000.00 | 7920      | 0.18   | 0465-603-01-0000 |
| Helendale | 14847 Tournament Dr | 2014  | \$185.00       | 3   | 2    | 3/30/2023 | \$374,000.00 | 7434      | 0.17   | 0467-313-22-0000 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 10           |
| <b>Average Sales Price:</b> | \$322,400.00 |
| <b>Average Square Feet:</b> | 1622         |